



Rec'd 90 01 02

Mr. Brent Nelson  
3626 West 37th Avenue  
Vancouver, B.C.  
V6N 2V9

January 2, 1990

The District of Coquitlam  
Municipal Council  
1111 Brunette  
Coquitlam, B.C.

Dear Sirs:

Re: Minnekhada Lowlands

Our group is presently forming a corporation that intends to develop the two parcels of land described as Lots 13 and 15 of Section 8, Township 40, Plan 75440, N.W.D. (see attached Plan).

Our goal is to work in concert with the Municipality to create two full length 18 hole golf courses that will enhance the Municipality's goals and objectives while supplying the Community with a quality high use recreational facility.

The land is virtually bounded on three sides by the Pitt River or watercourses created by the Pitt River. The fourth side is bounded by the Minnekhada Lodge and surrounding park land. The two afore-mentioned parcels of land are separated by Lot 14 which is presently being leased out by the Ministry of Crown Land. The property is designated as A-3 by the Agricultural Land Commission and therefore is virtually useless for viable agricultural production. Drainage has been a major problem in the past however with proper design considerations this land would support a golf course.

The advantages of a golf course development is that the Municipality may achieve the multiple objectives of the continuation of a park like setting to the surrounding land, the additional benefit of increased tax revenues and increased recreational facilities.

Our plan is to have 36 holes with 18 holes on each parcel. At least 18 holes will be available solely for public use.

It is our goal to work with the Municipality to also provide the much needed parking facilities that would further enhance the public's usage of the scenic Minnekhada Park and Lodge as well as creating additional walking and biking paths.

Financing of the project is planned to be primarily on a private placement basis.

Our proposed use for this land is exactly what the Official Community Plan for Northeast Coquitlam describes. It states under Parks and Open Space:

"Northeast Coquitlam's magnificent natural setting is the basis of Council's parks and open space policies. The goal is to provide a system of parks that meet the recreational needs of residents and visitors, while preserving areas of high environmental quality.

Minnekhada Regional Park and Addington Point should continue to be a nature park and wildlife reserve respectively. The Provincial Government should be encouraged to officially designate Burke Mountain as a Class A Provincial Park with year-round outdoor activities developed coincidentally with access road improvements.

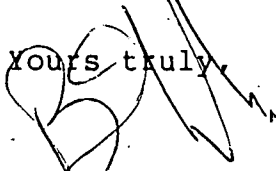
The Plan lists long-term objectives to increase the recreational potential in Northeast Coquitlam by developing a linear park system containing a walkway adjacent to watercourses, and linking parks, schools and open space areas. It also calls on the Parks and Planning Departments to explore the possibilities of locating a marine park on the west bank of the Pitt River."

In as little as two years we believe the District of Coquitlam could have two quality full length golf courses. The plan includes the use of a top designer such that the end result would be of comparable quality to Rivershore in Kamloops or Gallagers Canyon in Kelowna. The plan is not to cater to the tourist trade as is to be done by the recently announced plan in Delta but rather to provide a top quality golf facility that may be accessed by golfers within the Community.

We believe that substantial advantages can be obtained by the Council supporting our application already before the Ministry of Crown Lands to enter into an

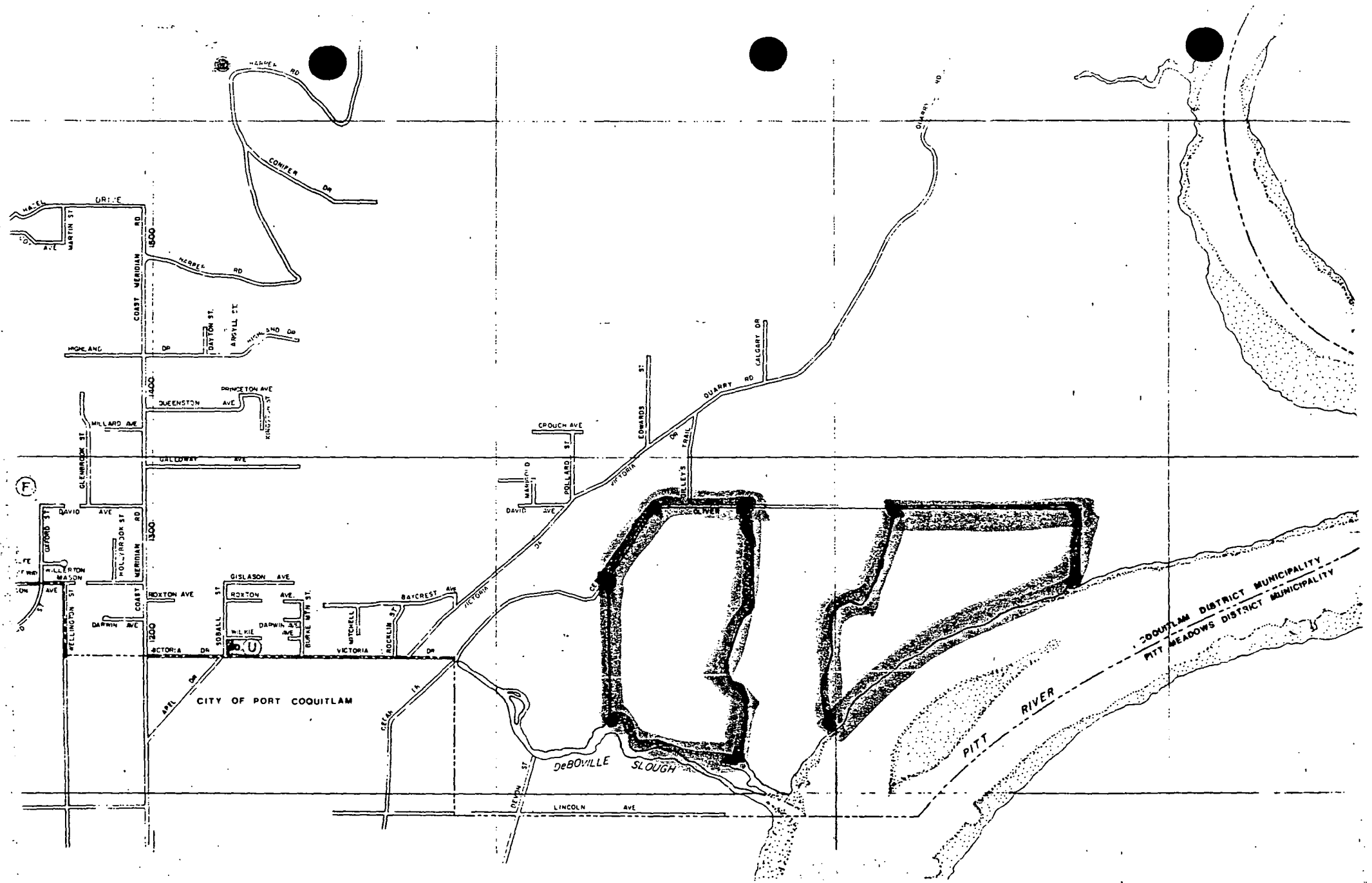
arrangement whereby we would either purchase or lease the  
afore-mentioned parcels of land. Your support at this stage  
will meet the short and long term objectives of the  
Community Plan as well as build a great addition to the  
District of Coquitlam.

Yours truly,



Brent Nelson

037/62



DEEN AVE	DE-4	CARMEN CRT.	C5	EDWARDS ST	H-3	INGERSOLL AVE	AB-4	MONTGOMERY ST	LS	RICHARD ST	A-6
LA AVE.	A-5	CARSON CRT	C5	EGMONT AVE	A-4	INLET ST.	E-2	MONTROSE ST	C5	RIDEAU AVE.	C-5
AVT.	B-6	CARTIER AVF	B6	ELIZABETH DR.	F-3	IRVINE ST.	E-4	MORAY ST	C-4	RIDGE CRT	B-4
AVT	AB-4	CASCADE CRT	C-4	ELKHORN AVE	C-6	IVY AVE.	A-5	MORRISON AVE	A-4	RIDGE WAY AVE.	B-5
AVT	A-5	CASEY ST	B-6	ELLICE AVE	A-4			MUNDY ST	C5-7	RIVER DR	F-2
AL CRT	D-4	CATHERINE AVF	AB-4	ELMWOOD ST	A4-5			MURRAY ST	C-6	RIVERVIEW CPES	D-7
AVE	F-6	CAYNE ST	C-6	ELVA DR	C-5					RIVERVIEW ST	C-7
BEVLY DR	F-6	CAYNE ST	C-6	ELVA DR	C-5						

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JANUARY 2, 1990

LAND USE COMMITTEE MINUTES

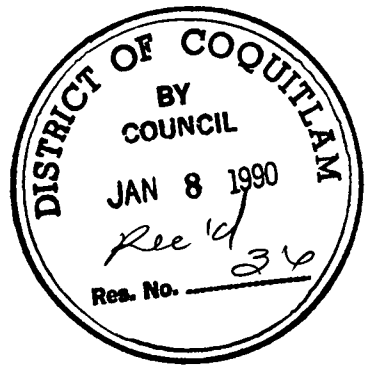
A meeting of the Land Use Committee was held on Tuesday, January 2, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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

STAFF:

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



ITEM #501-1

PROPOSED CLUSTER DEVELOPMENT AT 2495 CAPE HORN AVENUE

Mr. John Duguid addressed the Committee in regard to a proposal to develop this property separately, apart from the adjacent property of Mr. Kapitza. This would require amendment of an earlier Council resolution which, in effect, would require both properties to be developed jointly. Mr. Duguid stated that his client would be willing to register a covenant on the land to allow access to the adjacent property. The applicant, Mr. A. Jessa, added that he had been unable to conclude a reasonable basis for development with the owner of the adjacent property and therefore wished to proceed on his own.

The Deputy Planning Director pointed out that since bare land strata development is involved, under this proposal two strata corporations would be required, the second of which would be quite small. Also, the two corporations would have to negotiate access road maintenance arrangements.

The Committee recommends:

"That Council advise Dehabo Investments Ltd. that it is willing to consider separate development of the properties, provided that appropriate arrangements for joint access are registered against the land."

COUNCIL ACTION *B*  
 APPL'D *R*  
 Co. *R*  
 # *27/90*

ITEM #501-2

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

Mr. Goss appeared and spoke in regard to the existing Chevron cardlock facility in Mayfair Industrial Park. He noted that the stipulation of a limitation to commercially-licensed vehicles would not allow him to serve the private cars of cardholders who use their card mainly to serve commercial fleets. The Deputy Planning Director noted that while this is not the intent of Chevron or Superior Propane, Planning Department staff had drawn to his attention that removal of the limitation to commercially-licensed vehicles could allow other

LAND USE COMMITTEE MINUTES  
OF JANUARY 2, 1990

ITEM #501-2 cont'd

operations to establish self-serve gas stations in industrial areas, on a "cardlock" basis, and selling at retail to any individual willing to apply for a card. After considerable discussion, the Committee recommends:

COUNCIL ACTION  
23 ✓ Co. R<sup>9</sup>  
# 28 + 29/90

"That Council authorize staff to prepare the appropriate Zoning Bylaw amendments pursuant to Z-43-89 on the basis of Bylaw No. 2008 proceeding first, but that in preparing such amendments, staff consider, in consultation with Mr. Goss, specific wording which would limit the spread of self-serve gas stations selling to the general public in industrial areas."

ITEM #501-3

ZEPHYR MERCURY - PROPOSED USE AT 195 SCHOOLHOUSE STREET

Mr. McFarlane of Zephyr Mercury stated that Zephyr wish to accomplish two things:

- a) on their site south of Lougheed west of Schoolhouse, to be permitted to sell automobiles;
- b) on the Barry's Auto Wrecking site further north on the east side of Schoolhouse, to be permitted to service both automobiles and trucks of all sizes, including bodywork.

He showed architectural plans of the proposal for the second property, and stressed that the property would be upgraded.

The Deputy Planning Director stated that the first proposal would be in accord with the Official Community Plan and would simply require rezoning from M-1 to CS-1. The second proposal, however, would require a spot zoning, since the use cannot be varied by a Development Permit. We could not recommend this since it would be a precedent for further erosion of industrial areas, toward service commercial use. Furthermore, designated service commercial lands are now available for sale, directly across Schoolhouse Street from this proposal.

The Committee tabled this matter for staff to report back on the implications of amending the industrial zone regulations to permit the proposed use on a limited basis, perhaps tied to a principal use in a CS-1 zone.

ITEM #501-4

CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 1891 & NO. 1892, 1989 - WESTFAIR PROPERTIES (PACIFIC) LTD. - 1301 LOUGHEED HIGHWAY

The Committee recommends:

COUNCIL ACTION  
APPR'D BY  
Co. R<sup>33</sup>  
# 40 + 41/90

- "1) That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Bylaw No. 1891, 1988.
- 2) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 1892, 1988."

LAND USE COMMITTEE MINUTES  
OF JANUARY 2, 1990

ITEM #501-5

REZONING APPLICATION Z-40-89 - 1675 AUSTIN AVENUE TO RS-1

The Committee recommends:

- COUNCIL ACTION
- APPR'D BY  
CO # 42 43/90
- "1) That Council give first reading to Bylaw No. 2118, 1989.
  - "2) That Bylaw No. 2118, 1989 and application Z-40-89 be referred to Public Hearing."

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED SIDE YARD SETBACK AT 1007 ALDERSON AVENUE

The Committee received a letter dated January 2, 1990 from John and Lorraine Bergen, expressing some reservations about the application. The Committee tabled the application in order to give the Bergens and the applicant an opportunity to appear at a subsequent meeting. In particular, the Committee would seek clarification as to the nature of the houses to be constructed and their effect on the Bergen's property.

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2031, 1989 - EXPANSION OF CARIBOO SHOPPING CENTRE AT 445 NORTH RD.

The Committee referred consideration of this application to the "in-camera" portion of its meeting.

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2043, 1989 - 40-UNIT APARTMENT COMPLEX AT 571-579 NORTH ROAD

The Committee recommends:

- COUNCIL ACTION
- APPR'D BY  
CO # 44 45/90
- "1) That Council reconsider, finally pass and adopt Bylaw No. 2043, 1989.
  - "2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."



LAND USE COMMITTEE MINUTES  
OF JANUARY 2, 1990

ITEM #501-9

AGRICULTURAL LAND COMMISSION REFERRAL - FORENSIC PSYCHIATRIC INSTITUTE  
- COLONY FARM

The Committee recommends:

COUNCIL ACTION "That Council communicate with the responsible Minister to strongly propose that rather than being reconstructed on the present site, the Forensic Institute be relocated to a location outside the heavily populated portions of Greater Vancouver."

APPR'D B<sup>1</sup>  
CO. RES<sup>3</sup>  
4/6/90  
S36  
RES<sup>3</sup>  
APR 20 1990  
4/7/90

ITEM #501-10

APPLICATIONS FOR SMALL HYDRO POWER DEVELOPMENT IN THE WIDGEON VALLEY

The Committee recommends:

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

APPR'D B<sup>1</sup>  
CO. RES<sup>3</sup>  
4/8/90

ITEM #501-11

PRELIMINARY REPORT ON APPLICATION Z-45-89 BY SHELIINA LALANI FOR REZONING OF PROPERTY AT 2864 MCCOOMB DRIVE FROM RS-4 TO P-4 SPECIAL CARE INSTITUTIONAL

The Committee recommends:

COUNCIL ACTION "1) That Council give first reading to Bylaw No. 2119, 1989. 2) That Bylaw No. 2119, 1989 and application Z-45-89 be referred to Public Hearing."

APPR'D B<sup>1</sup>  
CO. RES<sup>3</sup>  
4/9/90

ITEM #501-12

PRELIMINARY REPORT ON APPLICATION Z-46-89 BY NICK BURMATOFF FOR REZONING OF PROPERTY AT 1143 ROCHESTER AVENUE FROM RT-1 TO RS-3

The Committee recommends:

COUNCIL ACTION "1) That Council give first reading to Bylaw No. 2122, 1989. 2) That Bylaw No. 2122, 1989 and application Z-46-89 be referred to Public Hearing."

APPR'D B<sup>1</sup>  
CO. RES<sup>3</sup>  
4/21/90

LAND USE COMMITTEE MINUTES  
OF JANUARY 2, 1990

ITEM #501-13

CONVENIENCE STORE AT 1200 BRUNETTE AVENUE - PLACE FONTAINEBLEAU

Upon reviewing this matter, the Committee recommends:

COUNCIL  
ACTION

- APPROVED  
COUNCIL ACTION  
2/8/90
- "1) That Council advise the applicants that a convenience store would not be encouraged as part of the proposed development, and if permitted, would require a corresponding decrease in residential density, in terms of both floor space and underground parking bonuses.
  - 2) That Council advise the applicants that the servicing requirements for this development will include upgrading of Brunette Avenue, to guidelines yet to be determined by a consultant to the Municipality, in order to provide a streetscape complementary to the revitalization works further to the west."

ITEM #501-14

ACCESS TO SERVICE STATION AT 2640 AUSTIN AVENUE

The Committee requested that the Engineering Department be prepared to report verbally on this matter at the January 8, 1990 Council meeting.

TABLED ITEMS

1. Design Committee Minutes of December 5, 1989
2. Design Committee Minutes of December 19, 1989
3. Subdivision Committee Minutes of December 12, 1989

  
Eric Tiessen  
Acting Secretary

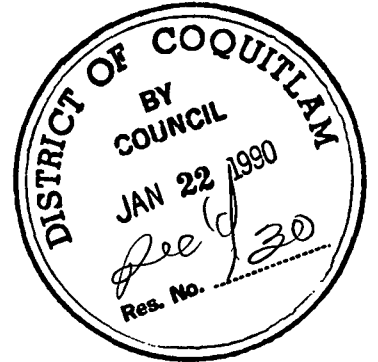
JANUARY 15, 1990

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 15, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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



STAFF:

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

ITEM #501-1

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED SIDE YARD SETBACK AT 1007 ALDERSON AVENUE

Mr. Art Warburton, intended purchaser of the land from Mr. and Mrs. Boire, spoke to the Committee in regard to the proposed subdivision. He advised that a Mr. Don Yorston will be the co-owner. He circulated two sketches showing the "fire access" and "building envelope" for the new home in relation to the existing house, the second sketch showing a "conceptual view" of the proposed house. The driveway is intended to end at the house with the "main" access from the rear.

Mr. Hall, owner of Lot 15 to the west, raised concerns with the access driveway along his property line and increased traffic. He also expressed concern with access from the rear only and felt that this was not acceptable to the Fire Department.

Mr. Warburton advised that there is no intent to allow the driveway through from Alderson past the new home to the lane.

Mr. Hall expressed the need for a noise barrier, the existing hedge not being sufficient.

Mr. Bergen also raised concerns, as owner of Lot D to the east. He preferred that the building not go ahead in the rear of 1007 Alderson.

The Planning Director noted that the subdivision sketch had been referred to the neighbours at an earlier point and no significant concerns were raised at that time. Mr. Warburton also expressed concern that the subdivision had not been a problem earlier.

The Committee recommends:

"That Council not approve the Development Variance Permit in light of the concerns raised by the two neighbours."

COUNCIL ACTION

*APPROVED BY C. P. 12/13/90 A*

LAND USE COMMITTEE MINUTES  
OF JANUARY 15, 1990

ITEM #501-2

ZEPHYR MERCURY - PROPOSED USE AT 195 SCHOOLHOUSE STREET

Mr. Ian McFarlane presented a letter dated January 9, 1990, providing more information on Zephyr's proposals. He then reviewed its contents. The building is 18,000 square feet, of which 12,000 sq. ft. is body shop/ delivery area, so about 4,000 sq. ft. would not be complying.

Members of the Committee then discussed the proposal as to how to proceed. The issue was left with the Planning Department to see if allowable ancillary uses could be reviewed without significant precedents being established.

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-47-89 BY HONKONEN CONSTRUCTION FOR REZONING OF PROPERTY AT 1201 PACIFIC STREET FROM RM-2 TO RM-3

This item was tabled for review of plans by the Design Committee and Planning Department staff.

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-49-89 BY HUNTER LAIRD ENGINEERING FOR REZONING OF PROPERTY AT 880 IRVINE STREET FROM RS-2 TO RS-3 & P-5

The Committee recommends:


COUNCIL  
ACTION

*2/5/90  
13/2  
2/12/90*

- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2124, 1990.
- "2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2125, 1990.
- "3) That Bylaw No. 2124, 1990 and Bylaw No. 2125, 1990 and application Z-49-89 be referred to Public Hearing."

TABLED ITEMS:

- 1. Design Committee Minutes of January 2, 1990
- 2. Subdivision Committee Minutes of December 28, 1989

  
D.M. Buchanan  
Executive Secretary

501-1

LAND USE COMMITTEE MINUTES  
OF JANUARY 2, 1990

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED  
SIDE YARD SETBACK AT 1007 ALDERSON AVENUE

The Committee received a letter dated January 2, 1990 from John and Lorraine Bergen, expressing some reservations about the application. The Committee tabled the application in order to give the Bergens and the applicant an opportunity to appear at a subsequent meeting. In particular, the Committee would seek clarification as to the nature of the houses to be constructed and their effect on the Bergen's property.

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JANUARY 29, 1990

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 29, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

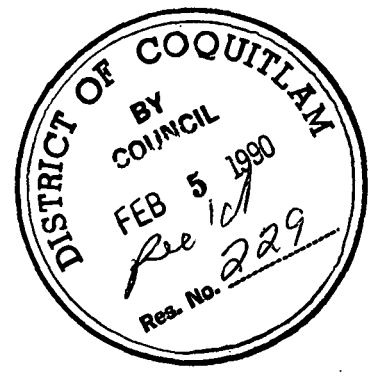
COMMITTEE:

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

Also: Mayor Sekora

STAFF:

D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director  
K. Wright, Deputy Municipal Engineer  
D. Johnson, Fire Chief (for Item 4)  
T. de Jong, Long Range Planner



ITEM #501-1

PROPOSED REZONING OF 310 MARATHON COURT

Mr. Harvey Hatch, Architect, presented proposed project plans on the land at this address. He alluded to moving the existing home to a commercial site. About 16 or 17 units were indicated as possible.

Mr. Tiessen then responded to the Chairman's questions that staff were going to be reporting on the Committee request as to alternative locations to which possibly the existing home could be moved.

ITEM #501-2

POSSIBLE ARCADE AT PINETREE VILLAGE - 2991 LOUGHEED HIGHWAY

Mr. Walter Thorneloe of Wesbild spoke in regard to a Johnny Zee's Arcade in this Centre. He spoke of the security and rules applied by the company and how the same tenant is successful at their Station Square development in Burnaby. In response to questions, he and a representative from Johnny Zee's advised that:

- 1) the location would be a part of the Future Shop space;
- 2) their hours are 10:00 a.m. to 10:00 p.m. Sunday to Thursday, with Friday and Saturday to 11:00 p.m. and 11:30 p.m.
- 3) pricing and involvement with the police have reduced problems;
- 4) the Zoning Bylaw would have to be amended to allow a certain size of arcade where there is a certain commercial frontage;
- 5) about 40-45 amusement machines plus clothing and retail would be proposed.

COUNCIL ACTION

The Committee recommends:

"That the Zoning Bylaw not be amended to allow this use in this type of Shopping Centre."

*APPROVED  
Co. RES  
14 220/90*

LAND USE COMMITTEE MINUTES  
OF JANUARY 29, 1990

ITEM #501-3

PROPOSED TORONTO-DOMINION BANK AT JOHNSON STREET AND BARNET HIGHWAY

Mr. Ian Carter, Architect, and a Mr. Osborn of the Bank, were present. Mr. Carter spoke of a 20,000 sq. ft. two-storey bank on the site. They indicated that they were seeking C-2 zoning, an amendment for a drive-in, plus lifting of the restrictive covenants limiting C-2 square footage.

Mr. Tiessen reviewed the history of the mobile home park and the need to reserve lands along highways for service commercial use, since these uses require highway exposure. He noted that this had led to a "Service Commercial" designation of the overall site, and while some C-2 development was to be allowed, this was limited to 27,000 sq. ft. by covenant. Most of this has already been committed. He also reviewed the idea of building critical mass in the Town Centre core, with retail and banking activities therein. He noted the danger, stressed by the District's consultants on a number of occasions, of C-2 and C-4 uses being too widely dispersed, such that the Town Centre core area would never realize its potential. The discussion focussed on usage adjacent the cooperative housing to the north as to a drive-in bank versus potential service commercial usage.

COUNCIL  
ACTION

The Committee recommends:

*App'd  
By Co. Pres  
2/3/90*

"That the proponents apply for Official Community Plan and rezoning changes to allow a bank development to be considered at 1140 Johnson Street."

ITEM #501-4

M-2 ZONE AND CARDLOCK FACILITIES (Z-43-89)

Mr. Chris Goss spoke to the Committee on his objectives for extending the range of cardlock customers. He referred to his suggested wording for Bylaw provisions.

The Fire Chief raised concerns about "policing" of Bylaw restrictions. He felt that the commercial plate limitation presently being proposed was easier to enforce than more involved rules. Miss de Jong suggested that certain wording will be suggested for the Trades Licencing Bylaw, in any case, incorporating some of Mr. Goss's ideas.

The Committee took no further action since amendments to Bylaws will be going forward with an earlier application by Superior Propane.

Miss de Jong left at this point.

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-3-90 BY IBI GROUP FOR REGULATORY AMENDMENT TO THE C-4 ZONE AND THE SOUTHWEST COQUITLAM - TOWN CENTRE OFFICIAL COMMUNITY PLAN - 1160 PINETREE WAY

Mr. Larry Northrup of Molnar Construction appeared before the Committee to answer questions. The Deputy Planning Director noted certain changes to the suggested Section 704 in Bylaw No. 2135, 1990.

LAND USE COMMITTEE MINUTES  
OF JANUARY 29, 1990

ITEM #501-5 cont'd

Mr. Tiessen advised that these changes resulted from discussion with the applicant's Solicitor, and were seen as acceptable since they do not affect the intent of the Bylaw. The two changes are deletion of the phrase ", as a condition of the Development Permit," from the third subsection of the proposed Section 704, and the substitution of "a covenant pursuant to Section 215 of the Land Title Act" for the words "restrictive covenant" in the same subsection.

The Committee recommends:

- 1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2134. 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2135, 1990 in the 'AMENDED' version.
- 3) That Bylaw No. 2134, 1990 and Bylaw No. 2135, 1990, and application Z-3-90 be referred to Public Hearing."

ITEM #501-6 (SEE BYLAWS 2142 + 2143)

PRELIMINARY REPORT ON APPLICATION Z-52-89 BY G.D. HAMILTON & ASSOCIATES CONSULTING LTD. FOR REZONING OF PROPERTY AT 2544 PALMER AVENUE FROM RS-1 TO CS-1 TO ALLOW FOR EXPANSION OF CAR DEALERSHIP

Ms. Alena Straka of G.D. Hamilton & Associates appeared before the Committee. She described a plan as to a ramp from the Westminster Volkswagen land westwards to the site. She also noted that the sound level of 65 dBA at this site was in the range of 55-75 dBA where CMHC funding would not be available for housing. (Ald. LeClair received a copy of a letter dated January 22, 1990 put before the meeting which is attached and appears to cover the points of her presentation.)

The Committee recommends:

- "That Council direct staff to draft Bylaws with regard to Service Commercial Official Community Plan designation and CS-1 zoning of this site at 2544 Palmer Avenue for consideration of first reading and referral to Public Hearing."

