

7  
LAND USE

COMMITTEE

MINUTES

1983.

JULY 11, 1983

LAND USE COMMITTEE MINUTES

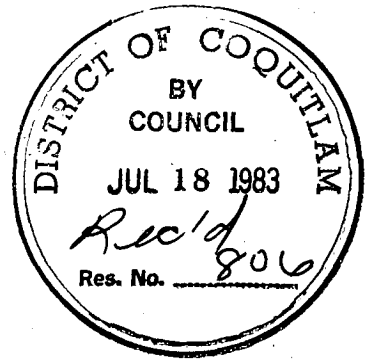
A meeting of the Land Use Committee was held on Monday, July 11, 1983 at 7:00 p.m. in the Council Chambers with the following persons present:

LAND USE COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. W. Henke

PARK & RECREATION COMMITTEE:

- Ald. B. Robinson, Acting Mayor
- Ald. L. Sekora, Chairman
- Ald. G. Levi



STAFF:

- J.L. Tonn, Municipal Manager
- D.L. Cunnings, Park & Recreation Director (for Item #1)
- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner
- A.J. Edwards, Assistant Municipal Engineer
- T. Murphy, Supervisor, Traffic & Transportation

ITEM #501-1

WESTWOOD PLATEAU AREA ESCARPMENT AND GRAVEL STUDY - PHASE I

Mr. W. Johnson of Triffo Engineering, Westwood and Riverview Project Manager for the Ministry of Lands, Parks and Housing, plus D. Smith and O. Hungr of Thurber Associates were present.

The Planning Director gave background as to the location of the study area. Mr. Johnson then reviewed the process being followed and Mr. Smith reviewed Phase I information and conclusions. Getting at the gravel at the bottom of the slope in an economic, feasible way was one issue emphasized. The next phase will explore this more thoroughly. The draft report is slated to be completed in September and submitted to the Ministry unless delayed on their request.

The Deputy Planning Director sought comments as to the economics in the short term for gravel pit mining. This was followed up by questions from members of the two Committees and staff. The discussion ended with concerns being raised with regard to eventual co-ordination of implementation and costs to the District to land use and traffic.

ITEM #501-2

PROPOSED NEIGHBOURHOOD PUB AT 3030 LINCOLN AVENUE

Mr. Cross and Mr. Jones indicated that the square footage problem had been resolved, though the location is within one mile of certain pubs. The Planning Director reviewed his report and confirmed that square footage was no longer considered problematic but the distance factor still is.

A letter from Mr. John Kettlewell was tabled with the Committee, dated June 28, 1983, and read into the record by the Chairman, Ald. Garrison. Mr. Kettlewell was present and expressed concern with regard to a future hotel also slated for the area.

LAND USE COMMITTEE  
MINUTES OF JULY 11, 1983

ITEM #501-2 con't

The Committee recommends:

APP'D BY  
Co. RES.  
# 807/83

"That the Liquor Control and Licensing Branch be advised that the site at 3030 Lincoln Avenue is zoned C-2 and that this zone allows neighbourhood pubs as an entertainment and recreation facility."

ITEM #501-3

FREESTANDING SIGN AT 1150 AUSTIN AVENUE

Mr. M. Watson appeared before the Committee and this led to extensive discussion.

The Committee concluded that staff should investigate the feasibility of multi-use signage in conjunction with Mr. Mike's, after confirmation in writing is received from them as to their agreement to such joint use, and that staff should also review the question of trimming of the trees for better sign visibility with the property owner.

ITEM #501-4

SATELLITE RECEIVING DISH ON ROOF OF HOME AT 910 FRESNO PLACE

John Saboe and his mother, Mary Saboe, appeared before the Committee regarding the satellite receiving dish on their house.

The Committee recommends:

"That staff advise the complainant that the District has no jurisdiction with regard to satellite receiving dishes."

APP'D BY  
Co. RES.  
# 808/83

ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-20-83 - 2729 BARNET HIGHWAY

This application was tabled at the request of the applicant for two weeks in order that he could appear before the Committee.

ITEM #501-6

Z-22-83 - PROHIBITION OF CABARETS UNDER ZONING BY-LAW

The Planning Director reviewed the report. After some discussion, the Committee recommended:

- 1) That the provisions of the CS-2 zone be amended to exclude 'nightclubs and dance halls, including cabarets' as allowable uses in that zone.
- 2) That no change be made with regard to the CS-1 zone and 'cocktail lounges, public houses, nightclubs and dance halls, including cabarets'.
- 3) That 'cocktail lounges and public houses' be specifically permitted in the C-2 zone, and 'nightclubs and dance halls, including cabarets' be specifically excluded, recognizing that they will be permitted in the proposed C-4 zone for the town centre area."