ITEM #501-7

DUPLEX STUDY

Since members of the audience were interested in the subject, this item was moved up on the agenda. Mr. Tiessen then reviewed the report. This led to discussion by the Committee and staff.

COUNCIL ACTION

APP'D  
CO 18 232 233  
+ 234 / 90

COUNCIL ACTION

APP'D  
CO 18 235 236  
+ 237 / 90



LAND USE COMMITTEE MINUTES  
OF JANUARY 29, 1990

ITEM #501-7 cont'd

The Committee recommends:

COUNCIL ACTION <sup>R<sup>T</sup></sup> "That Council maintain the current Zoning Bylaw provision limiting the total floor area for each duplex dwelling unit to 135 m<sup>2</sup> (1,453 square feet)."

*APP'D  
Co. 2/23/90*

ITEM #501-8

PROPOSED ZEPHYR SITE ON SCHOOLHOUSE STREET

Mr. Ian MacFarlane was present and asked if there were questions on his proposal. Mayor Sekora then spoke, indicating support for cleaning up usage on the east side of Schoolhouse Street.

Mayor Sekora left at this time.

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-50-89 BY LION AND DRAGON LAND HOLDING LTD. FOR REZONING OF PROPERTY AT 1501 AUSTIN AVENUE FROM RS-1 TO RT-1 FOR A DUPLEX

This item was tabled for submission of preliminary plans by the applicants.

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-51-89 BY ARAGON INVESTMENTS FOR REZONING OF PROPERTY AT 1148 WESTWOOD STREET FROM RS-1 AND RS-2 TO RM-4 FOR A 4-STOREY HIGH-DENSITY APARTMENT COMPLEX

The Committee recommends:

- COUNCIL ACTION <sup>R<sup>T</sup></sup>
- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2131, 1990.
  - "2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2132, 1990.
  - "3) That Bylaws No. 2131, 1990 and No. 2132, 1990, and application Z-51-89 be referred to Public Hearing."

*APP'D  
Co. 2/40/90  
2/24/90*

LAND USE COMMITTEE MINUTES  
OF JANUARY 29, 1990

ITEM #501-11

PRELIMINARY REPORT ON APPLICATION Z-1-90 BY TIFFANY PROPERTIES FOR  
REZONING OF PROPERTY AT 2864 WALTON AVENUE FROM RS-2 TO RS-4

This item was tabled.

ITEM #501-12

PRELIMINARY REPORT ON APPLICATION Z-2-90 BY TIFFANY PROPERTIES FOR  
REZONING OF PROPERTY AT 1272 JOHNSON STREET FROM RS-1 TO RS-4

This item was tabled.

ITEM #501-13

REGIONAL TRANSPORTATION PLANNING

Ald. Parker questioned the priority given to road improvements and the funding priorities to the GVRD area in relation to the Province as a whole and as to Skytrain versus other transit needs. This led to discussion on priorities. Mr. Tiessen emphasized that rapid transit is fed by the bus system, concentrating it and also relieving roads.

ITEM #501-14

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - COMMERCIAL BUILDING  
AT 3041 ANSON AVENUE

COUNCIL  
ACTION

The Committee recommends:

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

*APPR'D  
CO. RES.  
# 240/90*

ITEM #501-15

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - ALTERATIONS TO THE  
SHOPPING CENTRE BUILDING AT 3025 LOUGHEED HIGHWAY

The Committee recommends:

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

*APPR'D  
CO. RES.  
# 244/90*

LAND USE COMMITTEE MINUTES  
OF JANUARY 29, 1990

ITEM #501-16

CORRESPONDENCE FROM CUSTOM DRAFTING LTD. RE LIQUOR LICENSING POLICIES

Ald. Kingsbury noted the changed policy approach from Liquor Licensing. He advised that with a \$100 application and clearance from them, it will then come to the Municipality. The idea of a Public Hearing and referendums were discussed.

This item was then received.

ITEM #501-17

CORRESPONDENCE FROM PANNELL, KERR, FORSTER REGARDING LIQUOR CONTROL AND LICENSING ACT - COMMUNITY CONSULTATION/REFERENDUMS

This item was received.

ITEM #501-18

HEIGHT OF RETAINING WALLS IN RESIDENTIAL DISTRICTS

After considerable discussion, the Committee asked for comments from the Acting Director of Permits and Licenses on restricting types of materials for aesthetic reasons, possibly requiring stepping back of walls and subdividers building more of these walls in advance of building of homes.

ITEM #501-19

APPLICATION FOR STRATA TITLE CONVERSION OF EXISTING DUPLEX AT 619-621 GIRARD AVENUE

The Committee recommends:

COUNCIL ACTION <sup>B</sup> "That Council, as Approving Authority under the Condominium Act, approve the conversion into strata title lots of Lot 55, District Lot 1, Plan 45634, N.W.D."

*APP'D  
Co: R55  
# 245/90*

ITEM #501-20

APPLICATION FOR STRATA TITLE CONVERSION OF EXISTING DUPLEX AT 1951-1953 AUSTIN AVENUE (8-4161)

The Committee recommends:

COUNCIL ACTION <sup>B</sup> "That Council, as Approving Authority under the Condominium Act, approve the conversion into strata title lots of Lot 350, District Lot 358, Plan 43390, N.W.D., subject to the owner first providing, to the satisfaction of the Planning Director, a copy of the registered joint access agreement between this property and the adjacent Lot 351 to the east."

*APP'D  
Co: R55  
# 246/90*

LAND USE COMMITTEE MINUTES  
OF JANUARY 29, 1990

ITEM #501-21

CONVERSION POLICY ON DUPLEXES

The Committee recommends:

COUNCIL  
ACTION

*APP'D B.  
CO. RES.*

"That Council consider placing duplexes in the same category as a higher density residential accommodation as to there being no further conversions until the vacancy rate reaches 4%."

TABLED ITEMS:

1. Design Committee Minutes of January 16, 1990
2. Subdivision Committee Minutes of January 9, 1990

  
D.M. Buchanan  
Executive Secretary

LAND USE COMMITTEE

MINUTES

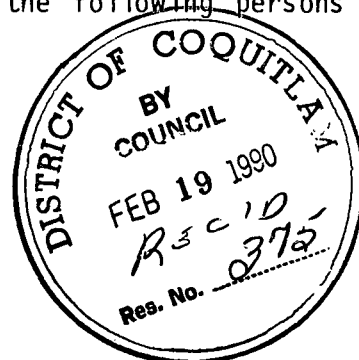
A meeting of the Land Use Committee was held on Tuesday, February 13, 1990 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury (after Item 1)

STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Deputy Municipal Engineer
- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner (for Items 1 to 5)



ITEM #501-1

RELOCATION OF EXISTING HOME AT 310 MARATHON COURT

Mr. Brian Lamb spoke to the Committee, seeking clarification as to the municipal position as to funding relocation and finding a new location for the existing home at 310 Marathon Court. He advised that an RM-2 rezoning application would be made shortly. The Chairman and Planning Director advised of the Mayor's view as to funds not being available. Mr. Lamb clarified that the private alternative location is at Begin Street and Brunette Avenue for a potential restaurant.

The Chairman advised Mr. Lamb that the Committee would raise the matter at Council's in-camera Executive Committee meeting on February 19, 1990 to seek a clear yes or no as to whether there would be a municipal interest in taking on the building. In the meantime, he advised making the rezoning application in the normal way.

ITEM #501-2

- A. OFFICIAL COMMUNITY PLAN AMENDMENT TO ACCOMMODATE FIRST STAGE OF DEVELOPMENT - WESTWOOD PLATEAU
- B. PRELIMINARY REPORT ON APPLICATION Z-5-90 BY WESBILD ENTERPRISES LTD. FOR REZONING OF WESTWOOD PLATEAU LANDS

The Deputy Planning Director reviewed the two reports on this initiative. Mr. Ayerst advised, in response to questions, that Wesbild would be prepared to discuss market rental, social and other affordable housing with appropriate Council committees.

A. OFFICIAL COMMUNITY PLAN BYLAW

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2138, 1990.
- 2) That Council refer Bylaw No. 2138, 1990 to Public Hearing.

COUNCIL ACTION

*APP'D*  
*CS 370 x*  
*2/27/90*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 13, 1990

ITEM #501-2

A. OFFICIAL COMMUNITY PLAN BYLAW cont'd

- 3) That Council request that Wesbild appear before the Land Use Committee to provide information on their intended policy in regard to market rental and social housing sites."

APP'D  
Co. R-9  
3/78/90

B. REZONING BYLAW

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2140, 1990.  
2) That Council refer Bylaw No. 2140, 1990 to Public Hearing."

COUNCIL  
ACTION

APP'D  
Co. R-9  
3/79/90

Ald. Kingsbury then raised the idea of the Planning Department assembling information on development to advise the Provincial Government on the implications of Town Centre and Westwood Plateau development. The Chairman indicated that a parallel effort by the private sector should be encouraged. Ald. Parker also raised the need to update Provincial Ministers on school needs at the same time. The Planning Director noted that there would be material for such a Brief from the Town Centre Update consultant work available soon. The matter was left for staff to consider further and discussion by members of Council.

ITEM #501-3

PROPOSED TIMBER HARVESTING ON EAGLE RIDGE

Mark Haddock was present but advised that he would defer to February 26 when Russ Knutsen of the Ministry of Forests would be coming, the delay being due to illness.

ITEM #501-4

PROPOSED NEW TOYS 'R US STORE AT THE SOUTHEAST CORNER OF KING EDWARD STREET AND LOUGHEED HIGHWAY

Mr. Art Phillips of Hamilton Associates spoke in regard to this item. Rick Jones, Architect, also showed members the site and building design. A 4.5-acre site on the south side of Lougheed Highway east of King Edward Street was indicated, with 325 parking spaces, 42,000 square feet on the first floor, 13,000 square feet on the second floor, and being located at the western end.

Mr. Carmen Morando of Toys 'R Us spoke on his 42-year old company.

The Committee recommends:

- "That Council advise the proponents to make a formal Zoning Bylaw amendment application."

COUNCIL  
ACTION

APP'D  
Co. R-9  
3/28/90

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 13, 1990

ITEM #501-5

ZEPHYR MERCURY PROPOSAL - EAST SIDE OF SCHOOLHOUSE STREET

Mr. Warren McAra of Zephyr spoke with concern regarding Lucille Starr Drive and its effect on the property. Miss de Jong then reviewed the idea of SS-3 zoning and responded to questions.

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
CO. RES.  
2/28/90*

- "1) That Council indicate to Zephyr Mercury that it would be willing to give consideration to an application for SS-3 zoning to accommodate the proposed servicing complex, subject to resolution of the Lucille Starr Drive extension issue.
- 2) That Zephyr Mercury be advised to undertake discussions with staff as to the proposed road extension, for report back to the Land Use Committee."

ITEM #501-6

PROPOSED SOUP AND SANDWICH RESTAURANT IN MAYFAIR INDUSTRIAL PARK -  
81 GOLDEN DRIVE

Sherry Patriska and Heather Beaudoin appeared regarding a proposed new eating facility in Mayfair Industrial Park.

A precise location has not yet been identified. (The previous location was at 91 Golden Drive.) They are prepared to do the required location analysis indicated in the Official Community Plan draft, dating from July 1989. In response to questions, they advised that they would have 30 seats, serve soups and sandwiches, and a daily special.

John Cannon, leasing specialist, is assisting them on firming up the location.

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
CO. RES.  
2/28/90*

- "That Sherry Patriska and Heather Beaudoin be encouraged to work with the Planning Department on firming up the location and applying for M-7 zoning.

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-48-89 BY SPACEWORKS ARCHITECTS FOR  
REZONING OF PROPERTY AT 1189 WESTWOOD STREET

Mr. Eric Tiessen reviewed the report from the Planning Department. Peter Reese, Architect, then spoke of concerns as to the average unit sizes being reduced and possibly a new zoning category being required.

This item was then tabled pending:

- 1) submission of the required preliminary plans under the Zoning Bylaw by the applicants;

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 13, 1990

ITEM #501-7 cont'd

- 2) review of the revised preliminary plans by municipal staff and the Design Committee;
- 3) staff to report in more detail on traffic impact, school enrollment, fire measures, potential soil contamination, shadow studies, pedestrian connections and in relation to Urban Design Guidelines (with input from our consultant, Hotson-Bakker);
- 4) the applicants reconsidering the 32-storey, high-rise towers which they evidently favour for the northerly portion of the site.

ITEM #501-8

TWO DEVELOPMENT PERMIT APPLICATIONS - MAXIMUM PERMITTED BUILDING HEIGHT  
PARKLANE VENTURES LTD. - HEDGESTONE COURT AND MOUNTAINVIEW COURT

Mr. Bill Parnetta spoke on this matter as to building height and the problem the 9 m height limit created with houses underway. He advised that the Bylaw was being more precisely followed and this is why the Mountainview area was added beyond what was previously discussed.

This item was tabled for input from the Acting Director of Permits and Licenses.

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - ADDITION TO  
INDUSTRIAL BUILDING AT 819 TUPPER AVENUE

Mr. Rod Wood appeared, indicating that he was part owner of Blue Mountain Collision. He went through items in the Planning Department report of February 2, 1990. He emphasized that drainage and lighting improvements in the lane were required. He thought that the parking spaces were being reduced from 13 to 9 and not 7 spaces. He went on to state that they would apply for a building permit.

COUNCIL  
ACTION

The Chairman advised that this matter should be reviewed by the Executive Committee of Council on February 19, 1990 as to parking, traffic and drainage issues. He advised that this could lead to discussion at the open Council meeting that evening.

APP'D  
T.A. Co.  
B.R. #289/90





LAND USE COMMITTEE MINUTES  
OF FEBRUARY 13, 1990

ITEM #501-13

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

The Committee recommends:

COUNCIL ACTION

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1990, 1989.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*B<sup>1</sup>*  
*APP'D*  
*Co. Res*  
*# 289*  
*200/90*

ITEM #501-14

PRELIMINARY REPORT ON APPLICATION Z-4-90 BY COQUITLAM MOTOR INN LTD. FOR REZONING OF PROPERTY AT NORTH ROAD AND DELESTRE AVENUE

This item was tabled pending:

- 1) the Subdivision Committee finding a subdivision layout indicating consolidation of the lands technically feasible;
- 2) the applicants to commission and provide a traffic impact study in accordance with the recommended contents of traffic impact studies by the Traffic Section of the Engineering Department, and further, that the Traffic Section of the Engineering Department report on the study once it has been received and reviewed;
- 3) the Planning Department to review the preliminary plans in relation to the major requirements of Zoning Bylaw No. 1928, 1971, as amended, and the proposed amendment to maximum permitted gross floor area for tourist accommodation use.

ITEM #501-15

PRELIMINARY REPORT ON APPLICATION Z-6-90 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT KEETS DRIVE AND CHILKO DRIVE

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2141, 1990.
- 2) That Bylaw No. 2141, 1990 and application Z-6-90 be referred to Public Hearing."

*B<sup>1</sup>*  
*APP'D*  
*Co. Res*  
*# 291*  
*202/90*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 13, 1990

ITEM #501-16

CHANGES TO TOWNHOUSE DEVELOPMENT AFTER PUBLIC HEARING - 2567 RUNNEL DR.

The Committee recommends:

COUNCIL  
ACTION

*Sub C  
#2793-301  
x 29/90*

"That Council advise the proponent that with the changes proposed, a new Public Hearing is considered appropriate."

ITEM #501-17

SAVING URBAN TREES

This item was received for information.

ITEM #501-18

TOURISM VANCOUVER

This item was received after discussion.

TABLED ITEMS:

1. Design Committee Minutes of February 1, 1990
2. Subdivision Committee Minutes of January 23, 1990
3. Minutes of Special Meeting of Subdivision Committee of January 30, 1990



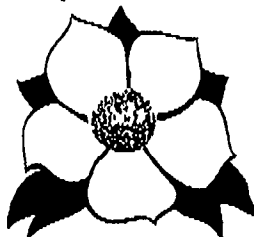
D.M. Buchanan  
Executive Secretary

# DISTRICT OF COQUITLAM

1111 Brunette Avenue  
Coquitlam, B.C. V3K 1E9

Mayor: L. Sekora

Phone: (604) 526-3811  
Fax: (604) 526-6014



For Immediate Release: Feb. 16, 1990

## COQUITLAM BUILDING BOOM CONTINUING

The residential building boom that began in Coquitlam in 1986 continued at a record pace in 1989, the District's year-end building figures show.

A total of 1,228 permits worth a record value of \$151,114,983 were issued in Coquitlam in 1989, representing an increase of 20 per cent over the 1988 total value of \$126,297,546.

Residential housing starts again led the way with permits for 1,550 units worth \$127,980,524 issued in 1989--a whopping 40 per cent increase over the \$91,467,764 value of permits for 1,235 units in 1988.

The significant housing increase more than offset a decrease in the value of commercial permits from \$16,380,717 in 1988 to \$11,411,035 in 1989. However, commercial construction will rebound sharply in 1990 with applications planned for more gross floor space development than in any of the last 10 years.

The value of industrial permits issued in 1989 was \$7,117,397 a slight increase over the 1988 total of \$6,541,000.

Single-family and apartment units accounted for the bulk of Coquitlam's residential housing increase, totaling 1,301 units.

The value of residential housing starts has increased dramatically each year since 1985.

And there is no slowdown in sight as far as residential housing is concerned, since the largest housing project in British Columbia, the 5,000-unit Westwood Plateau development, is already underway in Coquitlam.

-30-

For further information:

Don Buchanan, Planning Director or  
Telephone (604) 526-3811

Tomina DeJong  
Long-Range Planner

501

FEBRUARY 26, 1990

LAND USE COMMITTEE

MINUTES

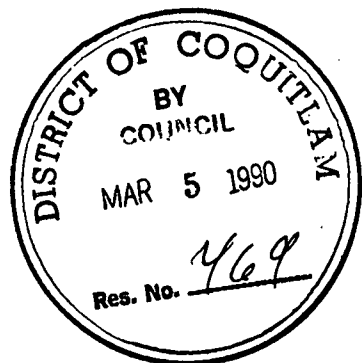
A meeting of the Land Use Committee was held on Monday, February 26, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. J. Kingsbury, Acting Chairman  
Ald. W. LeClair

STAFF:

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



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-8-90 BY DOALL VANCOUVER INC. FOR REZONING OF PROPERTY AT 567 CLARKE ROAD

Representatives of the applicant were present to answer questions.

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2152, 1990.
- 2) That Bylaw No. 2152, 1990 and application Z-8-90 be referred to Public Hearing."

COUNCIL ACTION

APP'D  
AS  
470 + 471

ITEM #501-2

PROPOSED TIMBER HARVESTING ON EAGLE RIDGE

Mr. Russ Knudsen and Mr. Vic Derksen from the Ministry of Forests appeared as a delegation. Mr. Derksen presented some background on this matter. He stated that the Ministry is willing to shelve the proposal for timber harvesting on Eagle Ridge, pending the process of obtaining public input through a "Local Resource Plan" process.

Mr. Knudsen then gave background on the proposal in the context of Ministry policies. He referred to a background paper distributed earlier, and provided further explanation of the "Local Resource Plan" process, which he stated would allow for input from local elected representatives.

In response to questions from the Committee, he said that the GVWD watershed does not come within the Ministry's jurisdiction, except as to logging practice. He noted that the present proposal deals with old-growth timber, and not the areas of second growth closer to developing urban areas. Mr. Derksen stated that the planning process could result in amended boundaries, and that the boundaries now shown in the "Draft Terms of Reference" are preliminary.

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 26, 1990

ITEM #501-2 cont'd

Mr. Mark Haddock of the Burke Mountain Naturalists Association then spoke, expressing concern that this is one of the few old-growth areas left near the urban area, and accessible to the public. Furthermore, an extensive trail system has been developed and is actively used.

Finally, the area is very visible, both from parks and urban areas. He said that some of the yellow cedar in the area is 1,100 to 1,200 years old, and that the old-growth forest is a diverse mix of species and ages of trees. He noted that the area in question was only added to the Provincial Forest as recently as 1984. He stated that, in his opinion, the estimated \$275,000 return from logging the area would not justify loss of other values.

He proposed that the GVRD Parks Department review the area as to park potential, and also reiterated the recommendations of the "Coquitlam Area Mountain Study" for an overall land use study.

Ald. Kingsbury said that the GVRD Parks Board has recommended preserving slopes on Eagle Mountain, but stated that he was also concerned with Burke Mountain. Mr. Derksen said that his Ministry had participated with other agencies in defining boundaries for a Burke Mtn. Park; that small-scale logging under the "Small Business Program" is a possibility, but that there are no specific proposals in the Ministry's 5-year program. Mr. Haddock added that in his latest contacts with Provincial staff, he had been informed that there has been no attempt by the Province to negotiate for the private lands owned by Genstar and proposed by them to be logged.

Ald. LeClair expressed concern about the preservation of tracts. Mr. Derksen replied that preservation and maintenance of trails would be one of the issues dealt with by a Local Resource Plan.

The Committee recommends:

- "1) That Council receive draft Bylaw No. 2146, 1990, a Bylaw to amend the Northwest Coquitlam Official Community Plan.
- 2) That Council request the GVRD Board to authorize the GVRD Parks Department to investigate the feasibility of extending Belcarra Regional Park to include Eagle Mountain.
- 3) That Council request the Ministry of Forests staff to provide the terms of reference for the proposed local resource use plan for Eagle Mountain to the District of Coquitlam for review and comments.
- 4) That, in addition to the Council action arising out of Resolution No. 258, Council request that the proposed local resource use plan address the following:
  - a) the identification of impacts of commercial logging on the local water supply and the recommended protection measures;
  - b) the need to retain a buffer between existing and proposed urban areas and areas to be logged;
  - c) the need to retain existing recreational amenities in the area;

COUNCIL  
ACTION

*App'd  
MS 472*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 26, 1990

ITEM #501-2 cont'd

- 4) d) the need to protect the visual amenity and scenic values of the Eagle Mountain area for all surrounding urban areas;
- e) the need to directly involve all interested agencies and public in the local resource use planning process."

ITEM #501-3

TWO DEVELOPMENT VARIANCE PERMIT APPLICATIONS - HEDGESTONE COURT AND MOUNTAINVIEW COURT - MAXIMUM PERMITTED BUILDING HEIGHT - PARKLANE VENTURES LTD.

The Committee recommends:

COUNCIL ACTION

- "1) That Council approve signing and sealing of Development Variance Permit DVP-3-90 by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd Res 473*

COUNCIL ACTION

- "2) That Council approve signing and sealing of Development Variance Permit DVP-4-90 by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd Res 474*

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-7-90 BY BOSA DEVELOPMENT CORP. FOR REZONING OF PROPERTY AT 1219 JOHNSON STREET

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2150, 1990.
- 2) That Bylaw No. 2150, 1990 and application Z-7-90 be referred to Public Hearing."

*App'd Res 475 & 476*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 26, 1990

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-11-90 BY TOYS 'R US FOR REGULATORY  
CHANGE TO ZONING BYLAW

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council give first reading to Bylaw No. 2153, 1990.
- 2) That Council refer Bylaw No. 2153, 1990 to Public Hearing."

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW  
NO. 2080, 1990 - 54-UNIT APARTMENT BUILDING AT 1155 DUFFERIN STREET

The Committee recommends:

COUNCIL  
ACTION

- "1) That the Development Permit be amended to require mention of the Hoy Creek Trail in the developer's 'Disclosure Statement', and to require physical signage of the trail on site.
- 2) That Council reconsider, finally pass and adopt Bylaw No. 2080, 1989.
- 3) That Council approve signing and sealing of the amended Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 4) That Council give consideration to the concept of requiring surveys of existing trees with major developments; identifying trees to be preserved with development; and requiring special bonding to ensure that such trees are, in fact, preserved or replaced if damaged; and that Mr. Maxwell of the Planning Department provide a report on the experience to date with landscape bonding and inspection."

ITEM #501-7

1990 TOURISM VANCOUVER

The Committee received this item for information. In reply to the staff's request for direction as to whether staff should continue to devote time to meetings, etc., the Committee was of the opinion that this is a low priority issue at a time when there are other heavy demands on staff time.

*APP'D  
A 45 1177  
& 478*

*APP'D  
AMENDED  
VERSION*

*Ms. 479  
& 480*



LAND USE COMMITTEE MINUTES  
OF FEBRUARY 26, 1990

ITEM #501-8

HERITAGE LEGISLATION REVIEW, HERITAGE CONSERVATION ACT WHITE PAPER

Memos of D.M. Buchanan dated February 12, 1990, and of Tomina de Jong dated February 22, 1990, were received for information.

TABLED ITEMS:

1. Design Committee Minutes of February 13, 1990
2. Subdivision Committee Minutes of February 6, 1990

  
Eric Tiessen  
Acting Secretary

MARCH 12, 1990

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, March 12, 1990, at 8:00 p.m. in the Council Chambers, with the following persons present:

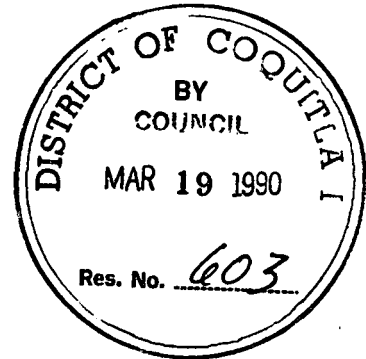
COMMITTEE:

Ald. W. LeClair, Chairman  
Ald. J. Kingsbury

Also: Mayor Sekora

STAFF:

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



ITEM #501-1

PROPOSED REDESIGNATION OF PROPERTY AT THE SOUTHWEST CORNER OF DEWDNEY TRUNK ROAD AND SHARPE STREET

Mrs. Godidek, owner of the lands in question, addressed the Committee and requested that Council consider redesignation, for either townhousing or RS-4 zoning, of the remaining unsubdivided portion of her property, lying between Laurel Court and Dewdney Trunk Road. She noted the past history of land takings for utilities in this area, and also her opinion that the location would not support higher cost housing.

The Deputy Planning Director explained that the Planning Department could not support the extension of a townhousing designation across Dewdney Trunk Road, and that the Subdivision Committee did not find the configuration of the land suitable for small lots.

The Committee recommends:

"That Council advise Mrs. Godidek to make application for redesignation and rezoning to RS-4 of the subject lands."

COUNCIL ACTION  
Approved -  
604

ITEM #501-2

PROPOSED B.C. CELLULAR TRANSMISSION TOWER AND EQUIPMENT BUILDING AT 22 LEEDER AVENUE

A delegation from B.C. Cellular addressed the Committee in regard to their proposal for a transmission tower and portable equipment building at 22 Leeder Avenue. They described an increased demand for service in the area and their desire to initiate service as soon as possible. The Deputy Planning Director noted that the tower would be permitted, but that accommodation of the building would require a Zoning Bylaw amendment, with its attendant time lines to meet statutory requirements.

The Committee recommends:

"That Council advise B.C. Cellular to make application for an appropriate zoning amendment, and that staff report to the next meeting of the Land Use Committee as to whether there are means of temporarily accommodating the proposed equipment building, pending consideration of such zoning amendment."