APP'D BY  
Co. RES.  
# 809/83

LAND USE COMMITTEE  
MINUTES OF JULY 11, 1983

ITEM #501-7

PROPOSED USE WITHIN MAYFAIR INDUSTRIAL PARK - UNITED FLOWER GROWERS  
CO-OP ASSOCIATION (8-2925)

The Committee received the Planning Director's report dated July 7, 1983 for information.

ITEM #501-8

PROPOSED DEVELOPMENT AT 2907-2925 DEWDNEY TRUNK ROAD

The Long Range Planner reviewed the proposal for townhousing designation.

The Committee recommends:

"That the Community Plan Map for West Coquitlam be modified by designating the land at the northwest corner of Dewdney Trunk Road and Lougheed Highway for townhousing."

APP'D BY  
CO. # 810/83

ITEM #501-9

COLONY FARM

The Planning Director was instructed to contact BCBC on what is proposed for Colony Farm and the status of the Forensic Psychiatric Institute rebuilding program and report to Council.

ITEM #501-10

B.C. HYDRO RED BRIDGE AND COQUITLAM RIVER

The Municipal Manager advised that the Emergency Measures Co-ordinator had been advised by B.C. Hydro that the spillway at the Coquitlam Lake dam would be opened in the early morning hours on July 12th, which would mean that the Pitt River Road Bridge would have to be closed.

ITEM #501-11

APARTMENT DEVELOPMENT AT ROBINSON STREET AND CLARKE ROAD

The Planning Director advised that the applicants wish to have Council consider final zoning and the development permit on July 18th, and Committee members indicated no concern with direct reporting to Council.

TABLED ITEMS:

1. Subdivision Committee Minutes of June 21, 1983
2. Design Committee Minutes of June 28, 1983

Ald. L. Garrison, Chairman



D.M. Buchanan  
Executive Secretary

501

JULY 25, 1983

LAND USE COMMITTEE MINUTES

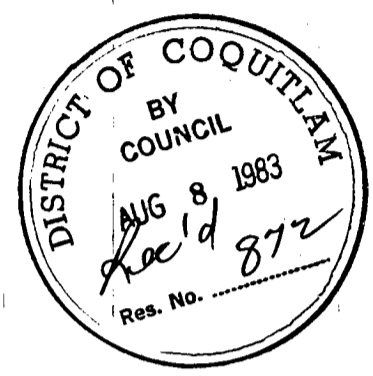
A meeting of the Land Use Committee was held on Monday, July 25, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. W. Henke

STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Executive Secretary



ITEM #501-1

Z-20-83 - CS-2 ZONING AT 2729 BARNET HIGHWAY

This item was deferred until the next meeting on August 15, 1983 as requested by the applicants.

ITEM #501-2

Z-36-79 - PROPOSED MALIBU GRAND PRIX FACILITY SOUTH SIDE OF LOUGHEED HIGHWAY VICINITY OF KING EDWARD STREET

Mr. A. Horning appeared at the meeting along with Mr. D. May, Realtor. He advised that a track facility is under construction in Kelowna, to be opened in ten days, located on the highway to Vernon. Photographs and material were circulated. A \$1.8 million to \$2.0 million investment is involved, not including land. Two sites are being examined:

- 4.6 acres west of King Edward Street,
- 7 acres west of Laurentian Creek, where the extra land could be used for a smaller track for children.

The Committee tabled the proposal until a firmer proposal is made incorporating the recommendations of the Deputy Planning Director. (The Planning Director later supplied a copy of his report of July 19, 1983 to Mr. Horning.)

ITEM #501-3

CORRESPONDENCE FROM NADEN HARBOUR HOUSING CO-OP DATED JULY 8, 1983 (Z-23-82)

A letter was tabled by Ald. Garrison, written by Mark W. Rose, dated July 19, 1983 (attached).

Mr. L. Fleming then appeared before the Committee requesting Council to instruct the sending of letters to Senator R. Perreault and Senator J. Austin on this issue. 36 or 37 people have been signed up with \$100 deposits and preliminary plans have been prepared, with 44 units in total. A good income mix is also evident. Mr. Fleming indicated that this was a family co-operative proposal.