COUNCIL ACTION  
Approved -  
605

LAND USE COMMITTEE MINUTES  
OF MARCH 12, 1990

ITEM #501-3

PROPOSED COMMUNITY PLAN AMENDMENT AT 3321 DAVID AVENUE

Mr. Marshall, owner of property at 3321 David Avenue, requested Council to consider a community plan redesignation that would permit subdivision of his property into six lots. He felt that his situation is different from other requests for redesignation in that his property abuts the Abby Downs development on two sides, and therefore already has underground services in place.

The Deputy Planning Director expressed concern, noting that a minor review of the Northeast Coquitlam Official Community Plan is scheduled in about a year's time and might make minor adjustments, but that a spot redesignation now would make it difficult to refuse any other owners of acreage west of Hyde Creek.

The Committee referred this matter to Council for discussion and decision.

COUNCIL ACTION

*See Mas 606*

ITEM #501-4

PROPOSED COMMUNITY PLAN AMENDMENT - PROPERTY NORTH OF ABBY DOWNS SUBDIVISION

Mr. Hoigaard addressed the Committee in regard to his request for an Official Community Plan amendment to permit subdivision of his property into urban-size lots. He noted that the Abby Downs development had brought services to the south boundary of his property, and to permit that development while denying his would, in his opinion, be inequitable.

Mr. Tiessen reiterated the Planning Department's concern with an ad hoc approach to this area. He noted that general urban development of the Burke Mountain area will require massive front-end investment, and since only several major landowners are involved, would best follow a comprehensive plan for urban development, and an appropriate development agreement. A piecemeal approach could leave the Municipality having to bear an undue share of costs. Looking specifically at the sub-area west of Hyde Creek, he noted that this area should be looked at as a whole in the planned 1991 Official Community Plan review. He also noted the present situation in terms of a critical shortage of school capacity in the area.

After considerable discussion, the Committee came to the conclusion that it would refer this matter to the full Council for discussion and decision.

COUNCIL ACTION  
*THORNTON'S  
ABBY DOWNS  
REQUEST*

ITEM #501-5

ZEPHYR MERCURY PROPOSAL - 195 SCHOOLHOUSE STREET

Mr. McFarlane of Zephyr Mercury informed the Committee that the municipal proposal for dedication and construction or cash payment for an east-west Schoolhouse to Myrnam connector, as an extension of Lucille Starr Drive, would make their proposed development non-viable. At the request of Mr. Wright, the Committee referred this matter to its in-camera meeting in order to discuss alternative solutions that could involve municipal land acquisition.

LAND USE COMMITTEE MINUTES  
OF MARCH 12, 1990

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED INDUSTRIAL BUILDING AT 2605 BEDFORD STREET

The applicant, Mr. Best, was in attendance to answer questions in regard to this development permit application. Mr. Tiessen notified the Committee that in regard to the second recommendation of the Planning Department's March 9, 1990 report, the Acting Director of Permits and Licences had advised that he had reservations as to whether this issue could be handled under his powers. Mr. Tiessen further advised that in a conversation with Mr. Cox of the Provincial Fisheries agency, Mr. McLaren of the Planning Department had been advised that that agency did not wish to be in the position of approving specific plans. Mr. Tiessen therefore saw no alternative but to drop the second recommendation.

The Committee recommends:

COUNCIL ACTION

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

*App'd  
Res 607*

ITEM #501-7

LOCAL RESOURCE PLAN FOR EAGLE MOUNTAIN

The Committee recommends:

COUNCIL ACTION

- "1) That the Land Use Committee continue its involvement in this issue and assume the lead role in recommending the Municipality's position.
- 2) That Coquitlam Council, in concert with the Village of Anmore, City of Port Moody, City of Port Coquitlam and Village of Belcarra prepare and present a brief to the Provincial Cabinet's Environment and Land Use Committee, recommending the exclusion of the old growth forest areas within the Indian-Pitt Provincial Forest."

*App'd  
Res 608*

ITEM #501-8

Z-46-89 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 2122, 1989 - 1143 ROCHESTER AVENUE

COUNCIL ACTION

The Committee recommends:

"That Council reconsider, finally pass and adopt Bylaw No. 2122, 1989, given second and third readings on February 5, 1990."

*App'd  
Res 609*

LAND USE COMMITTEE MINUTES  
OF MARCH 12, 1990

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED  
ADDITION TO INDUSTRIAL BUILDING AT 2300 ROGERS AVENUE

If the Development Variance Permit has been signed, sealed and notarized and the required monies deposited prior to the Council meeting of March 19, 1990, the Committee recommends:

COUNCIL  
ACTION

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

*11-2  
RES. 610*

ITEM #501-10

REZONING APPLICATION Z-47-89 - PROPOSED 40-UNIT APARTMENT BUILDING AT  
1201 PACIFIC STREET

The Committee recommends:

COUNCIL  
ACTION

"That Council table application Z-47-89 for a 40-unit apartment building at 1201 Pacific Street until such time as the Provincial government has given assurances satisfactory to Council as to construction of transportation improvements for the Northeast Sector."

*APP'D.  
RES. 611*

ITEM #501-11

PRELIMINARY REPORT ON APPLICATION Z-9-90 BY THE TORONTO-DOMINION BANK  
FOR REZONING OF PROPERTY FROM CS-1 TO C-2, WITH A TEXT AMENDMENT TO  
ALLOW A DRIVE-THROUGH TELLER

The Committee tabled this application in order for staff to obtain legal advice in regard to the restrictive covenants registered against the property.

ITEM #501-12

PRELIMINARY REPORT ON APPLICATION Z-10-90 BY GENESIS DEVELOPMENT  
CONSULTANTS LTD. FOR REZONING OF PROPERTY AT 2467 AND 2495 CAPE HORN  
AVENUE FROM RS-1 TO RS-3 AND P-5

The Committee recommends:

COUNCIL  
ACTION

"That application Z-10-90 be tabled pending:  
1) the applicants' subdivision application being processed in the normal manner;

*APP'D.  
RES. 612*

LAND USE COMMITTEE MINUTES  
OF MARCH 12, 1990

ITEM #501-12 cont'd

- 2) the Subdivision Committee finding a subdivision layout technically feasible;
- 3) the Planning Department being able to secure the necessary bearings and dimensions sufficient to allow drafting of a Zoning Bylaw amendment;
- 4) the applicants resolving the concerns raised by the Fire Department in their memo of February 27, 1990."

ITEM #501-13

PRELIMINARY REPORT ON APPLICATION Z-12-90 BY D.N.K. ENTERPRISES LTD. FOR REZONING OF PROPERTY AT 2326 AND 2350 CAPE HORN AVENUE FROM RS-2 TO RS-4

The Committee recommends:

COUNCIL  
ACTION

"That application Z-12-90 be tabled pending the Subdivision Committee finding a subdivision layout for the property technically feasible."

*APP'D  
RES 613*

ITEM #501-14

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED INDUSTRIAL BUILDING AT 935 SHERWOOD AVENUE

The Committee recommends:

COUNCIL  
ACTION

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

*APP'D  
RES 614*

ITEM #501-15

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED INDUSTRIAL BUILDING AT 106 BLUE MOUNTAIN STREET

The Committee recommends:

COUNCIL  
ACTION

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

*APP'D  
RES 615*

LAND USE COMMITTEE MINUTES  
OF MARCH 12, 1990

ITEM #501-16

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED COMMERCIAL  
BUILDING AT 3000 LOUGHEED HIGHWAY (BUILDING D)

If the Development Permit has been signed, sealed and notarized, and the required monies deposited prior to the Council meeting of March 19, 1990, the Committee recommends:

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

COUNCIL  
ACTION

ITEM #501-17

PORT MOODY BYLAW NO. 2018 - "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW  
NO. 5, 1990"

The Committee referred this item to staff for review and further report.

TABLED ITEMS:

1. Design Committee Minutes of March 1, 1990
2. Subdivision Committee Minutes of February 20, 1990



Eric Tiessen  
Acting Secretary

MARCH 26, 1990

LAND USE COMMITTEE

MINUTES

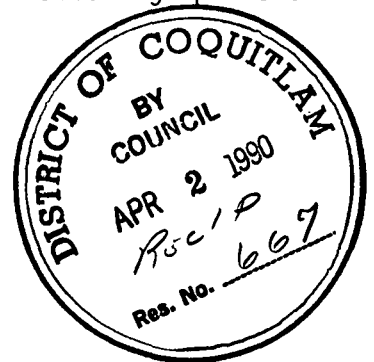
A meeting of the Land Use Committee was held on Monday, March 26, 1990, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman  
Ald. E. Parker

STAFF:

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



ITEM #501-1

PROPOSED B.C. CELLULAR TRANSMISSION TOWER AND EQUIPMENT BUILDING AT 22 LEEDER AVENUE

The Committee recommends:

COUNCIL ACTION

"1) That the Municipal Solicitor report to the Executive Committee of Council as to the possible interpretation of the Zoning Bylaw to allow the cellular equipment building at 22 Leeder Avenue as an accessory use to the principle use of an asphalt and portland cement batching plant.

*APP'D BY Co. Res #668/90*

2) That Council advise B.C. Cellular to make application for an appropriate zoning amendment."

ITEM #501-2

REZONING APPLICATION Z-4-90 - PROPOSED HOTEL AND CONVENTION CENTRE EXPANSION TO COQUITLAM MOTOR INN

Mr. Ron Little and project designer Walter Roper were present as a delegation. Mr. Little demonstrated the intended addition to the Motor Inn, using a model. Committee members queried Mr. Roper as to various aspects of the development, particularly parking and traffic circulation.

The Committee recommends:

COUNCIL ACTION

"1) That Council give first reading to Bylaw No. 2168, 1990.

2) That Bylaw No. 2168, 1990 and application Z-4-90 be referred to Public Hearing."

*APP'D BY Co. Res #669/90*

ITEM #501-3

APARTMENT DEVELOPMENT IN THE TOWN CENTRE

Mr. Lennie Moi addressed the Committee to enquire whether there is a Council policy to suspend apartment development in the Town Centre, until the Province has committed substantial transportation improvements for the Northeast Sector. The Chairman advised Mr. Moi that there is no such policy at this time, but that Mr. Moi might wish to monitor Council meetings since the transportation issue is becoming of increasing concern to Council. Mr. Moi stated that his interest is as part owner of the site for a proposed apartment development on Glen Drive.



LAND USE COMMITTEE MINUTES  
OF MARCH 26, 1990

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-14-90 BY B.C. HYDRO FOR REZONING OF PROPERTY IN THE PIPELINE ROAD AREA TO RS-4, RS-1 and P-5

The Committee recommends:

COUNCIL ACTION *By* "That application Z-14-90 be tabled pending the Subdivision Committee finding a subdivision layout for the property technically feasible and pending resolution of the issue of Provincial Transportation improvements for the Northeast Sector."

*APP'D  
Co. R<sup>5</sup>  
#671/90*

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-15-90 BY MR. ALVIN W. AUSTIN FOR REZONING OF PROPERTY AT 1504 & 1508 BRUNETTE AVENUE AND 1599 BOOTH AVENUE TO RM-2

The Committee referred this application to Council for discussion of:

COUNCIL ACTION *R<sup>5</sup>* 1) the decision as embodied in the Maillardville OCP amendment, to designate this block for apartment development, considering the proximity of the industrial area across Booth Street;  
*Co.* 2) whether major new residential development proposals in Southwest Coquitlam should be tabled pending initiatives by the Province to improve transportation to the Northeast Sector.

*Sw  
# 672  
673/90*

ITEM #501-6

EXTENDED TELEPHONE SERVICE TO GVRD AREA

The Committee was of the opinion that this matter should be discussed by the full Council, with a view to determining whether Council feels that Committee participation is warranted.

*Co.  
# R<sup>5</sup>  
674/90*

ITEM #501-7

REZONING APPLICATION Z-3-89 - 2035 CAPE HORN AVENUE TO RS-3 (BYLAW NO. 2163, 1990)

The Committee recommends:

COUNCIL ACTION *By* "1) That Council give first reading to Bylaw No. 2163, 1990.  
2) That Bylaw No. 2163, 1990 and application Z-3-89 be referred to Public Hearing."

*APP'D  
Co. R<sup>5</sup>  
# 675  
676/90*

LAND USE COMMITTEE MINUTES  
OF MARCH 26, 1990

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT APPLICATION - PARKING REQUIREMENTS FOR  
MARTIAL ARTS SCHOOL AT 2773 BARNET HIGHWAY

The Committee recommends:

COUNCIL  
ACTION

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

*APP'D BY  
Co. Res.  
# 677/90*

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW  
NO. 2008, 1989 - PROPANE DISTRIBUTION TO COMMERCIAL USERS - 51 GLACIER  
STREET

If the Development Permit has been signed, sealed and notarized, and the required moneys deposited prior to the Council meeting of April 2, 1990, the Committee recommends:

"1) That Council reconsider, finally pass and adopt Bylaw No. 2008, 1989.

COUNCIL  
ACTION

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

*APP'D BY  
Co. Res.  
# 678 +  
679/90*

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND CONSIDERATION OF  
FINAL ADOPTION OF BYLAWS NO. 2083 and NO. 2084, 1990 - 2940 GUILDFORD  
WAY

If the Development Permit has been signed, sealed and notarized, and the required moneys deposited prior to the Council meeting of April 2, 1990, the Committee recommends:

COUNCIL  
ACTION

"1) That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2083, 1989.

2) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2084, 1989.

*APP'D BY  
Co. Res.  
# 680  
681  
682/90*

LAND USE COMMITTEE MINUTES  
OF MARCH 26, 1990

ITEM #501-10 cont'd

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

TABLED ITEMS:

1. Design Committee Minutes of March 13, 1990
2. Subdivision Committee Minutes of March 6, 1990.



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Eric Tiessen  
Acting Secretary

501

APRIL 9, 1990

LAND USE COMMITTEE MEETING

MINUTES

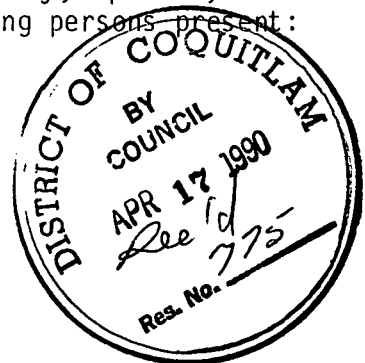
A meeting of the Land Use Committee was held on Monday, April 9, 1990 at 12 noon in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. E. Parker

STAFF:

E. Tiessen, Acting Planning Director  
K. Wright, Deputy Municipal Engineer  
T. de Jong, Long Range Planner



As there was not a quorum of Committee members present, Ald. Parker stated that the Committee would not be in a position to make recommendations and would pass the items on its agenda directly to Council for decision. However, the Committee would hear delegations and pass on to Council the comments received.

ITEM #501-1

PROPOSED NEIGHBOURHOOD PUB AT THE NORTHEAST CORNER OF DAVID AVENUE AND JOHNSON STREET

As the anticipated delegation was not in attendance, this matter was deferred to the Committee's next scheduled meeting.

ITEM #501-2

Z-47-89 - APPLICATION BY HONKONEN CONSTRUCTION LTD. FOR REZONING OF PROPERTY AT 1201 PACIFIC STREET FROM RM-2 TO RM-3 FOR A FOUR-STOREY FRAME APARTMENT COMPLEX

Mr. Romeo Di Pietra queried the status of applications tabled for Provincial announcements in regard to Northeast Sector transportation improvements. Ald. Parker informed him that the tabled Bylaws would be considered at a special Council meeting to be held at 4:30 p.m.

ITEM #501-3

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT - NORTHEAST COQUITLAM

Mr. Rudy Triffo of IMC Consulting addressed the Committee on behalf of his client, Mr. Hoigaard, who wishes to initiate development at urban densities of his property immediately north of the Abbey Downs development. Ald. Parker queried slope conditions, water supply and school capacity, and also noted the history of past applications on the site. She noted Council's previous decisions to not consider a plan amendment until the 1990-1991 anticipated overall review of the plan.

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 9, 1990

ITEM #501-3 cont'd

(See recommendation on page 4 of April 4, 1990 Planning Department report:

COUNCIL ACTION  
APPR'D  
Co. R57  
# 776/90

"That the Northeast Coquitlam Official Community Plan not be amended to allow for the subdivision of the subject lands into conventional one-family residential lots. The applicants are further advised that this area will be under study in late 1990 and 1991 as part of the intended Northeast Coquitlam Official Community Plan review and update.")

ITEM #501-4

NEWSTECH RECYCLING PLANT - PROGRESS REPORT

Mr. Stuart Belkin of Newstech Recycling Inc. addressed the Committee. He stated that Newstech will be making an application for rezoning and providing staff with the required information. He went on to explain the proposed plant layout and how the Newstech plant would relate to the existing Fletcher Challenge plant. He noted that Newstech would be willing to turn over Nelson Creek to Coquitlam. He noted also that Fletcher Challenge will be completing the nearby portion of United Boulevard.

In reply to questions, he noted that there is no deinking plant yet in existence west of Ontario. He noted that his parent firm has a good reputation in terms of environmental matters, and also noted the proposal is undergoing rigorous scrutiny by senior government agencies, which will result in a disclosure statement. He stated that the site is unique in having access from three railways and an existing wharf allowing shipment by water.

Ken Wright spoke to his report of April 9, 1990. He identified discharge of cooling water to Nelson Creek and the generation of 44 tons of solid waste per day as identified problems that staff would be monitoring.

ITEM #501-5

Z-16-90 - APPLICATION BY PACIFIC COAST ENERGY CORPORATION FOR REZONING TO P-2 SPECIAL INSTITUTIONAL TO ACCOMMODATE A NATURAL GAS COMPRESSOR STATION SITE FOR THE VANCOUVER ISLAND NATURAL GAS PIPELINE PROJECT.

Mr. Patrick Dixon of Pacific Construction noted that the pipeline is already under construction and that the compressor station will be needed by March 1991. Ald. Parker inquired as to input from the Fish and Wildlife Branch in regard to Noons Creek. Mr. Tiessen noted representations received by Council from other Councils along the pipeline route, implying delay in rezoning. He stated that the rezoning application was only recently received and is being treated in the normal manner.

Mr. Dixon clarified that while a 13 to 15-acre site is proposed, only five acres of this is to be cleared, with the balance of the site constituting a buffer area. He said the five acres would provide sufficient room for the initial two compressors, plus a planned further two compressors in future.

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 9, 1990

ITEM #501-5 cont'd

(See recommendation on page 4 of March 29, 1990 Planning Department report:

COUNCIL  
ACTION

"That application Z-16-90 be tabled pending:

- 1) the applicants to submit a subdivision application in order for the Subdivision Committee to review the technical feasibility of the development in terms of land tenure, servicing and access;
- 2) the Subdivision Committee finding a subdivision layout for the property technically feasible;
- 3) the applicants supplying an acoustical design or noise study of the plant so it can be reviewed as to adequacy, said report to give consideration to matters such as noise barriers around gas coolers and interior housing of turbines;
- 4) the Planning Department's consultant to review the applicants' noise study in terms of adequacy upon its receipt;
- 5) further review of the project by the Design Committee;
- 6) review of the preliminary plans by the Planning Department staff in relation to major requirements of the Zoning Bylaw;
- 7) the applicant to secure comments from the Fish and Wildlife Branch of the Ministry of Environment and Parks in relation to the proposed water supply from Noon's Creek;
- 8) the applicant to supply written confirmation of intended use of the areas of the proposed site which are apparently in excess of what is actually required for the proposed installations.")

APPROVED BY  
Co. RES  
# 777/90

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT VARIANCE PERMIT FOR TWO PROPOSED FREESTANDING SIGNS AT 927 BRUNETTE AVENUE

Ms. de Jong gave the Committee a review of the issues involved. In particular, she noted that the apparent doubling of permitted sign area is somewhat misleading, since several faces of the sign tower will not, in fact, carry signage. She noted that this application does not include the Esso sign; when that sign is approved, all permissible sign area will be allotted and Esso's portable signs will have to be removed. She stated that in the Revitalization Area, staff see compliance with design guidelines as being as important as the basic Sign Bylaw regulations.

(See recommendation on page 4 of April 4, 1990 Planning Department report:

COUNCIL  
ACTION

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

APPROVED BY  
Co. RES  
# 478/90

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 9, 1990

ITEM #501-6 cont'd

- 2) That the proponents be advised to resubmit plans for the Esso sign with design modifications appropriate to the local area."

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 2131 AND NO. 2132, 1990 - 52-UNIT APARTMENT COMPLEX AT 1148 WESTWOOD STREET (Z-51-89)

(See recommendation on page 4 of April 4, 1990 Planning Department report:

COUNCIL ACTION

- "1) That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2131, 1990.
- 2) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2132, 1990.
- 3) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APPRO'D B.T.  
Co. Res  
779  
790  
4781/90*

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT - PROPOSED STORAGE BUILDING AT 1000 LOUGHEED HIGHWAY

(See recommendation on page 2 of April 4, 1990 Planning Department report:

COUNCIL ACTION

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

*APPRO'D B.T.  
Co. Res  
782/90*

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 9, 1990

ITEM #501-9

PROPOSED AMENDMENTS TO PORT MOODY OFFICIAL COMMUNITY PLAN 1984, BYLAW NO. 1660, PORT MOODY ZONING BYLAW 1988, NO. 1890, AND TO PORT MOODY LAND USE CONTRACT BYLAW NO. 1409

---

In discussing this matter, staff indicated that transmitting the Planning Department's report of April 4, 1990 to Port Moody Council would be helpful in terms of providing a context for the suggested recommendations. Ald. Parker assented to this suggestion.

(See recommendation on page 4 of April 4, 1990 Planning Department report:


- "1) That Council commend Port Moody on its aspirations for visual character and pedestrian circulation in the proposed Town Centre area.
- 2) That Council suggest that Port Moody Council consider amending 'Official Community Plan Bylaw No. 5, 1990' to provide more explicit provision for transportation facilities, including traffic circulation, transit facilities, and focus of pedestrian circulation on such transit facilities."

The above suggestion would result in the further recommendation:

- 3) "That Council instruct that a copy of the Deputy Planning Director's report of April 4, 1990 be transmitted to Port Moody Council."

TABLED ITEMS:

- 1. Design Committee Minutes of March 27, 1990
- 2. Subdivision Committee Minutes of March 20, 1990

  
 \_\_\_\_\_  
 E. Tiessen  
 Acting Executive Secretary

COUNCIL ACTION  
 7/20/90  
 PS  
 7/20/90  
 MS



LAND USE COMMITTEE MINUTES  
OF APRIL 23, 1990

ITEM #501-2 cont'd

- 3) staff to report in more detail on traffic impact, school enrollment, fire measures, and shadow guidelines (with input from our consultant, Hotson/Bakker) once the applicant has provided the necessary traffic impact studies, preliminary plans, etc."

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-19-90 BY S. PATRISKA & H. BEAUDOIN FOR REZONING OF PROPERTY AT 91 GOLDEN DRIVE FROM M-1 TO M-7, WITH REGULATORY OCP AND ZONING BYLAW AMENDMENTS TO PROVIDE FOR M-7 ZONING AND GUIDELINES AND REGULATIONS THEREFORE, FOR THE ESTABLISHMENT OF A RESTAURANT IN AN INDUSTRIAL BUILDING

The Committee recommends:

- "1) That District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2044, 1989 be referred to Public Hearing.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2175, 1990.
- 3) That District of Coquitlam Zoning Amendment Bylaws No. 2045, 1989 and No. 2175, 1990, along with application Z-19-90 be referred to Public Hearing.
- 4) That the Planning Department include in their brief to the Public Hearing any concerns which are raised by the Traffic Section of the Engineering Department with regard to this proposed use in this location."

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-20-90 BY MR. RAYMOND CARTER FOR A REGULATORY AMENDMENT TO ALLOW FOR A CELLULAR EQUIPMENT BUILDING USE IN THE M-4 ZONE AT 22 LEEDER AVENUE

The Committee recommends:

- "1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2176, 1990.
- 2) That Bylaw No. 2176, 1990 and application Z-20-90 be referred to Public Hearing."

COUNCIL ACTION

*APP'D By Co. 827 & 829/90*

COUNCIL ACTION

*APP'D By Co. 829 & 830/90*

LAND USE COMMITTEE MINUTES  
OF APRIL 23, 1990

ITEM #501-5

APPLICATION Z-8-90 FOR REZONING OF PROPERTY AT 567 CLARKE ROAD FROM C-2  
GENERAL COMMERCIAL TO CS-1 SERVICE COMMERCIAL - CONSIDERATION OF FINAL  
ADOPTION OF BYLAW NO. 2152, 1990

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The Committee recommends:

COUNCIL ACTION *B<sup>1</sup>* "That Council reconsider, finally pass and adopt District of  
Coquitlam Zoning Amendment Bylaw No. 2152, 1990."

*App'd  
Co. R 5/2/90*  
ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-22-90 FOR PROPOSED LIBRARY  
SIGNAGE AT 575 POIRIER STREET

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The Committee recommends:

COUNCIL ACTION *B<sup>1</sup>* "That Council approve signing and sealing of the Development  
Variance Permit by the Mayor and Clerk, and such Permit shall  
become binding upon the District when duly executed and delivered  
for and on behalf of the Corporation by the Mayor and Municipal  
Clerk, who are specifically authorized to sign the same and to  
affix the Corporate Seal thereto, and to deliver the same and  
that all as the Act and Deed of the District of Coquitlam."

ITEM #501-7

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-18-90 FOR PROPOSED SIGN FOR  
JACK CEWE LTD. AT 1739 PIPELINE ROAD

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The Committee recommends:

COUNCIL ACTION *App'd  
Co. R 5/2/90* "That Council approve signing and sealing of the Development  
Variance Permit by the Mayor and Clerk, and such Permit shall  
become binding upon the District when duly executed and delivered  
for and on behalf of the Corporation by the Mayor and Municipal  
Clerk, who are specifically authorized to sign the same and to  
affix the Corporate Seal thereto, and to deliver the same and  
that all as the Act and Deed of the District of Coquitlam."