The Committee directed staff to prepare a report on each co-operative in the Town Centre area as to unit mix, policy on rental to families and as to vacancies.

LAND USE COMMITTEE MINUTES  
OF JULY 25, 1983

ITEM #501-4

AQUA-TECH SLEEP CENTRES LTD. SIGN

Mr. R. Geib appeared before the Committee regarding his sign requirements. A memo dated July 22, 1983 from the Building Department was reviewed and Mr. Geib was advised to discuss what was possible in more detail with the Building Department. The question of extending the number or allowed length of time of portable signs was briefly discussed, and as to whether the owner of the land would possibly reallocate the signage of all tenants, reducing the size of signs serving other businesses in the complex.

ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-23-83 FOR REZONING OF PROPERTY AT 952 COMO LAKE AVENUE FROM SS-2 TO SS-3

This application was tabled for the applicant to appear before the Committee on August 15th with petition material which members of the Committee understand is being assembled.

ITEM #501-6

EXTENSION TO REZONING APPLICATION Z-7-80

This item was tabled for the applicant to appear before the Committee to explain the status of the Racquetball Club.

ITEM #501-7

CRITERIA FOR LOCATION OF NEIGHBOURHOOD PUBS

This item was tabled for discussion at the August 15th Committee meeting.

ITEM #501-8

Z-22-83 - PROHIBITION OF CABARETS UNDER ZONING BY-LAW

The Committee recommends:

"That draft By-law No. 1371, 1983 be referred to Public Hearing."

*App'd Pa  
Co. Res  
# 872/83*

ITEM #501-9

Z-14-83 - PROPOSED CS-2 ZONING ON BARNET HIGHWAY TO ALLOW RETAIL/THEATRE COMPLEX

The Committee recommends:

"That By-law No. 1345, 1983 be reconsidered, finally passed and adopted."

*App'd Pa  
Co. Res  
# 874/83*

LAND USE COMMITTEE MINUTES  
OF JULY 25, 1983

ITEM #501-10

APARTMENT COMPLEX AT 460 WESTVIEW STREET

A letter dated July 20, 1983 from Intrawest Properties Ltd. was read by Ald. Garrison (attached).

The Committee recommends:

"That Intrawest Properties Ltd. be directed to adhere to the Sign Control By-law."

*APD B  
Co: RES  
8/25/83*

TABLED ITEMS:

1. Subdivision Committee Minutes of July 5, 1983
2. Design Committee Minutes of July 12, 1983

Ald. L. Garrison  
Chairman

*D.M. Buchanan*  
D.M. Buchanan  
Executive Secretary

501

AUGUST 15, 1983

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 15, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

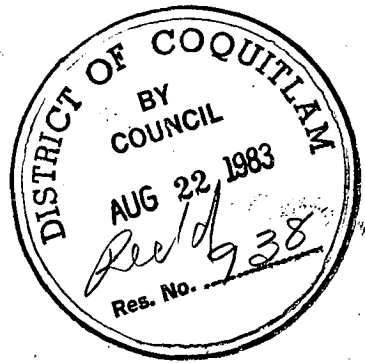
Ald. L. Garrison, Chairman  
Ald. L. Bewley  
Ald. W. Henke

ALSO PRESENT:

Acting Mayor Robinson  
Ald. L. Sekora  
Ald. G. Levi

STAFF:

E. Tiessen, Deputy Planning Director  
J.L. Tonn, Municipal Manager  
K. McLaren, Development Control Technician



ITEM #501-1

Z-20-83 - CS-2 ZONING AT 2729 BARNET HIGHWAY

The Committee recommends:

"That Council refer to Public Hearing:

- a) CS-2 zoning of the property, except for that portion required to accommodate the brake and muffler premises and associated parking;
- b) an amendment to the regulations to include hairdressing under the description of non-medical health centres."

*APPR'D BY  
CO. RES  
# 939 + 940  
1983*

ITEM #501-2

REZONING APPLICATION Z-23-83 - JAFFER ENTERPRISES LTD. - 952 COMO LAKE AVENUE

The applicant presented the Committee with a copy of a petition which he had circulated in the neighbourhood. The Committee recommends:

"That Council refer application Z-23-83 to Public Hearing."

*DECLINED  
SEE RES  
# 941/83*

ITEM #501-3

REZONING APPLICATION Z-24-83 - D. & E. SIGFUSSON - 1106 CARTIER STREET FROM RS-1 TO RT-1

The Committee recommends:

"That Council refer application Z-24-83 to Public Hearing."

*APPR'D BY  
CO. RES  
# 942/83*

ITEM #501-4

Z-27-81 - FINAL APPROVAL OF ZONING AMENDMENT BY-LAW NO. 1180

Mr. T. Spraggs appeared to speak in favour of final approval for Zoning Amendment By-law No. 1180, as amended. In discussing the matter, he indicated that the subdivision could proceed either as a whole or on a phased basis. He stated that if the subdivision proceeded as a whole, he would be willing to meet the conditions of the subdivision Committee, including completion of earthworks prior to final approval of the subdivision plan. He stated further that if the subdivision proceeded on a phased basis, he would comply with those requirements for additional information pertaining to a phased basis set out by the Subdivision Committee on July 19, 1983. Mr. Spraggs agreed to place this position before the Subdivision Committee by way of a letter.



LAND USE COMMITTEE MINUTES  
OF AUGUST 15, 1983

ITEM #501-4 con't

The Committee recommends:

"That Council consider final approval of Zoning By-law No. 1180, as amended at its September 6th meeting, subject to a report from the Subdivision Committee coming to that meeting and satisfying the Council that the conditions of Council's resolution in this regard passed on June 6, 1983 have been met."

ITEM #501-5

VANCOUVER CORE PLAN

The Committee received the copy of the Vancouver Core Plan for information.

ITEM #501-6

CONSERVATION PERMIT APPLICATION AT 1059 SPAR DRIVE

The Committee recommends:

"That a permit be granted under the District of Coquitlam By-law No. 1199, as amended, to Mrs. K. Cushley to allow installation of a swimming pool at the rear of 1059 Spar Drive, being Lot 153, District Lot 238, Plan 42895, in the location indicated on the plan submitted to the Municipality by the applicant's engineer."

APP'D BY  
CO. RES  
# 943/83

ITEM #501-7

REGIONAL PLAN AMENDMENTS GV83-6 (Z-1-83) & GVS 83-7 (Z-26-82)

The Committee received the Planning Director's report for information and authorized staff to supply copies to Mr. Vosper and Mr. Spraggs.

ITEM #501-8

MERCHANDISING OF NURSERY STOCK ON VACANT LOTS

The Committee recommends:

"That no changes be made to the Zoning By-law in regard to merchandising of nursery stock on vacant lots, and that the B.C. Nursery Trades Association be advised that outdoor sale of nursery stock is limited to the C-1 and CS-1 zones in Coquitlam."

APP'D BY  
CO. RES  
# 944/83

ITEM #501-9

OFFICES FOR CHAMBER OF COMMERCE ON OR ADJACENT PINE TREE VILLAGE SITE

The Committee recommends:

"That Council advise the Chamber of Commerce that the proposed office arrangements are not considered appropriate, and that the Chamber should seek a more permanent location for its quarters."

APP'D BY  
CO. RES  
# 945/83

LAND USE COMMITTEE MINUTES  
OF AUGUST 15, 1983

ITEM #501-10

CRITERIA FOR LOCATION OF NEIGHBOURHOOD PUBS

The Committee recommends:

"That Council adopt as policy the revised guidelines set out in the Planning Director's report of July 20, 1983."

*APP'D BY  
RES  
CO. # 946/83*

TABLED ITEMS:

1. Subdivision Committee Minutes of July 19, 1983
2. Design Committee Minutes of July 27, 1983

Ald. L. Garrison, Chairman

E. Tiessen, Acting Secretary

AUGUST 29, 1983

LAND USE COMMITTEE MINUTES

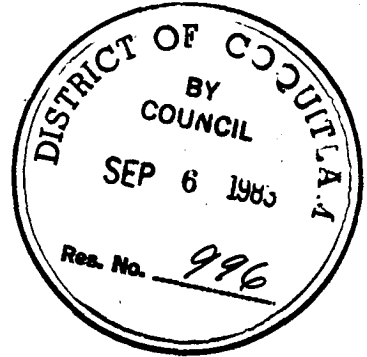
A meeting of the Land Use Committee was held on Monday, August 29, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman  
Ald. L. Bewley

STAFF:

E. Tiessen, Deputy Planning Director



ITEM #501-1

ACCESS TO GUILDFORD WAY

The Committee requested a report from the Engineering Department on access arrangements for the total parcel from which the subject site is to be subdivided, and tabled consideration of the request for access to Guildford Way pending receipt of such a report.