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-8-90 FOR PROPOSED ENTRANCE  
FENCING TO "THE MANORS OF CANYON SPRINGS" BY PARKLANE VENTURES AT  
2900-2901 WATERFORD PLACE

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The Committee recommends:

COUNCIL ACTION *App'd  
Co. R 5/2/90* "That Council approve signing and sealing of the Development  
Variance Permit by the Mayor and Clerk, and such Permit shall  
become binding upon the District when duly executed and delivered  
for and on behalf of the Corporation by the Mayor and Municipal  
Clerk, who are specifically authorized to sign the same and to  
affix the Corporate Seal thereto, and to deliver the same and  
that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MINUTES  
OF APRIL 23, 1990

TABLED ITEMS:

1. Anonymous letter dated March 28, 1990 regarding large houses
2. Subdivision Committee Minutes of April 3, 1990

  
Eric Tiessen  
Acting Executive Secretary

501

MAY 8, 1990

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Tuesday, May 8, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

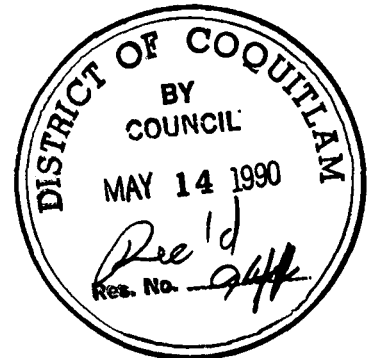
COMMITTEE:

Ald. W. LeClair  
Ald. J. Kingsbury  
Ald. E. Parker

Also: Ald. W. Ohirko

STAFF:

D.M. Buchanan, Acting Municipal Manager  
E. Tiessen, Acting Planning Director  
T. de Jong, Long Range Planner  
S. Rondestvedt, Supervisor, Engineering Services



ITEM #501-1

LETTER TO INTERPLAN ARCHITECTURE AND PLANNING INC. DATED 1990 05 01  
RE PROPOSED APARTMENT PROJECT AT 1217 BRUNETTE AVENUE

Mr. John Butterfield and Mr. John Scott informed the Committee that the developer is anxious to proceed with the project, and therefore they wished to resolve various matters set out in Mr. Maxwell's letter of 1990 05 01, particularly as related to the design guidelines of the Maillardville Official Community Plan amendment. Mr. Scott stated that revised plans had been prepared which respond to various Bylaw issues raised in the letter and provide a compromise as to location of surface parking spaces. Mr. Tiessen made it clear that these plans had not yet been received by the Planning Department, and that he was therefore not in a position to confirm that the Bylaw matters are resolved. The Committee then went on to discuss outstanding design guideline issues:

- a) Colour scheme - After hearing the considerations in this regard, the Committee resolved that minor use of white trim would be acceptable, restricted to window frames only.
- b) Roofing materials - After lengthy discussion, the proponents agreed to use wooden shingles, as specified by the design guidelines.
- c) Treatment of Laval Street Boulevard - The proponents agreed to modify their servicing and landscaping plans by providing a sidewalk set back from the curb by a boulevard area with formal tree planting on the Laval Street frontage, in line with the treatment proposed in the Official Community Plan.

The discussion then continued in regard to Council Resolution No. 53 of January 8, 1990, reading in part as follows:

"That Council advise the applicants that the servicing requirements for this development will include upgrading of Brunette Avenue, to guidelines yet to be determined by a consultant to the Municipality, in order to provide a streetscape complementary to the revitalization works further to the west."

LAND USE COMMITTEE MINUTES  
OF MAY 8, 1990

ITEM #501-1 cont'd

Mr. Scott maintained that "theme" lighting, as used in the revitalization area, would pose substantial additional costs, and this was confirmed by Mr. Rondestvedt. However, the proponents agreed that it would be possible to use landscaping materials consistent with those used in the revitalization area. Mr. Scott noted that the on-site exterior lighting for the site would be similar in style to the revitalization area lighting.

There was then discussion of the house proposed to be moved to the site from 310 Marathon Court. Recently received comments from the District's design consultant were given to the project architect. It was agreed that in order to give the architect more time to respond to these comments, the Development Permit could make provision for the main part of the project to proceed, with a building permit for the restaurant portion to follow later.

This led to discussion of time lines for issuance of a Development Permit. Mr. Tiessen said that his staff estimated June 4th as the earliest date a Permit could be prepared for the Committee's consideration, provided that revised plans meeting the concerns in Mr. Maxwell's letter are promptly submitted and promptly adjusted as required after plan check.

The Committee resolved that should the Permit be ready for submission directly to the May 28th Council meeting, it would not object to the Permit being so directed.

The Committee recommends:

"That Council advise Interplan Architecture that it is willing to consider issuance of a Development Permit for the project at 1217 Brunette Avenue on the following basis:

- a) general compliance with the design guidelines of the Official Community Plan as regards colours and exterior materials, including specifically roofing materials, but that minor areas of white may be utilized in regard to window frames;
- b) servicing of the Laval Street frontage to include a setback sidewalk and landscaped boulevard with formal tree planting;
- c) in regard to Council Resolution No. 53, 1990, landscape materials to be consistent with the revitalization area, but 'theme' streetlighting will not be required;
- d) the Development Permit may make provision for construction of the residential component to proceed, while detailed plans for the restaurant structure are being resolved; and
- e) if the date of completion of drafting the Permit makes this convenient, direct consideration of the Permit by Council, without prior referral to the Land Use Committee."

COUNCIL  
ACTION

PP 10 B1  
CP R 53  
9/42/90

LAND USE COMMITTEE MINUTES  
OF MAY 8, 1990

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-28-90 BY NEWSTECH RECYCLING FOR  
REZONING OF PROPERTY AT 1050 UNITED BOULEVARD FOR A RECYCLING PLANT

A delegation consisting of Gordon Pow, Peter Hipp and Michael Thomas presented Newstech's proposal for the property at 1050 United Boulevard. The delegation was asked what impact assessment has been done, with particular reference to GVS & DD facilities. Mr. Hipp referred to the statement on file in local libraries. The Chairman also noted that the Engineering Department is monitoring these issues and should be in a position to comment at the Public Hearing.

Mr. Hipp noted that it would be a Provincial requirement that effluents be monitored on a periodic and ongoing basis. In answer to a question, Mr. Pow stated that before the plant is opened, contracts will be in hand to sell 100% of plant products to B.C. pulp mills.

Ald. Ohirko questioned the disposal of solid wastes. Mr. Hipp stated that these wastes are not considered "special wastes" by the Province, and can therefore go to an approved landfill. He also referred to the possibility of composting as an alternative to landfill. He noted that the solid wastes would comprise about three truckloads per day.

A report dated 1990 May 7 from the Engineering Department, and summarizing that Department's review of environmental impacts, was received by the Committee.

The Acting Municipal Manager queried the location of a new rail spur proposed to supplement the rail service provided by existing spurs. Mr. Pow stated that in the latest drawings, modifications have been made to minimize crossings of United Boulevard.

The Committee recommends:

- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2184, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2179, 1990.
- 3) That Bylaws No. 2184, 1990 and No. 2179, 1990 and application Z-28-90 be referred to Public Hearing."

ITEM #501-3

LETTER TO 123-ABC MONTESSORI PRESCHOOL AND DAYCARE DATED APRIL 23, 1990  
REGARDING FUTURE USE OF FIRE HALL AT COMO LAKE AVENUE AND THERMAL DRIVE

The Mayor's letter of April 23, 1990 was received for information.

COUNCIL ACTION  
PP10  
Coquitlam  
29431944  
x 945/90

LAND USE COMMITTEE MINUTES  
OF MAY 8, 1990

ITEM #501-4

REZONING APPLICATION Z-1-90 - 2864 WALTON AVENUE TO RS-4

The Committee recommends:

- COUNCIL ACTION
- "1) That Council give first reading to Bylaw No. 2128, 1990.
  - 2) That Bylaw No. 2128, 1990 and application Z-1-90 be referred to Public Hearing."

*APPROVED  
By  
Co. 947/90*

ITEM #501-5

REZONING APPLICATION Z-2-90 - 1272 JOHNSON STREET TO RS-4 COMPACT ONE-FAMILY

The Committee recommends:

- COUNCIL ACTION
- "1) That Council give first reading to Bylaw No. 2127, 1990.
  - 2) That Bylaw No. 2127, 1990 and application Z-2-90 be referred to Public Hearing."

*APPROVED  
By  
Co. 949/90*

ITEM #501-6

AMENDMENT TO DEVELOPMENT VARIANCE PERMIT DVP-11-90 - 2300 ROGERS AVENUE

The Committee recommends:

COUNCIL ACTION

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

*APPROVED  
By  
Co. 950/90*

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-22-90 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 925 LOUGHEED HIGHWAY, 931-940 ADAIR AVENUE AND 948 BRUNETTE AVENUE FROM C-2 AND M-1 TO P-1 FOR CONSTRUCTION OF GATEWAY TOWER AND TO FACILITATE EXISTING PARKING LOT

The Committee recommends:

- COUNCIL ACTION
- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2180, 1990.
  - 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2181, 1990.
  - 3) That Bylaws No. 2180, 1990 and No. 2181, 1990 be referred to Public Hearing."

*APPROVED  
By  
Co. 951/90*

LAND USE COMMITTEE MINUTES  
OF MAY 8, 1990

TABLED ITEM:

Subdivision Committee Minutes of April 17, 1990



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Eric Tiessen  
Acting Executive Secretary



MAY 22, 1990

LAND USE COMMITTEE MINUTES

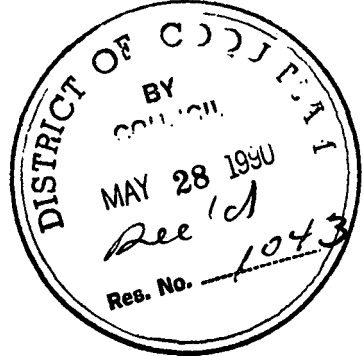
A meeting of the Land Use Committee was held in the Council Chambers at 7:30 p.m. on Tuesday, May 22, 1990, with the following persons present:

COMMITTEE:

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

STAFF:

- E. Tiessen, Acting Planning Director
- K. Wright, Deputy Municipal Engineer
- R. Innes, Planner



ITEM #501-1

PETITION OF APRIL 27TH AND LETTER OF APRIL 18TH IN REGARD TO PARCEL B, SECTION 10, TOWNSHIP 39, PLAN 77245

Mr. Gordon White addressed the Committee in support of the petition previously circulated. Mr. White reiterated the ecological concerns expressed in the petition and added that local park areas accessible to children are required. He noted that the property in question provides significant habitat for animal life. In reply to questions, Mr. White stressed that the petition proposes leaving the property in its natural state, which would imply low maintenance costs.

The Committee recommends:

COUNCIL ACTION *12/2* "That this proposal be referred to the Parks and Recreation Department for review and comment on the suitability of the proposal made by the petitioners."

*MPPID  
Co. 259  
#1044/90*

ITEM #501-2

MAYFAIR INDUSTRIAL PARK - REACTIVATION OF STATUTORY BUILDING SCHEME

Mr. Innes provided a brief outline of the history and purpose of the Mayfair Building Scheme. He noted that a proposal for outdoor storage of tires had given rise to a concern to consider revitalization of the Building Scheme. While that proposal has been withdrawn, similar proposals could recur in future.

Mr. George Williams stated that outdoor storage is a concern, but municipal maintenance is also a concern, and one approach might be to have a representative group of owners consider not only Building Scheme matters, but have liaison with the Municipality from time to time.

Mr. Brian McBride stated that the trees along Glacier Street were installed by the Municipality, but have had no maintenance except when specifically requested.

Mr. Zalkow raised the issue of on-street parking which he would like to see permitted.

Mr. Norm McKinnon of B.C. Gas raised concerns that trees planted on a portion of the B.C. Hydro rights-of-way may threaten a gas pipeline here. B.C. Gas would prefer removal of large trees.

LAND USE COMMITTEE MINUTES  
OF MAY 22, 1990

ITEM #501-2 cont'd

The Committee recommends:

- COUNCIL ACTION
- 1) That Council instruct staff to report further in regard to landscape maintenance responsibilities in Mayfair.
- 2) That Council advise the Mayfair owners to form a committee that can meet periodically and act as a conduit for concerns that owners may have in regard to the Municipality.
- 3) That staff be instructed to report on potential means, by licensing or zoning amendment, to limit outdoor storage of used tires."

*APPRO B:  
R.S.S.  
1045/90*

ITEM #501-3

Z-16-90 - PACIFIC COAST ENERGY - COMPRESSOR STATION - WESTWOOD PLATEAU

Mr. Tiessen reported that the last of the materials for which this application was tabled were only recently received, such that a report could not be prepared for the present meeting of the Committee. However, if such report were not considered by Council on May 28th, the application would miss the June Public Hearing, and the applicants are therefore requesting authorization for the Planning Department to report directly to the May 28th Council meeting. The Committee stated that it would not object in this case.

ITEM #501-4

8-4053 - REBATE OF SUBDIVISION CHARGES ON RECONSOLIDATION OF PROPERTY AT 1746 BRUNETTE AVENUE

Mr. Morgan, present owner of the property, explained that the property has considerable historical significance. He stated that the cost of subdivision (i.e. cash deposit for servicing) was subsumed in his cost of purchase of the property. After discussion, the Committee concluded that it would have no objection to the refund of the servicing payment provided there are no legal impediments.

The Committee recommends:

- COUNCIL ACTION
- "That Council refer this matter to the Municipal Solicitor as to whether the funds in question can be refunded to the present owners of the property."

*APPRO B:  
R.S.S.  
1046/90*

LAND USE COMMITTEE MINUTES  
OF MAY 22, 1990

ITEM #501-5

LARGE HOUSES IN COQUITLAM

Mr. Innes provided a summary of the Planning Department's report.

After considerable discussion, the Committee recommended:

COUNCIL ACTION

*APPROVED  
Co. Res  
# 10478  
# 1048/90*

- B<sup>r</sup>* "1) That Bylaw No. 2170, 1990, a Bylaw to amend the District of Coquitlam Zoning Bylaw No. 1928, 1971, be read a first time.
- 2) That Council authorize staff to organize a consultation process with the public and the development industry as a means of obtaining input and comment on the proposed Zoning Bylaw amendments.
- 3) That staff review and report on alternative methods of establishing base grade for purposes of height limit regulations."

ITEM #501-6

REZONING APPLICATION Z-17-90 - PROPOSED PREZONING OF SITE IN THE 1100 BLOCK PINETREE WAY

The Committee recommends:

COUNCIL ACTION

*APPROVED  
Co. Res  
# 1049  
# 1050/90*

- B<sup>r</sup>* "1) That Council give first reading to Bylaw No. 2185, 1990.
- 2) That Bylaw No. 2185, 1990 and application Z-17-90 be referred to Public Hearing."

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED COMMERCIAL BUILDING AT 1032 AUSTIN AVENUE

The Committee recommends:

COUNCIL ACTION

*APPROVED  
Co. Res  
# 1051/90*

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

LAND USE COMMITTEE MINUTES  
OF MAY 22, 1990

ITEM #501-8

REZONING APPLICATION Z-10-90 - BARE LAND STRATA SUBDIVISION AND PARK DEDICATION AT 2467-2495 CAPE HORN AVENUE

The Committee recommends:

- COUNCIL ACTION
- "1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2192, 1990.
  - 2) That Bylaw No. 2192, 1990 and application Z-10-90 be referred to Public Hearing."

*APPROVED  
Co. Res.  
1052  
1053/90*

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 1945, 1988 AND NO. 1946, 1988 - 43-UNIT TOWNHOUSE PROJECT AT 2561 RUNNEL DRIVE (Z-40-88)

The Committee recommends:

- COUNCIL ACTION
- "1) That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 1945, 1988.
  - 2) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 1946, 1988.
  - 3) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APPROVED  
Co. Res.  
1054  
1055  
1056/90*

ITEM #501-10

AMENDMENT TO DEVELOPMENT PERMIT DP-38-88 - PROPOSED COMMERCIAL COMPLEX AT 1175 JOHNSON STREET

The Committee recommends:

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

*APPROVED  
Co. Res.  
1057/90*

LAND USE COMMITTEE MINUTES  
OF MAY 22, 1990

ITEM #501-11

REZONING APPLICATION Z-21-90 BY DISTRICT OF COQUITLAM FOR REDESIGNATION OF PROPERTY AT THE SOUTHEAST CORNER OF COMO LAKE AVENUE AND MARINER WAY FROM "PARKS AND RECREATION" TO "CIVIC AND MAJOR INSTITUTIONAL"

The Committee received the Planning Department report of May 10, 1990 for information and requested that staff bring this item forward again for consideration when construction plans of the Mariner Fire Hall have been completed.

ITEM #501-12

Z-24-90 - APPLICATION BY MR. K.S. MARSHALL FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT TO ALLOW FOR CONSIDERATION OF REZONING TO RS-3 OF THE SUBJECT LANDS

The Committee recommends:

COUNCIL ACTION

*APPROV  
Co. R 57  
x 1005-8  
1002-9  
x 1000/00*

- "1) That Council give first reading to District of Coquitlam Official Community Plan Northeast Sector Amendment Bylaw No. 2187, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2188, 1990.
- 3) That Bylaw No. 2187, 1990 and Bylaw No. 2188, 1990 and application Z-24-90 be referred to Public Hearing."

ITEM #501-13

PRELIMINARY REPORT ON APPLICATION Z-25-90 BY WESBILD ENTERPRISES LTD. FOR REZONING OF PROPERTY IN THE WESTWOOD PLATEAU

The Committee recommends:

COUNCIL ACTION

*APPROV  
Co. R 57  
x 1001  
x 1002/90*

- "1) That Council give first reading to Bylaw No. 2191, 1990.
- 2) That Bylaw No. 2191, 1990 and application Z-25-90 be referred to Public Hearing."

ITEM #501-14

PRELIMINARY REPORT ON APPLICATION Z-26-90 BY MR. WALTER FRITH FOR REZONING OF PROPERTY AT 2843 BANBURY AVENUE TO RS-4 TO ALLOW FOR SUBDIVISION OF THE LANDS INTO RESIDENTIAL LOTS HAVING AN AREA OF NOT LESS THAN 375 m<sup>2</sup>

The Committee recommends:

COUNCIL ACTION

*APPROV  
Co. R 57  
x 1003  
1004/90*

- "1) That Council give first reading to Bylaw No. 2186, 1990.
- 2) That Bylaw No. 2186, 1990 and application Z-26-90 be referred to Public Hearing."

LAND USE COMMITTEE MINUTES  
OF MAY 22, 1990

ITEM #501-15

PRELIMINARY REPORT ON APPLICATION Z-27-90 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT ERSKINE STREET, WALTON AVENUE AND DURANT DRIVE FROM RS-2 TO RS-4 AND P-1

The Committee recommends:

- COUNCIL ACTION
- By 10/25/90  
10/26/90
- "1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2190, 1990.
  - 2) That Bylaw No. 2190, 1990 and application Z-27-90 be referred to Public Hearing."

ITEM #501-16

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2096, 1989 - ADDITION TO PLACE MAILLARDVILLE - 1200 CARTIER AVENUE

The Committee recommends:

- COUNCIL ACTION
- By 10/27/90  
10/29/90
- "1) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2096, 1989.
  - 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
  - 3) That staff be instructed to report to Council on means of meeting the Official Community Plan's requirement for special landscape treatment.
  - 4) That staff be instructed to proceed with the budgeted consultant study for boulevard treatment around Laval Square and its street approaches, including consideration of lighting standards."

ITEM #501-17

THE ROLE OF LOCAL GOVERNMENT IN LIQUOR LICENSING

The Committee requested Mr. Tiessen to seek comments from the Municipal Clerk in regard to the implications of local government determining community opinion, and suggestions as to establishing a Council policy in this regard.

LAND USE COMMITTEE MINUTES  
OF MAY 22, 1990

TABLED ITEMS:

1. Correspondence from Newstech Recycling Inc. dated May 1, 1990
2. Design Committee Minutes of April 24, 1990
3. Design Committee Minutes of May 8, 1990
4. Subdivision Committee Minutes of May 1, 1990

  
Eric Tiessen  
Executive Secretary

JUNE 4, 1990

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Council Chambers at 7:30 p.m. on Tuesday, June 4, 1990, with the following persons present:

COMMITTEE:

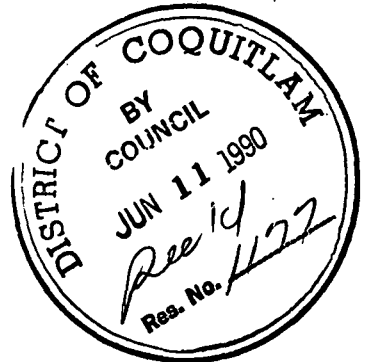
Ald. W. LeClair, Chairman  
Ald. E. Parker

Also

Present: Ald. W. Ohirko

STAFF:

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



ITEM #501-1

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-10-90 - ADDITIONS TO CHRISTMAS MANOR AT 560 AUSTIN AVENUE

The Committee recommends:

COUNCIL ACTION

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

*Approved  
Co. Res.  
# 1179/90*

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT FOR PROPOSED FREE-STANDING SIGN AT 945 BRUNETTE AVENUE

Ald. Ohirko noted that he had reports of groceries, in particular bread, being sold from these premises, contrary to the provisions of the Zoning Bylaw. The Committee therefore referred decision on this Permit to the Council meeting of June 11th, and requested that staff report verbally to that meeting as to whether goods are being offered for sale contrary to Bylaw provisions.

COUNCIL ACTION

*Decided  
Co. Res.  
# 1179/90*

ITEM #501-3

Z-15-90 - PROPOSED REZONING OF LANDS AT SOUTHEAST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET TO RM-2 MEDIUM-DENSITY APARTMENT

The Committee recommends:

COUNCIL ACTION

"That Council instruct the Planning Department to make arrangements for area residents to come to a Land Use Committee meeting to discuss land use alternatives for the 1500 Block Brunette Avenue, and that the Planning Department report further following such input."

*Approved  
Co. Res.  
# 1180/90*



LAND USE COMMITTEE MINUTES  
OF JUNE 4, 1990

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - PROPOSED CANOPY AT THE REAR  
OF ACURA DEALERSHIP AT 1288 LOUGHEED HIGHWAY

The Committee recommends:

COUNCIL ACTION  
10/10 B: Co  
23 x 1181/90

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

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED  
SIDE YARD SETBACK AT 1007 ALDERSON AVENUE

There was considerable discussion of this issue. The Committee was of the opinion that while there had not been objections expressed following the latest notices from the Subdivision Committee and in regard to the Permit, the proposed development still is substantially the same, except for the proposed access covenant. The Committee therefore recommends:

COUNCIL ACTION  
25 x Co  
1182/90  
DUP APPLIC

"That Council decline to issue the proposed Development Variance Permit."

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-23-90 BY ZEPHYR ENTERPRISES LTD.  
FOR REZONING OF PROPERTY AT 195 SCHOOLHOUSE STREET FROM M-1 TO SS-3 AND  
AN OFFICIAL COMMUNITY PLAN AMENDMENT TO ALLOW THE CONSIDERATION OF SS-3  
ZONING WITHIN INDUSTRIAL DESIGNATION FOR THE SUBJECT LOT ONLY

As the members were evenly divided as to whether this application should proceed to Public Hearing, the Committee referred this matter directly to Council for decision.

COUNCIL ACTION  
3 x Co  
1183/90  
B: Co  
1184 & 1185/90

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED INDUSTRIAL  
BUILDING AT 2770 ABERDEEN AVENUE

The Committee recommends:

COUNCIL ACTION  
10/10 B: Co  
1184/90

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

LAND USE COMMITTEE MINUTES  
OF JUNE 4, 1990

TABLED ITEMS

1. Design Committee Minutes of May 22, 1990
2. Subdivision Committee Minutes of May 15, 1990

  
Eric Tiessen  
Executive Secretary

JUNE 18, 1990

LAND USE COMMITTEE MEETING

MINUTES

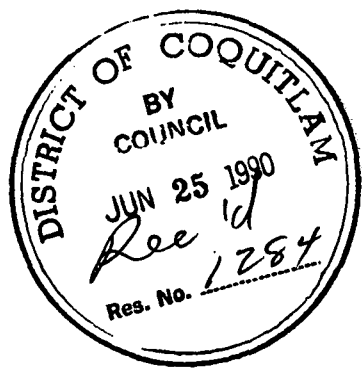
A meeting of the Land Use Committee was held on Monday, June 18, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair
- Ald. J. Kingsbury

STAFF:

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



ITEM #501-1

STRATA TITLE CONVERSION OF UNOCCUPIED MULTIPLE-FAMILY ACCOMMODATION AT 927-931 BRUNETTE AVENUE AND 918 RODERICK AVENUE

The Committee recommends:

COUNCIL ACTION  
 APP'D BY  
 Co. Res. # 1283/90

"That Council advise Mr. Jang that it would not consider the strata-titling of this development to involve the conversion of existing rental housing stock, and that the application will be further reviewed by Council following report by the Subdivision Committee."

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2150, 1990 - PROPOSED 154-UNIT MULTIPLE-FAMILY COMPLEX AND DEDICATION OF PARKLAND AT 1219 JOHNSON STREET

The Committee recommends:

COUNCIL ACTION  
 DOES A WANT  
 THIS TABLED  
 FOR A PERIOD  
 - ERIC REQUEST  
 TABLED  
 534 Co.  
 Res. # 1284/90

- 1) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2150, 1990.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 3) That the Engineering Department report on the possibility of the developer extending sidewalk works eastward across the adjoining Hoy Creek Park frontage, at municipal expense."

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 18, 1990

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED SUBDIVISION ON NORTHEAST CORNER OF LINCOLN AVENUE AND PINETREE WAY AT 1151 PINETREE

The Committee recommends:

COUNCIL ACTION *APPR'D BY Co. Rs #1287/90* "That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-34-90 BY NICMAR DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 1260 THOMAS AVENUE FROM RS-1 TO RM-1

The Committee recommends:

COUNCIL ACTION *APPR'D BY Co. Rs #1288/90* "That application Z-34-90 be declined as it is inconsistent with the objectives of the Maillardville amendment of the Southwest Coquitlam Town Centre Official Community Plan."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-31-90 BY G.D. HAMILTON & ASSOCIATES CONSULTING LTD. FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF PROPERTY AT 2920 BARNET HIGHWAY FROM CS-1 AND M-6 TO P-1 CIVIC INSTITUTIONAL

The Committee recommends:

COUNCIL ACTION *APPR'D BY Co. Rs #1289, 1290, 1291/90* "1) That Council give first reading to Bylaw No. 2214, 1990.  
2) That Council give first reading to bylaw No. 2215, 1990.  
3) That Bylaws No. 2214, 1990 and No. 2215, 1990 and application Z-31-90 be referred to Public Hearing."

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-30-90 BY CENTAUR DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 310 DECAIRE STREET FROM RS-1 TO RT-2

The Committee recommends:

COUNCIL ACTION *APPR'D BY Co. Rs #1292, 1293/90* "1) That Council give first reading to Bylaw No. 2216, 1990.  
2) That Bylaw No. 2216, 1990 and application Z-30-90 be referred to Public Hearing."

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 18, 1990

ITEM #501-7

REZONING APPLICATION Z-12-90 - 2326 and 2350 CAPE HORN AVENUE TO RS-4

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2217, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2219, 1990.
- 3) That Bylaws No. 2217, 1990 and No. 2219, 1990 and application Z-12-90 be referred to Public Hearing."

*APPROVED  
CO. RES.  
# 1294  
1295  
1296/90*

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-32-90 BY 359669 B.C. LTD./RICHMOND SAVINGS CREDIT UNION FOR A REGULATORY AMENDMENT TO THE ZONING BYLAW TO ALLOW A DRIVE-THROUGH TELLER OR BANK MACHINE ACCESSORY TO A BANK OR OTHER FINANCIAL INSTITUTION IN THE C-2 ZONE

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2206, 1990.
- 2) That Bylaw No. 2206, 1990 and application Z-32-90 be referred to Public Hearing."

*APPROVED  
CO. RES.  
# 1297  
1298/90*

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-33-90 BY COQUITLAM SCHOOL OF BALLET FOR A REGULATORY AMENDMENT TO THE C-3 ZONE TO ALLOW BALLET SCHOOLS

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2205, 1990.
- 2) That Bylaw No. 2205, 1990 and application Z-33-90 be referred to Public Hearing."

*APPROVED  
CO. RES.  
# 1299  
1300/90*

ITEM 501-10

PRELIMINARY REPORT ON APPLICATION Z-35-90 BY HUNTER LAIRD ENGINEERING FOR REZONING OF PROPERTY AT 1303 JOHNSON STREET FROM RS-1 TO RS-4

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2207, 1990.
- 2) That Bylaw No. 2207, 1990 and application Z-35-90 be referred to Public Hearing."