ITEM #501-2

LETTER FROM BEEDIE CONSTRUCTION CO. LTD. DATED AUGUST 24, 1983 RE PROPERTY LOCATED ON OXFORD STREET ABOVE RIVER SPRINGS

After some discussion, the Committee came to the conclusion that development of this site should be by way of development permit. The Committee requested a report from the Planning and Engineering Departments on the possibilities for development on this basis, under the alternatives of existing zoning or RT-2 zoning, and with consideration for the technical problems of the site.

ITEM #501-3

LETTER FROM CROWN TIRE SERVICE DATED AUGUST 15, 1983 RE LAND USE AT 666 LOUGHEED HIGHWAY IN COQUITLAM

The Committee requested a report from the Planning Department on the possibility of a by-law amendment that would permit the applicant's request as a limited and accessory use, and tabled the matter pending receipt of such a report.

ITEM #501-4

LETTER FROM FARWEST INVESTMENTS DATED AUGUST 16, 1983 RE CREDITING OF PARKING LOT SPACES ON NELSON AVENUE TO BUILDING AT 1046 AUSTIN AVENUE

The Committee recommends:

"That Council decline the request set out in the letter of August 16, 1983 from Farwest Investments Ltd."

*Res. 997  
APP'D.*

LAND USE COMMITTEE  
MINUTES OF AUGUST 29, 1983

ITEM #501-5

LETTER FROM MR. HEINZ PROSCH DATED AUGUST 8, 1983 RE MAXIMUM HEIGHT OF HOUSING IN RESIDENTIAL ZONES

The Committee tabled this matter for a report from the Planning Department on height limits for residential buildings in other GVRD municipalities.

ITEM #501-6

PROPOSED EXTENSION TO REZONING APPLICATION Z-37-79 - 2500 BLOCK CAPE HORN AVENUE - BY-LAW NO. 1048

*Res. 998  
App'd.*

The Committee recommends:

"That application Z-37-79 be given a six-month extension to February 28, 1984."

ITEM #501-7

8-3752 - PROPOSED CONVERSION OF EXISTING COMMERCIAL BUILDING AT 218 BLUE MOUNTAIN STREET

*Res. 999  
App'd.*

The Committee recommends:

"That Council and the Strata Titles Approving Officer approve the strata title conversion of Lot D, Block 50, District Lot 1, Plan 2716 (Pl. 34126), subject to the following terms and conditions being met prior to the signing of the necessary form or forms by the Approving Officer and Municipal Clerk:

- 1) physical construction of Roderick Avenue to the standards required by Subdivision Control By-law No. 1023, including:
  - a) pavement widening;
  - b) curb, gutter and sidewalk;
  - c) streetlighting;
  - d) road drainage;
- 2) submission of satisfactory written evidence that all affected tenants consent to the proposed conversion."

TABLED ITEMS:

1. Design Committee Minutes of August 8, 1983
2. Subdivision Committee Minutes of August 9, 1983
3. Design Committee Minutes of August 16, 1983

\_\_\_\_\_  
Ald. L. Garrison  
Chairman

*E. Tiessen*  
\_\_\_\_\_  
E. Tiessen  
Acting Secretary

SEPTEMBER 26, 1983

LAND USE COMMITTEE MINUTES

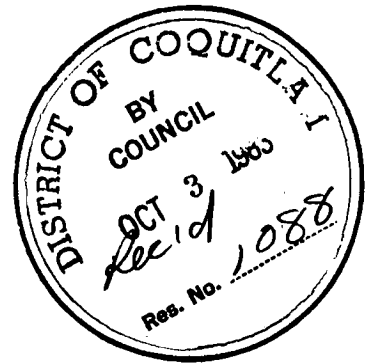
A meeting of the Land Use Committee was held on Monday, September 26, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman  
Ald. W. Henke  
Ald. L. Bewley

STAFF:

J.L. Tonn, Municipal Manager  
A.J. Edwards, Assistant Municipal Engineer  
D.M. Buchanan, Planning Director

ITEM #501-1ACCESS TO GUILDFORD WAY

The Committee recommends:

"That access for the lands at the southwest corner of Lansdowne Drive and Guildford Way, legal description - Lot 154, District Lot 385, Plan 53820, be provided:

- a) from Lansdowne Drive via creation of an easement for joint access with the adjacent property along the southern side of this property,
- b) from Guildford Way via creation of an easement for joint access with the adjacent property to the west side for right in access only."