*APPROVED  
CO. RES.  
# 1301  
1302/90*

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 18, 1990

ITEM #501-11

PRELIMINARY REPORT ON APPLICATION Z-37-90 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 329 LAVAL STREET AND 330 MILLVIEW STREET FROM RS-1 TO RS-3

The Committee recommends:

- COUNCIL ACTION
- APPROV AT  
CO. R-3  
1203/90
- "1) That Council give first reading to Bylaw No. 2208, 1990.
  - 2) That Bylaw No. 2208, 1990 and application Z-37-90 be referred to Public Hearing."

ITEM #501-12

AMENDMENT TO DEVELOPMENT VARIANCE PERMIT DVP-52-89 - SIGN TOWER AT 927 BRUNETTE AVENUE

The Committee recommends:

- COUNCIL ACTION
- APPROV AT  
CO. R-3  
1205/90
- "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-13

PROPOSED PUMP ISLAND AND CANOPY FOR SHELL SERVICE STATION AT 955 AUSTIN

The Committee recommends:

- COUNCIL ACTION
- APPROV AT  
CO. R-3  
1206/90
- "That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-14

MAPPING OF MOUNTAIN AREAS - EAGLE AND BURKE MOUNTAINS

Ald. Kingsbury raised the issue of contour mapping of the mountain areas of Coquitlam and neighbouring municipalities. These areas are not covered by existing mapping, but are becoming increasingly critical in terms of land use and environmental concerns. The Municipal Engineer has estimated the cost of such mapping to be \$38,000,

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 18, 1990

ITEM #501-14 cont'd

and has suggested that Anmore, Belcarra, Port Moody, Coquitlam, the GVRD Parks Department and the Province would all have an interest in such mapping, and might be interested in approaching this on a joint basis.

The Committee recommends:

"That Council contact Anmore, Belcarra, Port Moody, the GVRD and the Province with a view to completing contour mapping of mountain areas from Indian Arm to the Pitt River, to the north extent of municipal boundaries, on a cost-sharing basis, in order to enable more effective land use and environmental planning for these areas."

TABLED ITEMS:

1. Report from Engineering Department re 657 Gatensbury Street
2. Design Committee Minutes of June 5, 1990
3. Subdivision Committee Minutes of May 29, 1990

  
Eric Tiessen  
Executive Secretary

COUNCIL ACTION  
APP'D  
Co. 12-7  
# 1207/90

501

JULY 3, 1990

LAND USE COMMITTEE MEETING

MINUTES

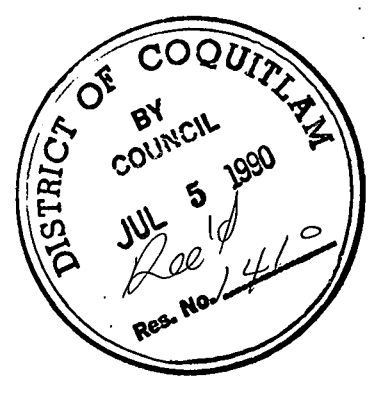
A meeting of the Land Use Committee was held on Tuesday, July 3, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman  
Ald. J. Kingsbury

STAFF:

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



ITEM #501-1

PROPOSED B.C. TELEPHONE FACILITIES - WESTWOOD PLATEAU

A delegation from B.C. Telephone appeared, together with Mr. Paul Young of Wesbild, and gave a thorough explanation of the proposed facility, and the rationale for its particular location. The Acting Planning Director explained that B.C. Telephone would require rezoning and could expedite the matter by making application immediately, so that it can be processed concurrently with the subdivision application which will create the lot to be rezoned.

The Committee noted that the location and plans appear to be appropriate, and advised B.C. Telephone to proceed with a rezoning application. In further discussion, it was noted that the earliest such application could come before Public Hearing, would likely be August 23, 1990.

ITEM #501-2

APPLICATION FOR STRATA TITLE CONVERSION OF EXISTING DUPLEX AT 819-821 ALDERSON AVENUE

Mr. Brian Hanson appeared on behalf of the owners wishing to strata-title the property in question. He drew to the Committee's attention that contrary to previous correspondence, there is now a tenant on the property, on a one-year lease. He presented letters from the owners, confirming their request to strata-title, and from the tenant, stating the the latter does not object. He also outlined the original sales agreement, demonstrating the original intent to strata-title the property.

The Committee recommends:

COUNCIL ACTION

"That Council, as approving Authority under the Condominium Act, approve the conversion into strata lots of Parcel A, D.L. 1, Group 1, N.W.D., Plan 80287, subject to the applicants first providing consent from present occupants."

*App'd  
14/11/90*



LAND USE COMMITTEE MEETING  
MINUTES OF JULY 3, 1990

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION 1400 BLOCK LANSDOWNE DRIVE

The Committee recommends:

COUNCIL  
ACTION

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

*Approved  
1412/90*

ITEM #501-4

AMENDMENT TO DEVELOPMENT PERMIT DP-39-89 PROPOSED HIGH-RISE TOWERS AT 2968 BURLINGTON DRIVE

The Committee recommends:

COUNCIL  
ACTION

"That Council approve signing and sealing of the Amendment to Development Permit DP-39-89, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*Approved  
1413/90*

ITEM #501-5

REZONING APPLICATION Z-9-90 TORONTO-DOMINION BANK AT 1140 JOHNSON STREET

The Committee recommends:

COUNCIL  
ACTION

- 1) That Council give first reading to Bylaw No. 2155, 1990.
- 2) That Council give first reading to Bylaw No. 2156, 1990.
- 3) That Council refer Bylaws No. 2155, 1990 and No. 2156, 1990 to Public Hearing."

*Approved  
1414  
1415  
1416/90*

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION SERVICING REQUIREMENTS AT 657 GATENSBURY STREET

In keeping with the recommendation by the Engineering Department under Clause 3.01 of their report of June 14, 1990, the Committee recommends:

COUNCIL  
ACTION

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

*Approved  
1417/90*

LAND USE COMMITTEE MEETING  
MINUTES OF JULY 3, 1990

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2119, 1989 - PROPOSED DAY CARE AT 2864 McCOOMB DRIVE

The Committee recommends that if the Development Permit has been signed and witnessed, and the required security deposited prior to the Council meeting of July 16, 1990:

COUNCIL ACTION

- "1) That Council reconsider, finally pass and adopt Bylaw No. 2119, 1989.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D  
1418  
1419/90*

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-38-90 BY MR. EDWARD A. GRAY FOR REZONING OF PROPERTY AT 3337 DAVID AVENUE FROM RS-2 TO RS-3 & P-5

COUNCIL ACTION

The Committee was evenly divided on this matter. The Committee therefore resolved to forward this matter to Council for decision.

*See Co. Res # 1420/90*

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-41-90 BY DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 1743-1745 HIE AVENUE FROM RS-1 TO RT-1

The Committee recommends:


COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2222, 1990.
- 2) That Bylaw No. 2222, 1990 and application Z-41-90 be referred to Public Hearing."

*APP'D  
1421  
1422/90*

TABLED ITEMS:

- 1. Design Committee Minutes of June 19, 1990.
- 2. Subdivision Committee Minutes of June 12, 1990.

  
Eric Tiessen  
Executive Secretary

501

JULY 17, 1990

LAND USE COMMITTEE MEETING

MINUTES

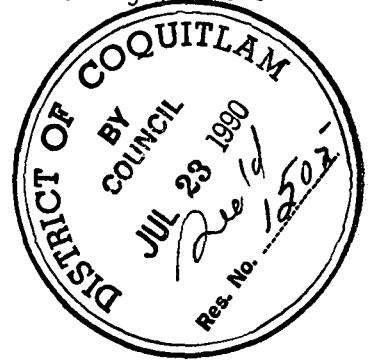
A meeting of the Land Use Committee was held on Tuesday, July 17, 1990 at 8:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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

STAFF:

D.M. Buchanan, Acting Municipal Manager  
E. Tiessen, Acting Planning Director  
T. de Jong, Long Range Planner  
S. Rondestvedt, Supervisor, Engineering Services



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-42-90 BY PARKLANE VENTURES LTD. FOR PROPERTY AT 1401 JOHNSON STREET

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2227, 1990.
- 2) That Council give first reading to Bylaw No. 2228, 1990.
- 3) That Council refer Bylaws No. 2227, 1990 and No. 2228, 1990 to Public Hearing."

ITEM #501-2

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

The Committee recommends:

"That Council approve signing and sealing of the Amendment to Development Permit DP-41-88 by the Mayor and Clerk, and such Amendment shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION

*Approved  
1501/90  
1509/90*

COUNCIL ACTION

*Approved  
1509/90*

LAND USE COMMITTEE MEETING  
MINUTES OF JULY 17, 1990

ITEM #501-3

PROPOSED AMENDMENT TO PORT MOODY OFFICIAL COMMUNITY PLAN

The Committee recommends:

COUNCIL  
ACTION

"That Council advise Port Moody that it views the proposed Bylaw No. 2039, in conjunction with earlier proposals, as having regional implications appropriate for review by the GVRD Development Services Department in conjunction with the appropriate transportation authorities, for report to the GVRD Development Services Committee and Northeast Sector Councils; and that final approval of Bylaw No. 2039 should not be considered until such review has taken place."

*APPROVED  
12/10/90*

ITEM #501-4

STRATA TITLE CONVERSION FOR MIXED RESIDENTIAL/COMMERCIAL USE COMPLEX AT 918 RODERICK AVENUE AND 927-931 BRUNETTE AVENUE

The Committee recommends:

COUNCIL  
ACTION

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata lots of Lot 1, District Lot 16, Land District 36, Plan 79671, N.W.D."

*APPROVED  
12/11/90*

ITEM #501-5

HIGH-DENSITY APARTMENT ZONING IN THE TOWN CENTRE AND STATUS OF REZONING APPLICATION Z-48-89

Mr. Jim Moody appeared on behalf of Molnar Enterprises. Mr. Moody stated the applicants are of the opinion that the proposed RM-6 zone would not permit the project as proposed under application Z-48-89 because:

1. They feel they could only achieve a 1.9 density as the Bylaw is now structured, particularly in terms of the site coverage bonus.
2. The higher parking standard makes the project more difficult to finance and construct.
3. The 20-storey height limit would not permit the proposed tower height of 28 storeys.

Mr. Tiessen responded that some aspects of the RM-6 proposal require fine-tuning; certainly these can be reviewed since the intent is to achieve a density of 2.2 with mixed high-rise/low-rise development. As with the existing RM-5 zone, the height limit is 20 storeys, and any increase above that would require a variance under either zone.

LAND USE COMMITTEE MEETING  
MINUTES OF JULY 17, 1990

ITEM #501-5 cont'd

Peter Reese of Spacework Architects reviewed the history of suggestions made by the applicants. He expressed particular concern about the floor space proposed and how this is measured in Coquitlam, and its effect on the project proposed. He also speculated that a pedestrian-oriented town centre with transit facilities will encourage lower automobile ownership.

Mr. Tiessen noted that ALRT will not be available for some years to come and that its effects on vehicular/transit modal split will likely not be drastic. Mr. Tiessen also clarified the method of calculating "lot area" in Coquitlam and its effect in terms of different lot configuration.

Mr. Trevor Ward, Traffic Consultant, then expressed the opinion that a parking requirement of 1.75 spaces per dwelling unit seems relatively high in his experience. He also felt that while total projected growth may exceed street capacity, perhaps this is a case of "first come, first served".

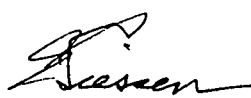
Ald. Parker then asked Mr. Molnar's reaction to providing some proportion of affordable housing, as suggested by the Affordable Housing Committee. Mr. Molnar stated that he feels frustrated by the length of time taken by this application, and the lack of response to the firm's good intention to do a good development. However, he stated he would be willing to consider accommodating any housing society, but desired to proceed at a 2.4 floor space ratio and have the application go to Public Hearing at the earliest possible time. Mr. Molnar concluded that while he appreciates arguments raised by the Planning Department, he feels that a floor space ratio of 2.4 is essential for the project to proceed.

In further discussion between Mr. Molnar's consultants and Mr. Tiessen, it became clear that the 200 dwelling units per hectare (80 du/ac.) yield about 511 units on the site in question, whereas the applicants desire at least 550. Ms. de Jong noted that earlier indications from the applicants had been for about 500 dwelling units; Mr. Molnar disputed this.

Following further lengthy discussion, the Committee came to the conclusion that this is a complex issue with important implications for the future of the Town Centre, and should therefore be debated by Council as a whole, with the aid of a concise report to be prepared by staff, identifying the critical issues at difference between the RM-6 proposal and the Molnar position.

TABLED ITEMS:

1. Correspondence from Ministry of Forests dated June 29, 1990 Re Proposed Local Resource Use Plan for Eagle Mountain
2. Design Committee Minutes of July 3, 1990
3. Subdivision Committee Minutes of June 27, 1990
4. Correspondence from Pacific Coast Energy dated July 11, 1990 Re Alternate Compressor Station Site Proposed by Wesbild

  
Eric Tiessen  
Executive Secretary

R=9  
15/2/90  
COUNCIL  
ACTION

JULY 30, 1990

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, July 30, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

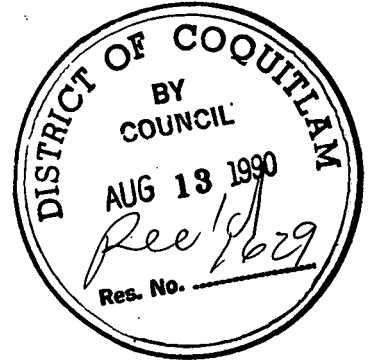
COMMITTEE:

Ald. W. LeClair, Chairman  
Ald. E. Parker

Also: Ald. W. Ohirko

STAFF:

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



ITEM #501-1

REZONING APPLICATION Z-50-89 - 1501 AUSTIN AVENUE TO RT-1 TWO-FAMILY RESIDENTIAL

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2236, 1990.
- 2) That Bylaw No. 2236, 1990 and application Z-50-89 be referred to Public Hearing."

*APP'D  
By CES  
1630/90  
1631/90*

ITEM #501-2

PROPOSED AMENDMENT TO DEVELOPMENT VARIANCE PERMIT FOR 46-UNIT TOWNHOUSE PROJECT AT 99 LAVAL STREET

The Committee recommends:

COUNCIL ACTION

"That Council approve signing and sealing of the Amendment to Development Variance Permit DVP-51-88 by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D  
By Co  
1632/90*

TABLED ITEMS:

- 1. Design Committee Minutes of July 17, 1990
- 2. Subdivision Committee Minutes of July 10, 1990

E. Tiessen  
Executive Secretary

# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: July 31, 1990  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of July 31, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 31, 1990, with the following persons present:

COMMITTEE:

Mr. W. Haley  
Mr. J. Gayton  
Mr. W. Roper

STAFF:

Ken McLaren, Development Control Technician  
Diane Tremblay, Planning Assistant

GUESTS:

Mr. J. Redenbach  
Mr. P. Lo  
Mr. L. Shermerhorn  
Mr. M. Thomas  
Mr. R.P. Ghosh  
Mr. J. Toth

1. REVISED PRELIMINARY PLANS FOR A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE WEST OF WOOLRIDGE STREET AT 949 SHERWOOD AVENUE

The Committee reviewed the revised plans received in the Planning Department July 13, 1990.

The Committee recommends acceptance of the revised design in preliminary. A colour sample board and coloured elevations will be required prior to the preparation of any Development Permit.

Design Committee Minutes  
of July 31, 1990

July 31, 1990

2. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE DRIVE AT 2770 ABERDEEN AVENUE

The Committee reviewed the plans received in the Planning Department May 18 and July 10, 1990, and the coloured chips of exterior materials dated April 1990.

The Committee recommends acceptance of this project.

3. ROOFING MATERIAL AND COLOUR FOR A PROPOSED COMMERCIAL COMPLEX AT THE SOUTHEAST CORNER OF JOHNSON STREET AND GLEN DRIVE AT 1175 JOHNSON STREET

The Committee reviewed the sample brochure and the colour chip for the proposed roofing material, received in the Planning Department July 27, 1990.

The Committee is not convinced that the green colour now proposed for the roofing is the appropriate choice. Although they would suggest that further consideration be given to this green colour, the Committee will leave the decision on this matter to the project architect.

4. BUILDING PERMIT APPLICATION REVIEW AND PROPOSED CHANGE IN EXTERIOR MATERIALS FOR A PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF WESTWOOD STREET SOUTH OF LINCOLN AVENUE AT 1120 WESTWOOD STREET

Mr. J. Redenbach, the project architect, was in attendance to present the proposed changes to this project to the Committee. After reviewing the changes and answering Committee questions, Mr. Redenbach left the meeting.

The Committee reviewed the revised plans, coloured elevation, letter from the project architect, and the accompanying coloured chips, along with the material samples, all received July 27, 1990. The Committee also received and reviewed a letter from the owner's leasing agent, received in the Planning Department July 24, 1990.

The Committee recommends acceptance of this project as now proposed.



Design Committee Minutes  
of July 31, 1990

July 31, 1990

5. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED COMMERCIAL BUILDING FOR THE CANADIAN IMPERIAL BANK OF COMMERCE AT THE SOUTHEAST CORNER OF LINCOLN AVENUE AND PINETREE WAY AT 3000 LINCOLN AVENUE

Mr. Phillip Lo, the project architect, was in attendance to present the project to the Committee. After explaining the project and answering the Committee's questions, Mr. Lo left the meeting.

The Committee reviewed the plans received in the Planning Department July 18, 1990, and the material samples and model received July 30, 1990.

In general, the Committee recommends acceptance of this project. The Committee would, however, request further consideration be given to the following comments:

- 1) Rather than try to imitate the continuation of the horizontal lines by painting on stucco, the Committee feels that the blockwork should end on a vertical block and the stucco should be treated as a panel and recessed approximately 6". It should then be painted a complementary colour to the blockwork.
- 2) Some landscaping should be introduced around the building as discussed.
- 3) The Committee is not convinced the horizontal band across the top of the building is necessary.
- 4) A proper colour sample board should be put together including the coloured chips, which were not available at the meeting.
- 5) The Committee questions the location, lack of weather protection and the minimal size of the entry to the bank.
- 6) Some concern was raised with the accent bands stopping at the windows. The project architect may give consideration to providing a continuous band on at least one of the two bands on the lower and upper parts of the building.

Design Committee Minutes  
of July 31, 1990

July 31, 1990

5. cont'd

7) The Committee feels the brick colours proposed are acceptable.

In conclusion, the Committee would appreciate a response to the above comments prior to recommending acceptance of the project for building permit issuance.

6. Z-32-89 - PRELIMINARY REVIEW OF PROPOSED HIGH-DENSITY HIGH-RISE APARTMENT PROJECT ON THE NORTHWEST CORNER OF PIPELINE ROAD AND GLEN DRIVE AT 1190 PIPELINE ROAD

Mr. L. Shermerhorn, the project architect, was in attendance to discuss the exterior finish and hard landscaping with the Committee. After explaining these matters and answering the Committee's questions, Mr. Shermerhorn left the meeting.

The Committee reviewed the preliminary plans received January 16, 1990 and the coloured photograph board received July 27, 1990.

The Committee recommends acceptance of the project in preliminary without the introduction of brick on the exterior face of the building. This is given the significant use of brick at the pedestrian level and within the landscape paving concept.

7. Z-28-90 - PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING INDUSTRIAL BUILDINGS ON SOUTH SIDE OF UNITED BOULEVARD AT 1050 UNITED BOULEVARD

The project consultants, Mr. M. Thomas and Mr. R. Ghosh, were in attendance to present a response to earlier Design Committee comments. After explaining the development and answering the Committee's questions, the delegation left the meeting.

Design Committee Minutes  
of July 31, 1990

July 31, 1990

7. cont'd

The Committee reviewed the revised plans and letters received in the Planning Department July 27, 1990.

The Committee recommends acceptance of this project in preliminary based on the response and presentation by the applicants.

At the time of building permit application, the Committee will be looking for the usual details, including those promised on colours, landscaping, etc. In addition, the Committee would request the applicants again reconsider the proposed supergraphics on the existing south storage shed.

8. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 908 SHERWOOD AVENUE

Mr. J. Toth, the project engineer, was in attendance to present revised preliminary plans for the design of this project. After presenting this project and answering the Committee's questions, Mr. Toth left the meeting.

The Committee reviewed the original plans received in the Planning Department July 16, 1990 and the revised plans and sketch perspective received in the Planning Department July 30, 1990.

The Committee feels that the design solution now proposed for this project is an adequate one for this area. They would therefore recommend acceptance of the project in preliminary.

The Committee would suggest that the applicant look at the possibility of introducing landscaping behind a continuous concrete curb stop. The planting should generally be low in scale, but in the location of the retaining wall a species that would grow up the retaining wall would be advisable.

Design Committee Minutes  
of July 31, 1990

July 31, 1990

8. cont'd

In relation to the retaining wall, the Committee would request input on how the applicants intend to provide for an architectural finish to this very lengthy and high retaining wall.

9. BUILDING PERMIT REVIEW OF PROPOSED TUBULAR STRUCTURES AT 150 GLACIER STREET

The Committee reviewed the letter from the owner, received in the Planning Department July 23, 1990.

The Committee recommends acceptance of these structures with the blue fabric awning colour as requested by the owners.

10. BUILDING PERMIT APPLICATION FOR PHASES I & II (BUILDINGS E & F) OF PROPOSED URBAN TOWNHOUSE DEVELOPMENT ON THE NORTH SIDE OF BRUNETTE AVENUE BETWEEN LAVAL STREET & BEGIN STREET AT 1217 BRUNETTE AVENUE

The Committee reviewed the building permit application drawings received in the Planning Department May 4, June 27 and July 13, 1990, the material sample board received May 24, 1990, and the coloured elevation and landscape detail plans received July 27, 1990.

In general, the Design Committee can recommend acceptance of the buildings, with the exception of several items. These are as follows:

- 1) The Committee cannot support the balcony detail proposed with the triangular element. The Committee would suggest a detail more in keeping with the one used in the 900 block Brunette Avenue.
- 2) The sliding glass doors do not contain the paning earlier requested by the Committee and no written response on this has been received. The Committee would request a response on this item, noting that they would still prefer to see the paning introduced into the sliding glass doors.

Design Committee Minutes  
of July 31, 1990

July 31, 1990

10. cont'd

In relation to site works and landscaping, the Committee would comment as follows:

- a) The landscaping appears to be generally acceptable, however, the Committee does not have the time to do a complete analysis and comparison with the Development Permit drawings. Given the very important nature of the landscaping along Brunette Avenue, the Committee would request Planning Department staff to ensure that the landscaping is followed through to the building permit plans from those which were submitted for Development Permit.
- b) In particular, the Design Committee requests that the Planning Department staff look at the street tree theme, which does not appear to be carried through for the Begin Street and Laval Street frontages in keeping with the earlier landscape plan. Furthermore, the species of trees should be adjusted since the Committee cannot recommend the vine maple proposed as the street tree. In addition, the detailed landscape plans should be adjusted to be consistent with the phasing plan.
- c) The Committee questions the extensive use of precast concrete stairs. They would suggest poured in place concrete would be more enduring.

In conclusion, the Committee requests the applicant's response to the above comments upon completion of the Planning Department review of the landscaping matters.

Mr. Roper left the meeting at this point.

Design Committee Minutes  
of July 31, 1990

July 31, 1990

11. REVISED SIDING COLOURS FOR A TOWNHOUSE PROJECT ON THE NORTH SIDE  
OF RUNNEL DRIVE WEST OF FALCON DRIVE AT 2561 RUNNEL DRIVE

The Committee reviewed the submission from the construction manager, requesting slight changes in the siding colours due to a change in supplier. The Committee appreciates the cooperation from the applicants in submitting their proposed colour changes.

Although there was not a quorum of the Committee available at this point in the meeting, the remaining two Committee members noted no objection to the colour substitutions proposed, noting that the taupe fascia should be a little darker in contrast to the proposed sand siding. The members would suggest the butternut colour in the same Olympic stain.


12. BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED FIELD HOUSE ON  
THE WESTWOOD PLATEAU CENTRAL SCHOOL/PARK SITE AT 1475 JOHNSON  
STREET

Mr. W. Roper appeared before the remaining two Committee members to present a revised colour scheme for this project. After explaining the revised colour scheme and its application, Mr. Roper left the meeting.

Although at this point a quorum was not present, the remaining Committee members commented that they did not feel the green colour was appropriate, particularly for a park setting. The Committee members would suggest an alternative colour scheme, with a tan roof, the beige block, the red sand accents, doors and frames, and the chamois soffits.

If the applicants concur with the revised colour scheme, the Committee requests the submission of a new colour sample board and coloured elevations. This would then resolve Design Committee concerns with this project.

KM/cr

  
Ken McLaren  
Acting Secretary

# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Aug. 23, 1990  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of August 23, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 5:30 p.m. on Thursday, Aug. 23, 1990, with the following persons present:

COMMITTEE:

Mr. W. Haley  
Mr. A. Smode  
Mr. W. Roper

STAFF:

Mr. K. McLaren, Development Control Technician  
Mr. T. Hawkins, Planning Assistant

1. Z-45-90 - PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO PROPOSED DAY CARE CENTRE AT 737 POIRIER STREET

The Committee reviewed the plans received in the Planning Department August 2, 1990, and the coloured photographs submitted on August 7, 1990.

The Committee recommends acceptance of this project in preliminary.

2. REVIEW OF PROPOSED CHANGES TO A COMMERCIAL BUILDING UNDER CONSTRUCTION AT 3000 LOUGHEED HIGHWAY (BUILDING "D")

The Committee reviewed the revised plans, coloured photograph and coloured material sample, all received in the Planning Department on August 14, 1990.

Design Committee Minutes  
of August 23, 1990

Aug. 23, 1990

2. cont'd

In principle, the Committee has no objection to the canopy treatment proposed for this building. There was, however, some difficulty in visualizing how the various awnings are to meet. The Committee is concerned about awnings meeting on the same or near the same plane. They would therefore request details of the awning application, and perhaps a three-dimensional view depicting how they are proposed to meet.

The Committee would also suggest that the applicants reconsider the signage which forms part of a design element above the front entry to the building. The Committee is particularly concerned about the angular application of this element and would suggest that the applicants also be in contact with the Permits and Licenses Department with regard to this proposed sign as it appears to project above the roofline.

In addition, the Committee would ask for confirmation that the yellow lettering colour on the signage would be the same yellow as that proposed for the building.

3. Z-47-90 - PRELIMINARY REVIEW OF PROPOSED B.C. TELEPHONE BUILDING IN WESTWOOD PLATEAU HOUSING DEVELOPMENT

The Committee reviewed the preliminary plans received in the Planning Department 1990 08 10 and 1990 08 15, and the coloured perspective submitted on 1990 08 15.

The Committee recommends acceptance of this project in preliminary. At the time of building permit application, the Committee will be looking for the required detailed landscape plan and colour sample board.



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4. PRELIMINARY REVIEW OF A PROPOSED CAR DEALERSHIP ON THE NORTH SIDE OF WOOLRIDGE STREET EAST OF KING EDWARD STREET AT 1311 WOOLRIDGE STREET

The Committee reviewed the plans, coloured perspective and coloured material sample board, all received in the Planning Department on August 17, 1990.

The Committee recommends acceptance of this proposed building in preliminary. In relation to the landscaping, however, the Committee feels that additional landscaping is warranted. The applicants could consider introducing more street trees along the west property line and consider incorporating planting behind the wheel stops. Planting should also be introduced into the transition area from the site into the edge of the ditch.

The Committee will be looking for the normal detailed landscape plan at the time of building permit application. The Committee will also be looking for the location and screening of any rooftop mechanical equipment and garbage enclosures.

5. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE SOUTHEAST CORNER OF LINCOLN AVENUE AND PINETREE WAY AT 3000 LINCOLN AVENUE

The Committee reviewed the revised plans and covering letter, all received in the Planning Department August 16, 1990, which respond to the Committee's earlier comments.

The Committee appreciates the response from the project architect in regard to this project. In particular, the Committee appreciates hearing that their comments have in some way assisted in improving the building design for this project.

The Committee recommends acceptance of this project.

Design Committee Minutes  
of August 23, 1990

Aug. 23, 1990

6. BUILDING PERMIT APPLICATION FOR PHASES I & II (BUILDINGS E & F) OF  
PROPOSED URBAN TOWNHOUSE DEVELOPMENT ON THE NORTH SIDE OF BRUNETTE  
AVENUE BETWEEN LAVAL STREET & BEGIN STREET AT 1217 BRUNETTE AVENUE

The Committee reviewed the response from the project architect dated 1990 08 10, which responds to the Committee's previous comments.

The Committee notes the response from the project architects in relation to their earlier comments. The Committee also received input from Planning Department staff with regard to some of the design elements in relation to the guidelines adopted by Council for this area.

The Design Committee's mandate is to provide advice to the Land Use Committee and Council on the design of projects proposed within Coquitlam. In this particular case, the Committee has expressed its preference with regard to the desired paning within the sliding glass doors. Furthermore, the Committee understands that this is supported by the Planning Department and by the guidelines adopted by Council for the Maillardville area.

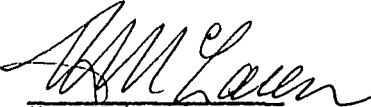
In relation to the railing detail, the Committee will leave the ultimate decision on this matter to the project architect.

7. BUILDING PERMIT APPLICATION REVIEW OF COLOUR SCHEME FOR PROPOSED  
FIELD HOUSE ON THE WESTWOOD PLATEAU CENTRAL SCHOOL/PARK SITE AT  
1475 JOHNSON STREET

Mr. Roper appeared before the Committee as a delegation to present a revised colour scheme for this project. After explaining the revised colour scheme and its application, Mr. Roper left the meeting.

Although at this point in time, a quorum was not present, the remaining Committee members reviewed the plans and now feel that the revised colour scheme would be acceptable.

KM/cr

  
Ken McLaren  
Acting Secretary



Design Committee Minutes  
of August 28, 1990

Aug. 28, 1990

1. cont'd

With regard to building colours, the Committee would prefer the applicants reconsider the mist green for the roof and olive green for the shutterbox, particularly when reviewed in context with the recently approved colours for the field house building on the adjacent property. A review of the colour scheme is therefore suggested.

To summarize, the Committee requests information on the gymnasium orientation, and a reconsideration of the roofline and colours as stated above.

2. PRELIMINARY REVIEW OF PROPOSED ADDITION TO CHURCH ON EAST SIDE OF ST. LAURENCE STREET NORTH OF COMO LAKE AVENUE AT 825 ST. LAURENCE

The project coordinators, Mr. G. Barclay and Mr. D. French, were in attendance to explain the revised preliminary plans received in the Planning Department 1990 08 16. After discussing the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the applicants' response to their previous concerns. The lowering of the building height by adjusting the roof pitch adequately resolves the Committee's concern with the addition's relationship to the nearby homes.

The Committee now recommends acceptance of the project in preliminary. If this proposal reaches the building permit application stage, the Committee would be looking for the usual detailed information plus:

- 1) a landscape plan which pays special attention to the area between the addition and the south property line, while endeavouring to maximize tree retention;
- 2) confirmation as to the colour and type of stucco dash proposed.

Design Committee Minutes  
of August 28, 1990

Aug. 28, 1990

3. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE NORTHEAST CORNER OF BARNET HIGHWAY AND LANSDOWNE DRIVE AT 2773 BARNET HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department 1990 08 17 and the coloured perspective submitted on 1990 08 28.

Mr. E. Lyngen and Mr. A. LaRoche, project architects, were in attendance to present the development. After explaining the building and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project in preliminary. If this project reaches the building permit application stage, the Committee would be looking for the usual details plus:

- 1) a detailed landscape plan depicting existing and proposed planting around the building;
- 2) clarification of how the brickwork and landscaping will ensure that the existing concrete foundation will be hidden.

4. Z-48-90 - PRELIMINARY REVIEW OF A PROPOSED 139-UNIT HIGH-RISE APARTMENT BUILDING ON THE SOUTHEAST CORNER OF NORTH ROAD AND COMO LAKE AVENUE AT 739 NORTH ROAD

The Committee reviewed the preliminary plans received in the Planning Department 1990 08 16, and the coloured material sample board and model submitted on 1990 08 17.

The Committee notes the highly visible location on a prominent corner of one of the main roadways entering Coquitlam. This tower would definitely dominate the skyline, particularly when approaching the site from the north and the west. The Committee expressed concern with the scale and massing of the building as proposed. In addition, the Committee feels the facades lack articulation, the flat roof accentuates the proportions of the building and the gold mirror glass is ostentatious. The porte

Design Committee Minutes  
of August 28, 1990

Aug. 28, 1990

4. cont'd

cohere, while endorsed as a concept, appears "heavy" from a design viewpoint. The building materials are generally acceptable except for the mirror glass. The brick is a quality material but perhaps a little too "reddish".

In summary, the Committee cannot recommend acceptance of the design as currently proposed, and would suggest the applicants review the fundamental issues raised above. Future submissions should include a shadow study, a landscaping concept, and revised plans and information responding to the above Committee comments.

5. Z-48-89 - PRELIMINARY REVIEW OF PROPOSED LOW-RISE AND HIGH-RISE APARTMENT PROJECT ON THE SOUTHEAST CORNER OF WESTWOOD STREET AND GUILDFORD WAY AT 1189 WESTWOOD STREET

The Committee reviewed the revised preliminary plans and covering letter, all received in the Planning Department 1990 08 22, which respond to the Committee's earlier request for consideration of certain design items.

In relation to the "street wall", the Committee was hoping for something more substantial in the way of articulation. A change in plan would appear warranted even if it meant a variance application on the front yard setback.

The changes in the roof forms and the addition of the brick veneer are positive steps, however, the Committee feels the latticework is inappropriate for buildings of this scale. In addition, the latticework requires continued maintenance.

In summary, the Committee would request the project architects give consideration to the plan variation and elimination of the latticework.

Mr. Roper left the meeting at this point.

Design Committee Minutes  
of August 28, 1990


Aug. 28, 1990

6. BUILDING PERMIT REVIEW OF PROPOSED REDEVELOPMENT OF A CORNER STORE  
AT 753 GAUTHIER AVENUE

The Committee reviewed the plans received in the Planning Department 1990 08 22 and the coloured perspective submitted previously on 1990 01 09.

The Committee recommends acceptance of the project subject to the applicants extending the landscaping into the 0.9 m area behind the wheel stop on the parking spaces along the west lot line at the rear of the building.

NM/cr

  
Neil Maxwell  
Secretary

SEPTEMBER 4, 1990

LAND USE COMMITTEE MEETING

MINUTES

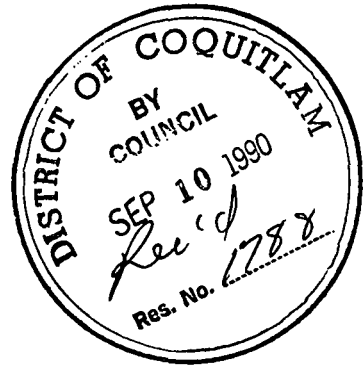
A meeting of the Land Use Committee was held on Tuesday, September 4, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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

STAFF:

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



ITEM #501-1

8-3974 - APPLICATION FOR STRATA TITLE CONVERSION OF A DUPLEX AT 924 AND 926 ROBINSON STREET

Mr. Bob Layton appeared before the Committee and explained the situation.

The Committee recommends:

COUNCIL ACTION *B*  
*APPR*  
*Co. 1789/105*

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata title lots of Lot 2, District Lot 106, Group 1, N.W.D., Plan 77377, subject to the applicant first obtaining the necessary occupancy certificate or certificates from the Permits and Licenses Department."

ITEM #501-2

INTERNATIONAL CARE CORPORATION - PROPOSED REZONING AND ADDITION - PARKWOOD MANOR, 1142 DUFFERIN STREET

This item was tabled at the request of Mr. Joe Redmond until the next meeting.

ITEM #501-3

TRI-WEST OFFER TO LEASE 4.2 ACRES OF MUNICIPAL LAND AT SOUTHWEST CORNER OF PINETREE AND PINewood

Mr. Randy Cook spoke to the Committee on the concept for social housing in 950-1250 square foot units on the site for families. A 3 to 4 month approval process through B.C. Housing starting in January was indicated. A 75% prepaid lease for 60 years was indicated in conjunction with a non-profit housing society. Mr. Cook indicated that he could supply a list of the sites they have been involved with in the Lower Mainland, in response to the Chairman. He then responded to other questions which led to extensive discussion.



LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 4, 1990

ITEM #501-3 cont'd

This item was referred to the meeting of the Executive Committee on September 10 as to whether a prepaid lease should be considered as an alternative to the presently proposed outright sale of the land.

ITEM #501-4

VISITORS' INFORMATION CENTRE - WESTWOOD PLATEAU

Mr. Ted Ayerst showed plans and a model for this proposed facility at the northwest corner of Johnson Street and the west connector across from the Central School site. Mr. Phil Levine of IBI Architects and Mr. Paul Young were also present.

The Deputy Planning Director advised of the commercial use implications since a sales office is intended within the proposed structure. This led to discussion of the proposal and questions.

The Committee referred the matter to Planning staff to review whether a regulatory amendment method might be advisable allowing show homes, information centres and sales facilities in residential zones with appropriate safeguards.

ITEM #501-5

LAKESIDE TERRACE - 1189 WESTWOOD STREET

The Committee reviewed the idea of considering final adoption of the zoning after the parking standard issue has been addressed (as per Resolution No. 1740 of August 27, 1990).

COUNCIL  
ACTION

The Committee recommends:

"That the Bylaw be placed before Council for final adoption once that is legally possible, including consideration of the revised parking standard, and not await for preparation of the development permit."

ITEM #501-6

1500 BLOCK BRUNETTE AVENUE/BOOTH AVENUE

The Committee recommends:

COUNCIL  
ACTION

"That Brunette Avenue/Booth Avenue area residents be notified of the September 17, 1990 meeting of Land Use Committee, in accordance with the draft letter attached to the Acting Planning Director's report of August 24, 1990."

*APP'D  
Co. R-55  
# 1790/90*

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 4, 1990

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-45-90 FOR REZONING OF PROPERTY AT 737 POIRIER STREET FROM RS-1 TO P-4 FOR A MONTESSORI PRE-SCHOOL

Mr. Karl Peruggia of 1700 Grover spoke after the Planning Director reviewed the proposal. The existing building is used as a Day Care Centre, but expansion is desired for a Pre-School. A large group attended the meeting concerned with the proposal, but the proponent was not present.

This item was tabled until the applicants could appear before the Committee.

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-47-90 FOR ZONING BYLAW AND OFFICIAL COMMUNITY PLAN AMENDMENTS FOR PROPERTY ON THE WESTWOOD PLATEAU, PARCEL 3G, LOT 17, TO FACILITATE A B.C. TELEPHONE COMPANY TELECOMMUNICATIONS BUILDING

Mr. Douglas Green of B.C. Telephone was present.

The Committee recommends:

- COUNCIL ACTION
- "1) That Council give first reading to District of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2245, 1990.
  - 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2246, 1990.
  - 3) That Bylaws No. 2245, 1990 and No. 2246, 1990 and application Z-47-90 be referred to Public Hearing."

*APPROVED  
Co. Res.  
1791/90  
1792/90  
1793/90*

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-48-90 FOR ZONING BYLAW AND OFFICIAL COMMUNITY PLAN AMENDMENTS FOR PROPERTY AT 739 NORTH ROAD TO FACILITATE A 137-UNIT, 20-STORY, HIGH-RISE APARTMENT BUILDING

Mr. Brian Rice, Architect spoke on this application.

The Committee recommends:

"That application Z-48-90 be declined."

COUNCIL ACTION

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED ADDITIONS AND ALTERATIONS TO COMO LAKE VILLAGE SHOPPING CENTRE AT 1960 COMO LAKE AVENUE

Information on the proposed uses in the new freestanding building was requested.

The Committee recommends:

"That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

COUNCIL ACTION

*APPROVED  
Co. Res.  
1794/90*

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 4, 1990

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PARKING REQUIREMENTS FOR PUBLIC BUILDING WITHIN CENTRAL SCHOOL/PARK SITE AT 1475 JOHNSON STREET

Mr. Ted Ayerst answered questions on the site.

The Committee recommends:

COUNCIL ACTION *APPROVED* "That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."  
*Co. Res #1792/90*

ITEM #501-12

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - COMMERCIAL BUILDING AT 3000 LINCOLN AVENUE

The Committee recommends:

COUNCIL ACTION *APPROVED* "That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."  
*Co. Res #1797/90*

ITEM #501-13

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED INDUSTRIAL BUILDING AT 949 SHERWOOD AVENUE

The Committee recommends:

COUNCIL ACTION *APPROVED* "That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam".  
*Co. Res #1798/90*

ITEM #501-14

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - ROAD DESIGN STANDARDS WITHIN PARCEL 20 ON WESTWOOD PLATEAU

The Committee recommends:

COUNCIL ACTION *APPROVED* "That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."  
*Co. Res #1799/90*

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 4, 1990

ITEM #501-15

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - ROAD DESIGN STANDARDS WITHIN PARCEL 3G ON WESTWOOD PLATEAU

The Committee recommends:

COUNCIL ACTION *APPROVED BY Co. Res # 1800/1200* "That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

ITEM #501-16

REZONING APPLICATION Z-14-90 - ONE-FAMILY RESIDENTIAL SUBDIVISION AND DEDICATION OF OTHER OPEN SPACE WEST OF PIPELINE ROAD ON THE SOUTH SIDE OF ROBSON DRIVE


The Deputy Planning Director advised of the location of this site.

The Committee recommends:

COUNCIL ACTION *APPROVED BY Co. Res # 1801/1802/90* "1) That Council give first reading to Bylaw No. 2243, 1990.  
2) That Bylaw No. 2243, 1990 and application Z-14-90 be referred to Public Hearing."

TABLED ITEMS:

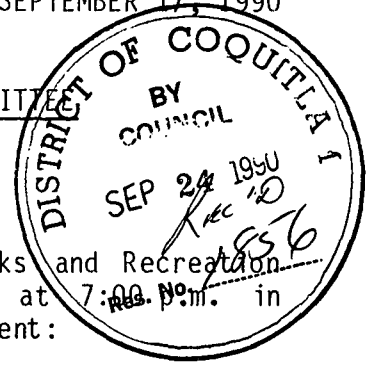
1. Design Committee Minutes of July 31, 1990
2. Design Committee Minutes of August 23, 1990
3. Design Committee Minutes of August 28, 1990
4. Subdivision Committee Minutes of July 24, 1990
5. Subdivision Committee Minutes of August 14, 1990

  
D.M. Buchanan  
Secretary

501

SEPTEMBER 17, 1990

MINUTES OF JOINT MEETING OF LAND USE COMMITTEE  
AND PARKS AND RECREATION COMMITTEE



A joint meeting of the Land Use Committee and Parks and Recreation Committee was held on Monday, September 17, 1990 at 7:00 p.m. in the Council Chambers, with the following persons present:

LAND USE COMMITTEE:

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

PARKS & RECREATION COMMITTEE:

Ald. B. Robinson, Chairman  
Ald. W. Ohirko  
Ald. D. White

STAFF:

D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director  
R. Innes, Planner  
T. de Jong, Planner  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant

K. Wright, Deputy Municipal Engineer  
N. Nyberg, Municipal Engineer  
T. Murphy, Supervisor, Traffic & Transportation

R. Richardson, Deputy Director, Parks & Recreation  
B. Elliott, Park Administrator

DESIGN COMMITTEE:

J. Gayton  
G. Shinkewski  
W. Haley  
D. Nichols  
W. Roper  
A. Smode

ITEM #501-1

TOWN CENTRE URBAN DESIGN GUIDELINES

The Deputy Planning Director reviewed the three Town Centre studies now ongoing as input to a revised Official Community Plan:

- a) urban design concept and design guidelines for buildings;
- b) floor space and land use analysis;
- c) off-street parking needs.

He noted that the first of these was being presented tonight and that the other two would follow shortly. He stressed that the guidelines recommended by the consultant would need to be reworked into the form of an Official Community Plan by the Planning Department, and would come before the Committees for review when this is done.

Norm Hotson then reviewed the report dated June, 1990. Pat Campbell of the DM Group assisted in describing the High Street and Town Square areas, and the thinking behind the proposals. This led to discussion and questions by Committee members. Staff and Design Committee members then raised issues, and Mr. Murphy of the Engineering Department presented traffic generation data for the small portion of the plan area covered by the proposed civic buildings site.

Ald. Robinson, Ald. White and Ald. Ohirko left at this time with Ross Richardson and Barry Elliott. Design Committee members, Ken McLaren, Neil Maxwell and Tim Murphy also left at this time.

MINUTES OF JOINT MEETING OF LAND USE COMMITTEE  
AND PARKS & RECREATION COMMITTEE OF SEPTEMBER 17, 1990

ITEM #501-2

APPLICATION Z-45-90 FOR REZONING OF PROPERTY AT 737 POIRIER STREET FROM  
RS-1 TO P-4 FOR A MONTESSORI PRE-SCHOOL

Ann Raines spoke on behalf of the school, being a lawyer and with a son at "123-ABC" run by Helena Pisarski. She reviewed the qualities of the pre-school and referred to a petition which will be presented to Council. Mr. and Mrs. Pisarski also spoke. A 900 square foot addition is proposed and the plan was described. The Committee was advised that twelve children now attend and this would be expanded to twenty. Staff would stay at two full-time and three part-time. Parking spaces would be increased from two to three, though two further spots are available behind for dropping off children and for other short-term parking.

There was extensive discussion, with the Chairman concluding that a formal Public Hearing was appropriate for Council to learn of all points of view on the proposal.

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2244, 1990.
- 2) That Bylaw No. 2244, 1990 and application Z-45-90 be referred to Public Hearing."

COUNCIL  
ACTION  
App. No. 1857  
Res. No. 1858  
+ No

ITEM #501-3

LAND USE ALTERNATIVES FOR THE 1500 BLOCK OF BOOTH AND BRUNETTE

Tomina de Jong presented background on this area, starting with the site at the corner of Schoolhouse and Brunette. Residents of the area then presented views, with staff providing further information. There was a consensus:

- 1) in favour of redevelopment in some form of multiple-family residential;
- 2) as to the acknowledged problem of conflict of residential and non-residential traffic;
- 3) that densities need to be reviewed.

Ken Wright, Deputy Municipal Engineer, outlined three alternative traffic circulation options under review to improve the current problems. The Planning Department will be reporting further with this input being received.

ITEM #501-4

PROPOSED REZONING AND ADDITION, PARKWOOD MANOR - 1142 DUFFERIN STREET

Mr. Serge Desmarais appeared on behalf of International Care. Mr. Redmond also spoke advising that the southern area of this site has been released by Fisheries. They also advised that P-2 zoning was proposed at the northern end.

The Committee expressed no concern as to the proponent applying for the necessary zoning changes.

MINUTES OF JOINT MEETING OF LAND USE COMMITTEE  
AND PARKS & RECREATION COMMITTEE OF SEPTEMBER 17, 1990

ITEM #501-5

AUSTIN AVENUE IMPROVEMENTS

Mr. Leo Van Tongeren introduced Louis Villegas, Architect, and stressed the need for a grant towards start-up funds for a study on revitalization in this area. He showed slides, which led to discussion on going ahead with preliminary studies.

The Chairman, after expressing a positive response to the delegation, asked that the merchants' group present a written proposal to Council.

COUNCIL  
ACTION

ITEM #501-6

SUBDIVISION AT IRVINE AND SHILOH

Mr. Nyberg, Approving Officer, advised that a redesign of the subdivision had now been accepted after a meeting with concerned area residents.

ITEM #501-7

REQUESTED EXTENSION OF REZONING APPLICATION Z-23-89 - COQUITLAM CENTRE  
EXPANSION AT 2929 BARNET HIGHWAY

The Committee recommends:

- "1) That Morguard Investments Ltd. be encouraged to continue discussions with District of Coquitlam staff with regard to the District's Town Centre objectives, and in terms of access to this and adjacent lands at the northeast corner of the Coquitlam Centre.
- 2) That application Z-23-89 be given a six-month extension to March 5, 1991."

COUNCIL  
ACTION

ITEM #501-8

DRAFT QUEENSBOROUGH OFFICIAL COMMUNITY PLAN - NEW WESTMINSTER

The Committee recommends:

"That a letter be sent to the City of New Westminster advising that Coquitlam has no objections to the draft Queensborough Official Community Plan, but notes that seismic and flooding risks should receive full assessment prior to permitting higher density housing on floodplain lands."

COUNCIL  
ACTION

MINUTES OF JOINT MEETING OF LAND USE COMMITTEE  
AND PARKS & RECREATION COMMITTEE OF SEPTEMBER 17, 1990

ITEM #501-9

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR PROPOSED SIGNAGE AT  
555 CLARKE ROAD

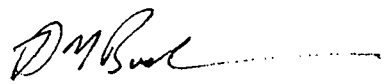
The Planning Director indicated that the memo from Permits and Licenses did not favour the variance increasing the allowed height of the sign, the Permit having been drafted including this. The Committee felt that the 0.9 m (3') height variance should be accepted.

The Committee recommended:

"That Council approve signing and sealing of the Development Variance Permit and the Mayor and Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

TABLED ITEMS:

1. Design Committee Minutes of September 4, 1990
2. Subdivision Committee Minutes of August 28, 1990

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

COUNCIL  
ACTION  
TABLED  
Res. 1863



# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Sept. 17/90  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of September 17, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 5:30 p.m. on Monday, September 17, 1990, with the following persons present:

COMMITTEE:

Mr. J. Gayton  
Mr. W. Haley  
Mr. D. Nichols  
Mr. W. Roper  
Mr. G. Shinkewski  
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. T. Young  
Mr. J. Rose

1. PRELIMINARY REVIEW OF PROPOSED ADDITION AND ALTERATIONS TO A COMMERCIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSDOWNE DRIVE AT 2786 BARNET HIGHWAY

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 09 05 and the coloured photographs submitted previously on 1990 05 09.

The Committee feels that the treatment proposed for the rear elevation, consisting of introduction of painted concrete blocks, does not adequately respond to their concerns. They therefore recommend that the applicants reconsider the rear elevation, with a view to providing a more meaningful design solution.

Design Committee Minutes of  
September 17, 1990

Sept. 17, 1990

2. Z-49-90 - PRELIMINARY REVIEW OF PROPOSED 60-UNIT APARTMENT PROJECT  
ON SOUTHERN PORTION OF 516 BROOKMERE AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 09 14 and the plans submitted previously on 1990 08 23.

The Committee feels that the revisions adequately respond to their earlier concerns, and therefore they can now recommend acceptance of the project in preliminary.

3. Z-48-89 - PRELIMINARY REVIEW OF A PROPOSED HIGH-RISE APARTMENT  
DEVELOPMENT ON SOUTHEAST CORNER OF WESTWOOD STREET AND GUILDFORD  
WAY AT 1189 WESTWOOD STREET

The Committee reviewed the plans submitted previously on 1990 08 20 and in addition, the scale model presented at this meeting by the, project architect, Mr. T. Young. After explaining the revisions which have occurred and after answering the Committee's questions, Mr. Young left the meeting.

The Committee appreciates the response to their previous concerns, while noting that the scale model was particularly useful in demonstrating the relief in the building facades. The areas of concern have been resolved and the Committee can now recommend acceptance of the project in preliminary.

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

4. PRELIMINARY REVIEW OF PROPOSED ELEMENTARY SCHOOL ON EAST SIDE OF  
JOHNSON STREET NORTH OF DAVID AVENUE AT 1455 JOHNSON STREET

The Committee reviewed the plans submitted previously on 1990 08 02 and 1990 08 16, as well as the coloured perspective and coloured sample board received 1990 08 16.

Design Committee Minutes of  
September 17, 1990

Sept. 17, 1990

4. cont'd


Mr. J. Rose, the project architect, was in attendance to present additional information and to respond to the Committee's previous comments. After explaining the project and after answering the Committee's questions, Mr. Rose left the meeting.

The Committee appreciates the response to their request for background information on how the project design evolved. The colour scheme is now acceptable, and while they now understand and accept the gymnasium location, the Committee still expressed concern with the roof projection over the kindergarten area and the treatment proposed for the large gymnasium wall. The rooflines proposed for these areas still require further review in an effort to soften their visual effect. In this regard, the Committee would suggest that the applicants give consideration to the following:

- 1) steepening the pitch of the gable roof on the gymnasium and wrapping the roof around onto the east wall;
- 2) repeating one of the roof features on the gymnasium wall;
- 3) utilizing a similar fascia detail on the gymnasium as proposed for over the classrooms;
- 4) introducing a consistent roof treatment over the kindergarten by projecting the roof out, utilizing columns to create a covered play area. While this may compete with the entry identity, it warrants investigation.

To summarize, the Committee cannot recommend acceptance of the building as currently proposed and would request that further review of the gymnasium wall and kindergarten roofline be undertaken.

NM/cr

  
Neil Maxwell, Secretary

501

OCTOBER 1, 1990

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, October 1, 1990, at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

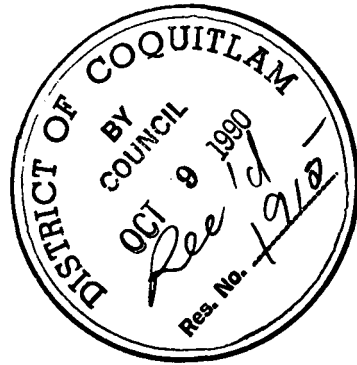
Ald. J. Kingsbury, Acting Chairman  
Ald. E. Parker

Also:

Ald. D. White  
Ald. B. Robinson  
Ald. W. Ohirko

STAFF:

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



ITEM #501-1

TOWN CENTRE ECONOMIC BASE STUDY: PRESENTATION OF CONSULTANT REPORTS

Jay Wollenberg of Coriolis Consulting summarized his firm's September 1990 report on "Development Strategy for the Coquitlam Town Centre". He stated that present land use designations do not require major alterations, but could be adjusted to reflect differential rates of demand for various uses. He noted also that Council will no doubt come under pressure to alter the "High Street" concept because of short-term leasing problems. He recommended maintaining the concept, but perhaps offering some flexibility on other aspects. Finally, he noted that specific opportunities should be identified, close to the ALRT station, for major office uses, on the possibility that the opportunity to accommodate one or more major office users arises in future. In this regard, he strongly recommended that some strategically-located municipal lands, heretofore reserved for parking use, be reserved from immediate sale for the opportunity to accommodate such office development.

There followed general discussion of Coriolis's finding, touching on the subject areas of parking, capacity of infrastructure, and potential for office development.

ITEM #501-2

SUMMARY AND REPORT ON REZONING APPLICATION Z-43-90 - 2963 GUILDFORD WAY

Mr. Steve Kurrein of Progressive Construction of Richmond spoke to the application. He outlined the firm's rationale for rezoning; this includes servicing costs, resolution of parkland acquisition issues and marketing issues. He noted that 13 acres of high-density housing is

LAND USE COMMITTEE MINUTES  
OF OCTOBER 1, 1990

ITEM #501-2 cont'd

more than a single developer would normally tackle, and that the approach proposed could speed up the development of the site by bringing in more actors. He noted that Progressive Construction agree to extension of the Town Centre Development Permit Area to the site, and while not enthusiastic about a development agreement, would be willing to use this approach. He noted that Progressive would not object to further Public Hearings as development permits for each phase come under application.

Lonnie Schermerhorn of The Buttjes Group Architects then outlined a possible development concept for the site. He claimed the concept would allow for some tree preservation, public pedestrian circulation through the site, and the urban character suggested by Town Centre guidelines.

Mr. Kurrein clarified that the housing would be aimed at the "empty nester" market, and that rezoning would provide greater certainty to potential purchasers.

Ald. Parker noted concerns raised by Town Centre residents at recent Public Hearings, including shadowing effects, and the critical issue of school capacity. Ald. Parker spoke against the rezoning approach, but did not object to tabling for further information.

The Committee recommends:

"That Council table application Z-43-90 for:

- a) further information from the applicants on the nature of the units in order to allow assessment of the potential impact on schools, etc.;
- b) the applicants to respond to the concept of a development agreement, as discussed in the Planning Director's report of September 12, 1990;
- c) the applicants to submit bearings and dimensions adequate to allow preparation of the draft Schedule 'A' to a Zoning Amendment Bylaw by the Planning Department staff;
- d) Planning Department staff to prepare a draft Official Community Plan Amendment Bylaw to include the subject lands within the Town Centre Development Permit Area;
- e) submission of a traffic impact analysis by the applicants, in the format normally required;
- f) the applicants' position on fire protection 'Measures A' of B.C. Building Code, for high-rise buildings."

COUNCIL  
ACTION

PPPIP  
19/14/90

LAND USE COMMITTEE MINUTES  
OF OCTOBER 1, 1990

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT FOR A PROPOSED  
COMMERCIAL BUILDING FOR CANADIAN TIRE AT 1200 SEGUIN DRIVE

The Committee recommends:

COUNCIL ACTION *B<sup>r</sup>* "That Council approve signing and sealing of the Development Permit,  
and the Mayor and Municipal Clerk be authorized to execute this  
Development Permit on behalf of the District of Coquitlam."

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR PROPOSED SIGNAGE AT  
555 CLARKE ROAD

The Committee recommends:

COUNCIL ACTION *B<sup>r</sup>* "That Council approve signing and sealing of the Development Variance  
Permit, and the Mayor and Municipal Clerk be authorized to execute  
this Development Variance Permit on behalf of the District of  
Coquitlam."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-50-90 FOR REZONING OF PROPERTY AT  
208 JACKSON STREET FOR A COMMERCIAL BUILDING

The Committee recommends:

COUNCIL ACTION "That application Z-50-90 be declined."

ITEM #501-6

CORRESPONDENCE FROM B. CROOME DATED SEPT. 5, 1990 RE "MONSTER HOUSES"

This item was received for information.

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT FOR PROPOSED SOLARIUM  
ADDITION TO BURQUITLAM INTERMEDIATE CARE SOCIETY AT 560 SYDNEY AVENUE

The Committee recommends:

COUNCIL ACTION *B<sup>r</sup>* "That Council approve signing and sealing of the Development Permit,  
and the Mayor and Municipal Clerk be authorized to execute this  
Development Permit on behalf of the District of Coquitlam."

LAND USE COMMITTEE MINUTES  
OF OCTOBER 1, 1990

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF  
BYLAW NO. 2150, 1990 - PROPOSED 154-UNIT MULTIPLE-FAMILY COMPLEX AND  
DEDICATION OF PARKLAND AT 1219 JOHNSON STREET

The Committee recommends:

COUNCIL ACTION *SEU # 1921 x 1922/90* "That Council table consideration of final approval of Bylaw No. 2150, 1990, and approval of the related Development Permit, until information has been received from the School District in regard to how pupils from this complex would be accommodated, and in regard to how elementary school requirements generally will be met in this rapidly-growing area."

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT FOR A PROPOSED  
INDUSTRIAL BUILDING AT 908 SHERWOOD AVENUE

The Committee recommends:

COUNCIL ACTION *APPD Co. R 57 # 1923/90* "That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

ITEM #501-10

REZONING APPLICATION Z-38-90 - 3337 DAVID AVENUE TO RS-3 AND P-5

Ald. Kingsbury noted reservations, in terms of the precedent this application would set. However, in order to expedite discussion by Council, the Committee recommends:

COUNCIL ACTION *APPD Co. R 57 # 1924 1923 x 1924/90* "1) That Council give first reading to District of Coquitlam Northeast Coquitlam Official Community Plan Amendment Bylaw No. 2257, 1990.  
2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2258, 1990.  
3) That Bylaws No. 2257, 1990 and No. 2258, 1990 and application Z-38-90 be referred to Public Hearing."

ITEM #501-11

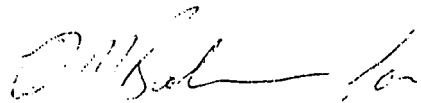
PUBLIC CONSULTATION PROCESS: PROPOSED CHANGES TO THE SINGLE-FAMILY  
RESIDENTIAL ZONING REGULATIONS

The Committee requested that the Planning Department look at the possibility of a venue closer to the Town Centre area, where most large-house residential growth is occurring. Also, Committee members would prefer a date other than October 16th. October 18, 1990 was suggested as an alternative.

LAND USE COMMITTEE MINUTES  
OF OCTOBER 1, 1990

TABLED ITEMS:

1. Design Committee Minutes of September 17, 1990
2. Subdivision Committee Minutes of September 11, 1990



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Eric Tiessen  
Acting Executive Secretary



# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Oct. 2, 1990  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
of October 2, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 2, 1990, with the following persons present:

COMMITTEE:

Mr. W. Haley  
Mr. W. Roper  
Mr. A. Smode

STAFF:

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

GUESTS:

Ms. M. Marchand

1. BUILDING PERMIT REVIEW OF ALTERATIONS TO THE DOGWOOD PAVILION BUILDING AT 624 POIRIER STREET

The Committee reviewed the plans received in the Planning Department 1990 09 07 and the coloured metal roofing sample received 1990 09 10.

The Committee recommends acceptance of the alterations on the understanding that a second screen will be introduced to obscure the other rooftop equipment and that the duct work itself will be "painted out" to be less visible, if not hidden.

2. REVIEW OF CHANGES TO APARTMENT BUILDING UNDER CONSTRUCTION AT 1167 PIPELINE ROAD

The Committee reviewed the proposed changes in stucco colour received in the Planning Department 1990 09 19.

The Committee recommends acceptance of the change in stucco colour to "salmon" for the body colour and the darker variation for the wood bands and relief panels.

Design Committee Minutes  
of October 2, 1990

Oct. 2, 1990

3. REVIEW OF CANOPY DETAILS FOR COMMERCIAL BUILDING (BUILDING "D")  
UNDER CONSTRUCTION AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the revised plans received in the Planning Department 1990 09 26 and then stated that the construction detail resolves their concern as to how the awning would relate to the adjacent columns.

4. PRELIMINARY REVIEW OF PROPOSED CONCESSION BUILDING, STADIUM SEATING  
AND GATEWAY STRUCTURE FOR TOWN CENTRE PARK

The Committee reviewed the conceptual plans and coloured elevation drawings, all received in the Planning Department 1990 09 28.

Ms. M. Marchand, project manager, was in attendance to present the proposal. After explaining the project and after answering the Committee's questions, Ms. Marchand left the meeting.

The Committee recommends acceptance of the buildings and structures in preliminary, noting that the fabric roof looks particularly interesting. If this project reaches the building permit application stage, the Committee would be looking for the usual information plus a coloured material sample board and a detailed landscape plan.

5. PRELIMINARY REVIEW OF PROPOSED ADDITION AND ALTERATIONS TO A  
COMMERCIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF  
LANSDOWNE DRIVE AT 2786 BARNET HIGHWAY

The Committee reviewed the revised preliminary plans, coloured photographs and covering letter from the project designer, all received in the Planning Department 1990 09 27.

The Committee appreciates the response to their request for an upgrading of the treatment of the rear of the building. The pilasters and upper fascia resolve their concerns, and therefore the Committee can now recommend acceptance of the project in preliminary. If this development proceeds to the building permit application stage, the Committee would be looking for the usual details plus a detailed landscape plan which creates a relatively heavy buffer along Aberdeen Avenue to screen the service activities and refuse containers.

Design Committee Minutes  
of October 2, 1990

Oct. 2, 1990

6. PRELIMINARY REVIEW OF PROPOSED ADDITION TO COMMERCIAL BUILDING ON EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 335 NORTH ROAD

The Committee reviewed the preliminary plans, coloured perspective and coloured photographs, all received in the Planning Department 1990 09 26.

The Committee recommends acceptance of the project in preliminary, while noting the following:

- 1) A continuation of the graphic red band along and down to the ground should be introduced onto the blank south wall. The building permit submission should also include information on what currently exists on the adjacent property and how visible the wall in question is. Depending on the information supplied, a simple graphic may not be sufficient and a more substantial visual break may be warranted.
- 2) The asphalt area beyond the wheel stops should be eliminated and hardy low-growing landscaping be introduced. In addition, ornamental trees should be proposed between every fourth or fifth parking space, and furthermore this type of planting and density should be installed into the 4' rockery area of the existing parking spaces.

7. PRELIMINARY REVIEW OF PROPOSED ELEMENTARY SCHOOL ON EAST SIDE OF JOHNSON STREET NORTH OF DAVID AVENUE AT 1455 JOHNSON STREET

The Committee reviewed the letter from the project architect received in the Planning Department 1990 09 25, which requests clarification of certain previous Committee comments.

The Committee noted that their comments were meant to convey areas of concern which they believed warranted reconsideration and generate further thought on these areas by the project architect. If the Committee's comments are not clear, they would be pleased to meet with the project architect to more fully explain the areas of concern.

Design Committee Minutes  
of October 2, 1990

Oct. 2, 1990

8. BUILDING PERMIT REVIEW OF PROPOSED 154-UNIT APARTMENT BUILDING  
ON THE NORTHEAST CORNER OF JOHNSON STREET AND GUILDFORD WAY AT  
1219 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1990 07 19 and the coloured chips and photograph of the model, both submitted on 1990 05 15.

The Committee recommends acceptance of the project subject to the applicants first revising the landscape plan to be more consistent with the preliminary plans, particularly in terms of seating.

TRI-COMMUNITY BUILDERS AWARD

The Committee was advised that the Chamber of Commerce is again seeking nominations for the subject award. The award is presented annually to the owner of a building judged to contribute aesthetically to the community in its building class. The building may be either new or renovated. After reviewing the possible nominations, the Committee put forward the following buildings:

Commercial

1. 945 Brunette Avenue
2. 1000 Austin Avenue
3. 1010 Austin Avenue
4. 429 Lebleu Street
5. 3000 Lougheed Highway (Red Robin Restaurant)
6. 2885 Barnet Highway
7. 2599 Runnel Drive
8. 3015 Anson Avenue

Residential

1. 98 Laval Street
2. 99 Laval Street
3. 455 Bromley Street
4. 525, 545, 551 & 555 Austin Avenue (Brookmere Towers)
5. 1175 Heffley Crescent
6. 2925 Glen Drive

Design Committee Minutes  
of October 2, 1990


Oct. 2, 1990

TRI-COMMUNITY BUILDERS AWARD cont'd

Industrial

1. 81 Golden Drive
2. 2330 United Boulevard

NM/cr

*for*   
Neil Maxwell, Secretary

501

OCTOBER 15, 1990

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, October 15, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

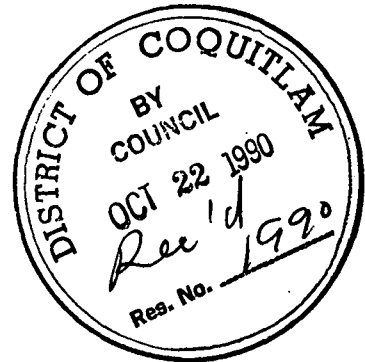
COMMITTEE:

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

Also: Ald. W. Ohirko

STAFF:

N. Cook, Municipal Manager  
D. Dunnigan, Municipal Solicitor (for Item #1)  
K. Wright, Deputy Municipal Engineer  
T. de Jong, Planner  
D.M. Buchanan, Planning Director



ITEM #501-1

ALTERATIONS TO THE FRENCH QUARTER PUB AND PROPOSED RIGHT-OF-WAY FOR THROUGH ACCESS TO LANE - 925 BRUNETTE AVENUE

Mr. Liam O'Loughlin appeared before the Committee on his concerns. He advised of his proposed improvements worth about \$100,000 to the building and in terms of hard and soft landscaping. The Jubilee Hotel dates from 1937, he indicated. His concern is "relinquishing" legal title to a portion of his parking lot for a right-of-way. The Planning Director reviewed his report and the thinking behind the joint access arrangement and how it needed to be protected.

The Committee recommends:

COUNCIL ACTION: "That the Municipal Solicitor examine legal alternatives to the normal type of right-of-way document to limit fencing and to provide for through access, yet allow more flexibility to the landowner in the event of future development or unforeseen events."

*APP'D B  
Co. Res.  
# 1991/90*

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED ADDITION TO COMMERCIAL BUILDING AT 335 NORTH ROAD

The Committee recommends:

COUNCIL ACTION: "That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D B  
Co. Res.  
# 1992/90*

LAND USE COMMITTEE MEETING  
MINUTES OF OCTOBER 15, 1990

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - COMMERCIAL BUILDING  
AT 2773 BARNET HIGHWAY

The Committee recommends:

COUNCIL ACTION "That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

The Committee asked that the traffic pattern at Lansdowne Drive and the access to this site opposite Runnel Drive be reviewed by the Engineering Department.

ITEM #501-4


PRELIMINARY REPORT ON APPLICATION Z-52-90 FOR REZONING OF PROPERTY AT  
1307 LAVAL SQUARE FROM RS-1 TO RT-1 FOR A TWO-FAMILY RESIDENTIAL USE

The Committee recommends:

COUNCIL ACTION "That application Z-52-90 be declined."

TABLED ITEMS:

1. Design Committee Minutes of October 2, 1990
2. Subdivision Committee Minutes of September 25, 1990

  
D.M. Buchanan  
Executive Secretary

*Approved  
Co. Sec.  
10/19/90*

*Approved  
Co. Sec.  
10/19/90*

# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Oct. 16, 1990  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Meeting                      OUR FILE:  
          Minutes of October 16, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 16, 1990, with the following persons present:

### COMMITTEE:

Mr. K. Anand  
Mr. W. Haley  
Mr. W. Roper  
Mr. A. Smode

### STAFF:

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

### GUESTS:

Mr. J. Rose  
Mr. G. Brown  
Mr. D. Brossard  
Mr. A. Dikaivos  
Mr. A. Mansukh

1. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 908 SHERWOOD AVENUE

The Committee reviewed the plans and coloured elevations, all received in the Planning Department 1990 10 15.

The Committee recommends acceptance of the proposed building.



Design Committee Meeting  
of October 16, 1990

Oct. 16, 1990

2. REVIEW OF CHANGES TO INDUSTRIAL BUILDING AT 2100 UNITED BOULEVARD

The Committee reviewed the photographs and covering letter, all received in the Planning Department.

The Committee recommends acceptance of the changes which occurred during construction.

3. BUILDING PERMIT REVIEW OF PROPOSED CANOPY FOR INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF BARNET HIGHWAY AND BOND STREET AT 2700 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1990 10 02 and the coloured material sample submitted 1990 10 16.

The Committee recommends acceptance of the proposed canopy.

4. PRELIMINARY REVIEW OF PROPOSED ELEMENTARY SCHOOL ON EAST SIDE OF JOHNSON STREET NORTH OF DAVID AVENUE AT 1455 JOHNSON STREET

A delegation consisting of the project architects, Mr. J. Rose and Mr. G. Brown, and the project manager, Mr. D. Brossard, was in attendance to explain the drawings and to present a possible solution for the gym. After discussing the proposed modifications and after answering the Committee's questions, the delegation left the meeting.

The Committee noted that although the plan explanation helped them visualize the rooflines on and around the various gymnasium walls, they are still of the opinion that there must be some strong visual tie between the gym and the school. The soldier course of bricks and the repeat of the fascia treatment as discussed would mitigate the Committee's concerns with this aspect of the design. The Committee will be looking for the architect's solution at the time of building permit review.

Design Committee Meeting  
of October 16, 1990

Oct. 16, 1990

4. cont'd

Turning to the matter of the roof projection over the kindergarten, the Committee understands the applicant's reasoning as to why the roof is as proposed, however, the use of three roof forms on one elevation is not felt to be acceptable. The roof forms on the classrooms and the entrance are quite acceptable, however, the roof over the kindergarten still requires review and modification.

In summary, the Committee would leave the integration of the design element(s) discussed for the gymnasium to the architect, while requesting the roof over the kindergarten to be modified to be more in keeping with the remainder of the roof forms.

5. Z-50-90 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF JACKSON STREET SOUTH OF HENDERSON AVENUE AT 208 JACKSON STREET

The Committee reviewed the revised preliminary plans and coloured material sample board, all received in the Planning Department 1990 10 04.

A delegation consisting of the project designer, Mr. A. Dikaios, and the owner, Mr. A. Mansukh, was in attendance to present the revised plans. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee noted that the revised plans do not resolve their concerns with regard to the design of the building. It was felt there is nothing fundamentally wrong with the choice of building materials or proposed colours, however, it is the manner in which they are being utilized which requires review. Consequently, the Committee would reiterate the comment that the applicants review the design fundamentals as the building cannot be recommended as currently proposed.

NM/cr

  
Neil Maxwell  
Secretary

# DISTRICT OF COQUITLAM

## INTER-OFFICE COMMUNICATION

TO: Land Use Committee      DEPARTMENT:      DATE: Oct. 19, 1990  
FROM: Design Committee      DEPARTMENT: Planning      YOUR FILE:  
SUBJECT: Design Committee Minutes      OUR FILE:  
of October 19, 1990

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A special Design Committee meeting was held at 10:30 a.m. on Friday, October 19, 1990 in the Planning Department Conference Room with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. W. Haley  
Mr. W. Roper

STAFF:

Mr. N. Maxwell

GUESTS:

Mr. D. Brossard

1. PRELIMINARY REVIEW OF PROPOSED ELEMENTARY SCHOOL ON EAST SIDE OF JOHNSON STREET NORTH OF DAVID AVENUE AT 1455 JOHNSON STREET

The Committee reviewed the revised floor plan, sketch perspective and elevation drawing all presented at this meeting by the project manager, Mr. D. Brossard. After explaining the revisions and after answering the Committee's questions, Mr. Brossard left the meeting.

The Committee stated that the redesign of the kindergarten roof to make it consistent with the other classroom roofs resolves their concerns with this aspect of the design. On the matter of the gymnasium roof, the Committee noted the inclusion of both the soldier course of brick and the strong fascia treatment as well as the introduction of the shed roof on the ends. The shed roofs add one more architectural element which helps to unify the two parts of the school and their introduction is acknowledged and appreciated by the Committee.

To: Land Use Committee . . .

October 19, 1990

In summary, the project is now acceptable in preliminary and when this development reaches the Building Permit application stage, the Committee trusts the above adjustments will be included in the working drawings.



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Neil Maxwell  
Secretary

NM/ms

OCTOBER 29, 1990

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, October 29, 1990 at 8:20 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

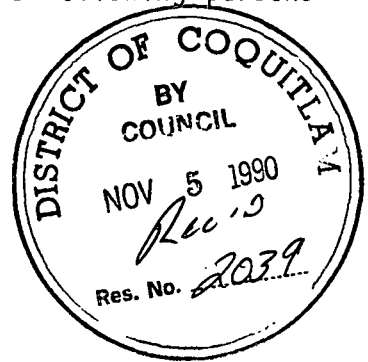
Ald. W. LeClair, Chairman  
Ald. E. Parker

Also:

Ald. W. Ohirko

STAFF:

M. Iviney, Subdivision & Development Technologist  
D.M. Buchanan, Planning Director



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-57-90 BY THE DISTRICT OF COQUITLAM FOR REZONING OF CIVIC COMPLEX AREA AND OFFICIAL COMMUNITY PLAN AMENDMENT TO EXPAND TOWN CENTRE DEVELOPMENT PERMIT AREA

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2261, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2262, 1990.
- 3) That Bylaw No. 2261, 1990 and Bylaw No. 2262, 1990 and application Z-57-90 be referred to Public Hearing."

*App'd  
RES No 2040  
2041 & 2042*

ITEM #501-2

SUMMARY OF REPORT ON CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 2091, 1989 AND ISSUANCE OF DEVELOPMENT PERMIT FOR 508-UNIT MULTIPLE-FAMILY PROJECT AT 1190 PIPELINE ROAD

Questions were raised by the Committee on various matters. The issue of parking standards was raised and this was referred to Planning Department staff to discuss with the proponents to determine if agreement to supplement the parking requirement of 1.45 per unit to 1.6 could be achieved as part of the Development Permit.

LAND USE COMMITTEE MEETING  
MINUTES OF OCTOBER 29, 1990

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED COMMERCIAL BUILDING AT 1111 PONDEROSA STREET

The Committee recommends:

COUNCIL ACTION "That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D  
PLS 2043*

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2216, 1990 FOR 76-UNIT TOWNHOUSE PROJECT AT 310 DECAIRE STREET

The Planning Director advised that Millside and Rochester Schools were over capacity as now measured and that approximately 29 students would be produced from the development.

The Committee then reviewed the question of land stability and concluded that the development should proceed.

The Committee recommends:

COUNCIL ACTION "1) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2216, 1990.  
2) That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D  
PLS 2044  
+ 2045 +  
SAC 240*

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - HOTEL AND CONVENTION CENTRE ADDITION AT 319 NORTH ROAD

The Planning Director advised that a new application had been received from the proponent to increase the allowable gross floor area further. He suggested that the current applications and plans proceed and that this be considered at a future point.

The Committee recommends:

COUNCIL ACTION "1) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2168, 1990.  
2) That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D  
PLS 2046  
+ 2047*

LAND USE COMMITTEE MEETING  
MINUTES OF OCTOBER 29, 1990

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION - ROAD DESIGN STANDARDS -  
PARCEL 3F - WESTWOOD PLATEAU

The Committee recommends:

COUNCIL  
ACTION

"That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

*App'd  
NAS 2048*

ITEM #501-7

PROPOSED REZONING OF LANDS AT THE SOUTHEAST CORNER OF BRUNETTE AVENUE  
AND SCHOOLHOUSE STREET TO RM-2 MEDIUM-DENSITY APARTMENT

The Planning Director reviewed the report of October 23, 1990. The Committee recommends:

COUNCIL  
ACTION

- "1) That Council reaffirm the medium-density apartment land use designation over the 1500 block of Booth Avenue, and the one and two-family designations over the 1600 block of Booth Avenue.
- 2) That Council advise Mr. A. Austin to reapply for rezoning to RM-2 for lands at 1504 Brunette."

*App'd  
NAS 2049*

ITEM #501-8

FOREST RESOURCES COMMISSION OPTIONS PAPER SUMMARY

The Committee recommends:

COUNCIL  
ACTION

"That the District work through Greater Vancouver Regional District and the Union of B.C. Municipalities towards an enhanced role for local government in future forest land management."

*App'd  
NAS 2050*

ITEM #501-9

NATURAL GAS COMPRESSOR STATION - WESTWOOD PLATEAU (Z-16-90)

Ald. Ohirko raised this issue and the Mayor's letter of October 26, 1990. He suggested that a letter should go to Pacific Energy inviting them to make a presentation to the Land Use Committee as to their intentions. The Committee agreed with this approach.

LAND USE COMMITTEE MEETING  
MINUTES OF OCTOBER 29, 1990

TABLED ITEMS:

1. Design Committee Meeting Minutes of October 16, 1990
2. Special Design Committee Meeting Minutes of October 19, 1990
3. Subdivision Committee Meeting Minutes of October 9, 1990



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D.M. Buchanan  
Executive Secretary



# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 30, 1990  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Meeting OUR FILE:  
Minutes of October 30, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 30, 1990, with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. J. Gayton  
Mr. W. Haley  
Mr. W. Roper  
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. S. Desmarais  
Mr. S. Lyons  
Mr. M. Sakumoto

1. BUILDING PERMIT REVIEW OF PROPOSED CENTRAL PLATEAU ELEMENTARY SCHOOL AT 1455 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1990 10 11 and the revisions submitted 1990 10 19.

The Committee recommends acceptance of the building.

2. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO INTERMEDIATE CARE FACILITY AT 560 SYDNEY AVENUE

The Committee reviewed the plans received in the Planning Department 1990 10 30 and the coloured information submitted previously on 1990 08 28.

The Committee recommends acceptance of the proposed addition.

Design Committee Meeting  
Minutes of October 30, 1990

3. BUILDING PERMIT REVIEW OF PROPOSED CANOPY FOR COMMERCIAL BUILDING  
AT 504 CLARKE ROAD

The Committee reviewed the plans, coloured elevation and coloured photograph, all received in the Planning Department 1990 09 28.

The Committee recommends acceptance of the canopy.

4. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTHEAST  
CORNER OF PONDEROSA STREET & ANSON AVENUE AT 1111 PONDEROSA STREET

The Committee reviewed the plans received in the Planning Department 1990 10 15 and the coloured perspective submitted earlier on 1989 08 11.

The Committee recommends acceptance of the project subject to the applicants first supplying a detailed landscape plan which reflects the planting generally depicted on the perspective, particularly the street trees.

5. Z-56-90 - PRELIMINARY REVIEW OF PROPOSED 35-UNIT APARTMENT BUILDING  
AND ADDITION TO INTERMEDIATE CARE FACILITY AT 1142 DUFFERIN STREET

The Committee reviewed the preliminary plans, coloured elevation, coloured perspective and coloured material sample board, all received in the Planning Department 1990 10 26.

A delegation consisting of the project architects, Mr. S.Desmarais, Mr. S. Lyons and Mr. M. Sakumoto, was in attendance to present the development. After explaining the proposal and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project preliminarily noting the intended tree retention. If this project does proceed to the building permit application stage, the Committee would be looking for the usual details plus the following:

- 1) confirmation from the landscape architect that the trees intended for retention can in fact be saved and what protection measures will be utilized during construction (to be called up on the detailed landscape plan);

Design Committee Meeting  
Minutes of October 30, 1990

5. cont'd

- 2) information on the type of architectural finish to be utilized on all exposed concrete surfaces, noting that simple painting is not felt to be acceptable;
- 3) reconsideration of the proposed roofing colour. The Committee feels that the roof on the addition should match the original building.

6. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON WEST SIDE OF FALCON DRIVE NORTH OF RUNNEL DRIVE AT 1124 FALCON DRIVE

The Committee reviewed the preliminary plans and coloured elevation drawings received in the Planning Department 1990 10 26.

The Committee feels that the project design is generally acceptable, however, more attention could be given the elevation facing Falcon Drive. When reviewing this facade, the applicants should be looking at creating a unique feature which also provides sun and weather protection for the sales area. In addition to the above, the Committee also suggests the following:

- 1) the fascia should be wrapped around onto the west elevation to the "third point";
- 2) the landscaping concept should be adjusted to:
  - a) introduce landscaping along the west lot line as required by the Zoning Bylaw;
  - b) change the deciduous trees on the north side of the building to evergreen trees and increase the numbers substantially in this area, as well as introduce some into the west lot line area referred to in a) above;
  - c) eliminate the asphalt from the area beyond the wheelstops and plant this area with hardy, low-growing ground cover;
  - d) extend the planting out to the edge of the sidewalk along Falcon Drive.

Design Committee Meeting  
Minutes of October 30, 1990

6. cont'd

To summarize, the Committee requests the submission of revised preliminary plans which respond to the above areas of concern.

7. BUILDING PERMIT REVIEW OF PROPOSED FIRE HALL ON THE EAST SIDE OF  
MARINER WAY SOUTH OF COMO LAKE AVENUE AT 2499 MARINER WAY

The Committee reviewed the plans received in the Planning Department 1990 08 16, the coloured elevation and material sample board, submitted on 1990 10 23, as well as the coloured perspective supplied earlier.

The Committee recommends acceptance of the project.

8. BUILDING PERMIT REVIEW OF PROPOSED SERVICE BUILDING FOR B.C. GAS AT  
2600 SPURAWAY DRIVE

The Committee reviewed the plans received in the Planning Department 1990 10 18 and the coloured elevations and coloured photographs, all submitted on 1990 10 26.

The Committee notes that the site occupies a very prominent location at the intersection of three very busy streets. The existing evergreen trees will help screen the proposed building and that may have been one of the primary factors which influenced the applicants in putting forward this design. However, as the building has little or no architectural merit, the Committee cannot recommend acceptance of the building as currently proposed. When reviewing the building, the applicants should also consider a colour scheme which would be more consistent with its surroundings.

In addition to the Committee's expressed concern with the building, they are also of the opinion that some attention must be given to the lack of any on-site or perimeter landscaping. The Committee suggests that a plan be prepared which introduces planting at the

Design Committee Meeting  
Minutes of October 30, 1990

8. cont'd

base of the trees along Spuraway Drive and extends out to include the boulevard. Furthermore, the plan should provide for screening of the rear storage activities and also the pumping equipment facing Spuraway.


9. REVIEW OF PROPOSED ADJUSTMENT TO LANDSCAPING FOR COMMERCIAL CENTRE AT 2773 BARNET HIGHWAY

The Committee reviewed the plans and accompanying letter from the owner dated October 17, 1990, wherein a change to the parking lot landscaping and refuse container screening is requested.

The Committee recognizes the need to improve the accessibility into the site by the gasoline refueling trucks, and for that reason they could endorse the elimination of the two landscape islands directly south of the southwest corner of the video outlet. The use of small concrete planter boxes with seasonal shrubs and flowers will not create the required visual break when looking at the large blacktopped area. As a result, the Committee cannot recommend acceptance of the substitutions proposed for the parking lot landscaping except as noted above.

On the matter of the second request, to utilize one of the concrete planters as a screen on one side of the grouped refuse containers, the Committee commented that this would not provide the desired screening and therefore could not be supported.

NM/cr

  
Neil Maxwell  
Secretary

# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Nov. 13, 1990  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Meeting                      OUR FILE:  
Minutes of November 13, 1990

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, November 13, 1990, with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. J. Gayton  
Mr. W. Haley  
Mr. D. Nichols  
Mr. G. Shinkewski  
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. M. Garrett  
Mr. A. Pawlovich  
Mr. Scott

1. REVIEW OF PROPOSED ADJUSTMENTS TO RESTAURANT ON SOUTHEAST CORNER OF NORTH ROAD AND LOUGHEED HIGHWAY AT 345 NORTH ROAD

The Committee reviewed the coloured sketch perspectives of the proposed entrance canopies and the change in the supergraphic on the south wall, all received in the Planning Department 1990 11 13.

The Committee recommends acceptance of the two new entrance canopies. The use of the wall sign however is not in itself a sufficient substitute for the graphic originally proposed for the large south elevation. The Committee therefore, suggests that the applicant review ways of integrating the sign with additional graphic work. The Committee suggests that the applicant also consider the Sign Bylaw regulations and the proximity of the building wall to the property line.

Design Committee Meeting  
Minutes of November 13, 1990

2. BUILDING PERMIT REVIEW OF PROPOSED SERVICE BUILDING FOR B.C. GAS AT  
2600 SPURAWAY DRIVE

The Committee reviewed the plans submitted previously and the revised drawings presented at this meeting by the project architect, Mr. M. Garrett, Mr. A. Pawlovich the project engineer and Mr. Scott the construction supervisor. After explaining the adjustments and after answering the Committee's questions the delegation left the meeting.

The Committee appreciates the response to their previous concerns. The new proposal is a significant improvement in terms of building design and perimeter landscaping. The Committee went on to recommend acceptance of the project while noting that the Spuraway Drive landscaping should extend out to the edge of the required sidewalk.

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

3. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON WEST SIDE OF  
FALCON DRIVE NORTH OF RUNNEL DRIVE AT 1124 FALCON DRIVE

The Committee reviewed the preliminary plans and coloured elevation submitted earlier on 1990 10 26 and the revisions received in the Planning Department 1990 11 13.

The Committee noted a few of their previous comments have been integrated into the revised submission, however the main recommendations relating to the Falcon Drive facade and the landscaping have not been adequately addressed. The Committee would therefore restate the following.

- 1) a unique design feature which provides sun and weather protection for the sales area is needed to improve the front elevation;
- 2) the landscape concept should provide for the installation of several evergreen trees along the north and west sides of the building. The Committee notes that the variety of pine tree currently proposed will not create the required screen for these sides of the building.

In summary, the Committee awaits the submission of revised preliminary plans which respond to the above.

Design Committee Meeting  
Minutes of November 13, 1990

4. PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO LEIGH  
ELEMENTARY SCHOOL AT 1230 SOBALL STREET

The Committee reviewed the preliminary plans received in the Planning Department 1990 10 05.

The initial Committee reaction is that the design looks quite interesting, however given the very preliminary nature of the plans it was difficult to comment in any great detail. They did however offer the following comments:

- 1) the window treatment appears to be well handled except for the three stepped windows on the south elevation which are inconsistent with the others.
- 2) the elevation drawings should be extended to show the relationship of the proposed additions to the existing structure;
- 3) the applicants should take the proposed works as an opportunity to review the scale of the gymnasium.
- 4) future submissions should include:
  - a) coloured photographs of the existing building plus coloured elevation drawings and a coloured material sample board;
  - b) a landscaping concept which integrates indigenous plant species into the plan.

To summarize, the Committee agrees with the design concept, however future submissions should include additional information to assist in the Committee's review of this project.




Design Committee Meeting  
Minutes of November 13, 1990

5) BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTHEAST  
CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2773 BARNET  
HIGHWAY

The Committee reviewed the plans received in the Planning Department 1990 10 01 and the coloured perspective and coloured material sample board submitted previously on 1990 08 28.

The Committee recommends acceptance of the project subject to the applicants first upgrading the finish on the ramp to the satisfaction of the Planning Director.

NM/ms

  
Neil Maxwell  
Secretary

NOVEMBER 14, 1990

LAND USE COMMITTEE MEETING

MINUTES

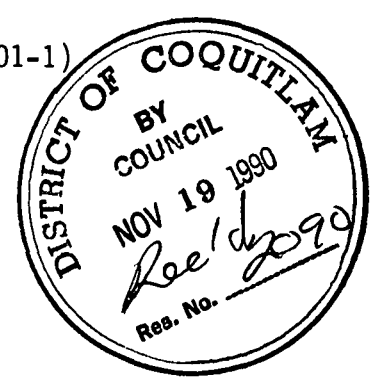
A meeting of the Land Use Committee was held on Wednesday, November 14, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. J. Kingsbury (partway through Item #501-1)

STAFF:

- E. Tiessen, Deputy Planning Director
- K. Wright, Deputy Municipal Engineer
- T. de Jong, Long Range Planner
- R. Innes, Planner



ITEM #501-1

COQUITLAM TOWN CENTRE PARKING STUDY

Eric Tiessen spoke on this, the third key consultant study focusing on the Town Centre area. Mr. Paul Bundt then presented a summary of the report.

The Committee recommends:

COUNCIL ACTION

*APPROVED BY COUNCIL # 2011/90*

"That staff develop an interim Bylaw proposal related to parking standards and that the Planning Department review OCP and other implication for longer term reporting and that BA Consultants appear before the whole Council when the Bylaw is available."

ITEM #501-2

WESBILD VISITOR INFORMATION CENTRE

Paul Young came before the Committee and indicated agreement with the proposals.

COUNCIL ACTION

The Committee recommends:

- APPROVED BY COUNCIL # 2012/90*
- "1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2259, 1990.
  - "2) That Council refer District of Coquitlam Zoning Amendment Bylaw No. 2259, 1990 to Public Hearing."

ITEM #501-3

PRELIMINARY REPORT OF APPLICATION Z-55-90 BY COQUITLAM MOTOR INN FOR A REGULATORY AMENDMENT TO THE CS-1 ZONE TO ALLOW AN ADDITIONAL STOREY TO PROPOSED HOTEL/CONVENTION CENTRE AT 319 NORTH ROAD

Mr. Ron Little spoke on this item and the Planning Director reviewed issues in the staff report.

LAND USE COMMITTEE MEETING  
MINUTES OF NOVEMBER 14, 1990

ITEM #501-3 cont'd/

The Committee recommends:

"That application Z-55-90 be tabled pending:

- 1) review by the applicants and the Planning Department of how best to proceed with Zoning Bylaw and possibly Official Community Plan changes;
- 2) submission by the applicants of revised preliminary plans, showing the proposed additional storey and incorporating any other suggested changes; this would enable a review of major Bylaw provisions by Planning Department staff under either CS-1 or C-2 zoning;
- 3) the Engineering Department to report on traffic and circulation implications, including discussion with the Ministry of Transportation and Highways."

*APP'D  
Co. Res  
# 2094/90*

ITEM #501-4

COMMERCIAL SIGNS AND DESIGN GUIDELINES

Tomina de Jong reviewed this report.

The Committee recommends:

- "1) That Council give first reading to the attached Bylaw No. 2267, 1990 and that Bylaw No. 2267, 1990 be referred to Public Hearing.
- 2) That Council resolve to amend the 'Commercial Design Guidelines - Maillardville', by replacing Section 6 pertaining to signs with the guidelines attached hereto pertaining to signs."

*APP'D  
Co. Res  
# 2094/90*

ITEM #501-5

SCOTIABANK SIGN PERMIT

The Committee recommends:

"That Mr. Schwitek of the Scotiabank be advised that it is Council policy to encourage sign proposals in the Maillardville Neighbourhood Centre Development Permit Area which comply with the adopted guidelines for the area."

*APP'D  
Co. Res  
# 2094/90*

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-49-90 BY MANOR DEVELOPMENTS FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF PROPERTY IN THE 500 BLOCK WHITING WAY FROM P-1 TO RM-2 FOR A 60-UNIT, 3 STOREY FRAME APARTMENT COMPLEX

The Committee recommends:

"That application Z-49-90 be tabled pending:

*APP'D  
Co. Res  
# 2099/90*

LAND USE COMMITTEE MEETING  
MINUTES OF NOVEMBER 14, 1990

ITEM #501-6 cont'd/

- 1) the Subdivision Committee finding a subdivision layout for the lands technically feasible.
- 2) Planning Department staff having sufficient information to prepare draft Official Community Plan and Zoning Bylaw amendments for consideration of the Land Use Committee and Council."

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-53-90 BY THE DISTRICT OF COQUITLAM FOR A REGULATORY AMENDMENT TO THE ZONING BYLAW TO ALLOW "TOT LOTS" IN CERTAIN RESIDENTIAL ZONES

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2268, 1990.
- 2) That Bylaw No. 2268, 1990 and application Z-53-90 be referred to Public Hearing."

*App'd By  
Co. # 2100 x  
2101/90*

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-54-90 BY MR. JOHN MA FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF PROPERTY FROM CS-2 TO C-2 FOR AN INSTANT PRINTING AND PHOTOCOPYING SERVICE IN CONJUNCTION WITH RETAIL SALE OF STATIONERY AT 501 NORTH ROAD

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2274, 1990.
- 2) That Bylaw No. 2274, 1990 and application Z-54-90 be referred to Public Hearing."

*App'd By  
Co. # 2102  
2107/90*

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-56-90 BY INTERNATIONAL CARE CORP. FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF PROPERTY AT 1142 DUFFERIN STREET FROM RM-1 TO RM-2 AND P-2 FOR A 38-UNIT MARKET HOUSING PROJECT FOR SENIORS AND AN INTERMEDIATE CARE WING ADDED TO THE EXISTING BUILDING

The Committee recommends:

COUNCIL ACTION

- "That application Z-56-90 be tabled for:
- 1) the applicants to provide the necessary bearings and dimensions to allow Planning Department preparation of the draft Zoning Bylaw amendment;
  - 2) input from the Ministry of Environment and Parks with regard to the change in covenant area relating to the fisheries habitat at the southerly end of the property;

*App'd By  
Co. # 2104/90*

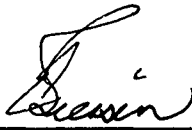
LAND USE COMMITTEE MEETING  
MINUTES OF NOVEMBER 14, 1990

ITEM #501-9 cont'd/

- 3) the applicants' engineering consultants reporting on the feasibility of the sanitary sewer realignment upon consultation with the District of Coquitlam Engineering Department."

TABLED ITEMS:

1. Design Committee Minutes of October 30, 1990
2. Subdivision Committee Minutes of October 23, 1990

  
FOR D.M. Buchanan  
Executive Secretary

NOVEMBER 26, 1990

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, November 26, 1990 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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

STAFF:

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



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-59-90 BY MOUNTAIN ACADEMY GYMNASTIC SOCIETY TO ALLOW FOR REZONING OF A PORTION OF THE BUILDING AND LOT AT 85 GLACIER STREET FOR AN ASSEMBLY USE

The Planning Director further reviewed his report and was followed by the Deputy Municipal Engineer on the parking issue. Ald. Kingsbury and Ald. Parker asked questions of staff and of three representatives of the Gymnastics Society who were present. Ms. McMillan indicated that the trucking company would or could be relocated if the zoning proceeds. She indicated that their lease is for 2 1/2 years.

The Committee recommends:

"That the Municipal Solicitor advise the Committee as to the age and time restrictions recommended by the traffic consultant and whether they can be implemented through a Development Variance Permit."

COUNCIL ACTION

*BT*  
*APP'D*  
*Co R-3*  
*# 2163/90*

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT FOR PROPOSED ADDITION AND ALTERATIONS TO TONY ROMA'S RESTAURANT AT 3025 LOUGHEED HIGHWAY

The Committee recommends:

"That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

COUNCIL ACTION

*APP'D*  
*Co R-3*  
*# 2164/90*

NOVEMBER 26, 1990

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 26, 1990

ITEM #501-3

PROPOSED REDUCTION IN LETTER OF CREDIT FOR SITE DEVELOPMENT INCLUDING  
LANDSCAPING AT 88 GOLDEN DRIVE

The Committee recommends:

COUNCIL  
ACTION

*AR* "That Arnold Bros. Transport Ltd. be advised that Council is not prepared to approve a reduction in the site development bond for 88 Golden Drive."

*APPROVED  
Co. Res  
# 2168/90*

ITEM #501-4

B.C. HYDRO 1990 ELECTRICITY PLAN AND LOWER MAINLAND TRANSMISSION LINE  
CORRIDOR STUDY

This item was received for information.

ITEM #501-5

PROPOSED AMENDMENT TO DEVELOPMENT PERMIT FOR 54-UNIT TOWNHOUSE PROJECT  
UNDER CONSTRUCTION AT 2850 RAMBLER WAY

The Committee recommends:

COUNCIL  
ACTION

"That Council approve signing and sealing of the Development Permit Amendment and the Mayor and Municipal Clerk be authorized to execute this Development Permit Amendment on behalf of the District of Coquitlam."

*APPROVED:  
Co. Res  
# 2168/90*

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND CONSIDERATION OF  
FINAL ADOPTION OF BYLAW NO. 2091, 1989 - HIGH-DENSITY APARTMENT COMPLEX  
AT 1190 PIPELINE ROAD

The Committee recommends:

COUNCIL  
ACTION

1. That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2091, 1989.
2. That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam, noting that the proponent should be advised that in later phases, higher parking standards could likely come into effect prior to actual building."

*APPROVED  
Co. Res  
# 2167 &  
2168/90*

NOVEMBER 26, 1990

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 26, 1990

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-60-90 BY ALVIN W. AUSTIN FOR THE  
REZONING OF PROPERTY AT 1504-1508 BRUNETTE AVENUE AND 1533 BOOTH AVENUE  
FROM M-3 AND RS-1 TO RM-2 FOR A 3-STOREY FRAME APARTMENT BUILDING

The Committee recommends:

COUNCIL  
ACTION

- "1) That Bylaw No. 2279, 1990 be given first reading by Council.
- 2) That Bylaw No. 2279, 1990 and application Z-60-90 be referred to Public Hearing."

APP'D  
Co. R-7  
# 2169  
& 2170/90

ITEM #501-8

Z-44-90 - PROPOSED RS-6 ZONE FOR BARE LAND STRATA SUBDIVISIONS

The Committee recommends:

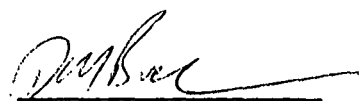
COUNCIL  
ACTION

- "1. That Council give first reading to Bylaw No. 2255, 1990, a Bylaw amending the District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan.
- 2. That Council give first reading to Bylaw No. 2256, 1990, a Bylaw amending the District of Coquitlam Zoning Bylaw No. 1928, 1971, as amended.
- 3. That Bylaw No. 2255, 1990 and Bylaw No. 2256, 1990 and application Z-44-90 be referred to Public Hearing.
- 4. That the Municipal Clerk not place this application on the agenda of a Public Hearing until advised by the Planning Director that a revised subdivision proposal for the Cape Horn lands has been found 'technically feasible' by the Subdivision Committee and corresponding acceptable revised architectural plans have been received."

APP'D  
Co. R-5  
# 2171  
& 2172  
2173  
2174/90

TABLED ITEMS:

- 1. Design Committee Minutes of November 13, 1990
- 2. Subdivision Committee Minutes of November 6, 1990

  
D.M. Buchanan  
Executive Secretary



# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee  
FROM: Design Committee  
SUBJECT: Design Committee Minutes  
of November 27, 1990

DEPARTMENT:  
DEPARTMENT:

DATE: Nov. 27, 1990  
YOUR FILE:  
OUR FILE:

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, November 27, 1990, with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. W. Haley  
Mr. G. Shinkewski  
Mr. A. Smode

STAFF:

Mr. Ken McLaren, Development Control Technician  
Mr. Neil Maxwell, Planning Assistant

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO CARDLOCK REFUELING FACILITY AT 2595 SHUSWAP AVENUE

The Committee reviewed the plans received in the Planning Department 1990 11 16.

The Committee recommends acceptance of the proposed addition.

2. BUILDING PERMIT REVIEW OF PROPOSED STORAGE BUILDING IN TOWN CENTRE PARK AT 1299 PINETREE WAY

The Committee reviewed the plans received in the Planning Department 1990 11 20.

The Committee feels that the building form and choice of materials is acceptable, however, as the package of information did not include the required coloured information, the application was tabled. The Committee therefore awaits the submission of coloured elevation drawings supplemented with a coloured material sample board.

Design Committee Minutes  
of November 27, 1990

Nov. 27, 1990

3. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF FALCON DRIVE NORTH OF RUNNEL DRIVE AT 1124 FALCON DRIVE

The Committee reviewed the revised preliminary plans and coloured elevation drawings, all received in the Planning Department 1990 11 23.

The Committee can now recommend acceptance of the building design in preliminary. If the project does proceed to the building permit application stage, they will be looking for the usual detailed information plus a landscape plan which addresses their previous comments. In addition, the Committee suggests that the location of the rooftop mechanical equipment screen be adjusted to be symmetrical.

4. Z-60-90 - PRELIMINARY REVIEW OF A PROPOSED 74-UNIT APARTMENT BUILDING ON THE SOUTHEAST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET AT 1504 BRUNETTE AVENUE

The Committee reviewed the preliminary plans, coloured streetscape elevation drawing, and the coloured material sample board, all received in the Planning Department 1990 07 26.

The Committee would reiterate their comments on the original application that the overall form and character of the project is acceptable in preliminary, however, additional review of various aspects of the building is still warranted. In this regard, the Committee commented as follows:

- 1) The proposed colour scheme could be restudied in relation to the Maillardville Colour Palette, particularly in relation to an accent colour.
- 2) Additional trim and decoration features should be introduced.
- 3) The smaller, peaked roof design elements should be reviewed for consistency with the other roof forms.

Design Committee Minutes  
of November 27, 1990

Nov. 27, 1990

4. cont'd

- 4) The exposed underground parking structure walls must be given a more sensitive treatment. Perhaps one of the building design elements could be repeated on the wall surfaces.

In summary, the Committee recommends acceptance of the project in preliminary, however, prior to formulating the working drawings, if the project reaches that stage, the Committee would be looking for revised plans which respond to the above.

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

5. PRELIMINARY REVIEW OF PROPOSED HOTEL AND CONVENTION CENTRE COMPLEX  
AT 319 NORTH ROAD

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 11 19 and the coloured information submitted previously.

The increased building height and the introduction of the bay windows on the north elevation improve the overall appearance of the building. Consequently, the Committee has no hesitation in recommending acceptance in preliminary of the revised proposal.

NM/cr

  
Neil Maxwell  
Secretary

501

DECEMBER 10, 1990

LAND USE COMMITTEE MINUTES

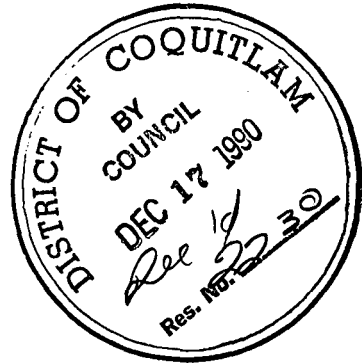
A meeting of the Land Use Committee was held on Monday, December 10, 1990 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. D. White, Chairman
- Ald. B. Robinson
- Ald. W. LeClair

STAFF:

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



ITEM #501-1

Z-16-90 - PACIFIC COAST ENERGY CORPORATION - COMPRESSOR STATION

Mr. Jack Kavanagh spoke to the Committee on the intentions of his company, referring to his November 16, 1990 letter. After the Planning Director indicated that staff faced an awkward situation in terms of building permits and bylaw provisions, Mr. Kavanagh indicated that the Project Certificate changes mean that Coquitlam has no role in overseeing construction, though they were following through on previous undertakings regardless.

The Committee recommends:

"That the Municipal Solicitor advise Council on the matter of building permit and bylaw requirements in relation to this project in Executive Committee on December 17, 1990."

*January 7*

*Approved by Council  
CO # 2230/90*

ITEM #501-2

PROPOSED RENTAL HOUSING AT 219-223 JACKSON STREET

Mr. Jurgen Byss of Cressey Developments appeared before the Committee regarding rental housing. Planning staff advised of OCP policies and that there was a Council resolution of about one year ago directing that a review take place.

The Committee felt that the rental housing matter should not proceed further, but that timing for responding to the resolution should be established with a report back to Council involving the Municipal Manager.

LAND USE COMMITTEE MINUTES  
OF DECEMBER 10, 1990

ITEM #501-3

QUARRY ROAD GOLF COURSE

The Planning Director and Deputy Municipal Engineer gave background in this item. Mr. Buchanan advised that the following would be required if the development were to be reconsidered:

- 1) an application for subdivision,
- 2) applications for rezoning and development permit with supporting plans,
- 3) the environmental study,
- 4) an update of traffic and servicing studies done in 1989.

Mr. Buchanan further advised that an initiation of the Northeast OCP update would likely not commence until late 1991. Mr. Wright advised of Provincial Fish and Wildlife concerns and a forthcoming GVRD study on golf courses.

Mr. Michael Davis, a consultant to Taisun Enterprises then spoke to the Committee. He showed slides of the proposed site and of other golf courses. This was followed with questions and discussion by Committee members. Questions were then asked by other persons attending the meeting as to clarification on the information presented.

COUNCIL  
ACTION

The Committee left the matter for Council discussion on December 17, 1990.

ITEM #501-4

Z-29-89 - SERVICE COMMERCIAL LAND WEST OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY

Mr. Jeff Devins appeared regarding the site. The Planning Director advised that the Planning Department would want to see the covenant maintained for the northern portion of the lands and be able to review the proposed uses as to impact on the Maillardville Business Area and as to traffic implications.

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2280, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2281, 1990.
- 3) That Bylaws No. 2280 and No. 2281, 1990, along with application Z-29-89, be referred to Public Hearing.
- 4) That the Mayor and Municipal Clerk be authorized to execute a quit claim of covenant #AA039208 to release this covenant."

*WRIGHT DAVIS*

*Q55 Co. Res  
# 2280/2281  
2280/2281/2284/2285*

LAND USE COMMITTEE MINUTES  
OF DECEMBER 10, 1990

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAWS  
NO. 2245 AND NO. 2246, 1990 - B.C. TELEPHONE COMMUNICATIONS BUILDING TO  
SERVE THE WESTWOOD PLATEAU

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council reconsider, finally pass and adopt District of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2245, 1990.
- 2) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2246, 1990.
- 3) That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APPROVED  
C. B. 12/10/90*

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-58-90 BY THE DISTRICT OF COQUITLAM  
FOR A REGULATORY AMENDMENT TO THE HOME OCCUPATION SECTION OF THE BYLAW

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council give first reading to Bylaw No. 2271, 1990.
- 2) That Bylaw No. 2271, 1990 and application Z-58-90 be referred to Public Hearing."

*APPROVED  
C. B. 12/10/90*

ITEM #501-7

Z-39-90 - LARGE HOUSE STUDY - RESULTS OF PUBLIC CONSULTATION PROCESS

The Planning Director advised that Mr. Rob Innes had prepared this report, and this led to discussion on the infill housing issue as well as building on sloping lots.

The Committee recommends:

COUNCIL  
ACTION

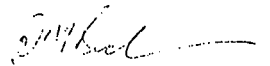
"That Council direct staff to pursue Option 2; i.e. to address in two stages the issues of 'slope sensitive' residential development and sensitive infill residential development, and that this direction be communicated to those who have provided input."

*APPROVED  
C. B. 12/10/90*

LAND USE COMMITTEE MINUTES  
OF DECEMBER 10, 1990

TABLED ITEMS:

1. Design Committee Minutes of November 27, 1990
2. Subdivision Committee Minutes of November 20, 1990

  
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D.M. Buchanan  
Executive Secretary