ITEM #501-2Z-26-82 - FINAL CONSIDERATION OF BY-LAW NO. 1315

The Planning Director reviewed his report of September 1, 1983, noting two changes:

- a) The 15 metres in paragraph 2 should be 15 feet or 5 metres.
- b) The Subdivision Committee Minutes attached are a draft and are being amended to refer to Golder's recommendations.

The Assistant Municipal Engineer advised that his staff had examined the access alternatives in condition #2 of the Subdivision Committee preliminary approval, and Option B is estimated to cost \$210,000, with Glenbrook Option C \$300,000 excluding land acquisition. He further advised of the five-stage process of designing, financing and constructing water and sanitary sewer improvements.

The Planning Director reviewed the alternative of zoning only that portion of the of the Upper Beecam area given preliminary approval for subdivision. After hearing from Mr. Tom Spraggs and his consultant, Mr. Derek Ashford, and extensive discussion, the Committee recommended:

- "a) That Council reconsider and finally approve Zoning Amendment By-law No. 1315, 1983.
- b) That Council convey to the Approving Officer the Committee's concerns:
  - that recontouring of the area be made a condition of development of the area north of the B.C. Hydro right-of-way;
  - that dedication and construction of Road D be insisted upon in both the Lower and Upper Beecam areas to allow for two accesses to both;
  - that Oxford Street be assumed as the long-term access upon construction of the David-Pathan connector and not further crossing of the Hyde Creek ravine."

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 26, 1983

ITEM #501-3

CONSERVATION PERMIT - 1067 SPAR DRIVE

The Committee recommends:

"That authorization be granted to Miss Kelly Smith and Mr. Gary Hamilton to carry out earthworks to facilitate recontouring of the lands and siting of a foundation for a single-family dwelling on Lot 153, District Lot 238, Plan 42895, NWD, being 1067 Spar Drive, subject to:

- APPROVED  
Co. Res # 1091/83  
B1
- 1) all works to be carried out in accordance with the report by Golder Associates dated August 26, 1983, and entitled 'Report to Sandfloyd Holdings on Proposed Single Family Residence, Lot 153, Spar Drive, Coquitlam, British Columbia', except as amended or superseded as follows:
    - a) the words 'inferred to be' in paragraph 1 of page 4 of the report are to be removed from the report so that it is clear the sub-surface conditions are as they are described by Golder Associates;
    - b) submission by Golder Associates of their calculations and detailed dimensioned sketches proving the stability of:
      - i) the slope for deep-seated as well as shallow surface failures;
      - ii) the proposed crib walls;
      - iii) the proposed basement retaining walls;
    - c) details being provided to the Building Department by Golder Associates for both of the proposed crib walls, showing how they are to be constructed;
    - d) the proposed drainage system conforming to the requirements of the B.C. Plumbing Code, with the exception of the catch basins, which are to be installed to the standards specified under the District's Subdivision Control By-law No. 1023, as amended, and the drainage system passing the inspection of the Building Department;
  - 2) Golder Associates providing supervision of all works authorized by this permit, in accordance with their letter of August 26, 1983, entitled 'Supervision of Earthworks Construction Sensitive Lands';
  - 3) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from machinery involved with the recontouring and excavation of earth within the lands;
  - 4) the duration of the permit being six months, noting that under Clause 28, No. 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permitholder violates any of the provisions of the by-law, or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled;
  - 5) review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed, and the District does not accept responsibility for any costs or liability incurred from the carrying out of the works as permitted in this permit."

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 26, 1983

ITEM #501-4

PROPOSED HIGHWAYS FROM VANCOUVER TO SQUAMISH

The Committee received the Planning Director's report dated September 20, 1983 for information.

ITEM #501-5

PROPOSED AUTOMOBILE REPAIR SHOP AND OFFICE AT 223 BERNATCHEY STREET

The Committee recommends:

- "1) That Gower, Yeung & Associates Ltd. be advised that Council policy for development in this area is for comprehensive development on larger sites providing screening where adjacent to residences.
- 2) That the applicant's proposal to reduce the minimum required area in the CS-1 zone not be considered."

*Opp'd  
Co. Res  
#1092/83*

ITEM #501-6

Z-28-73 - APPLICATION OF ZEPHYR MOTORS FOR REZONING OF PROPERTY ON 1500 LOUGHEED AT SCHOOLHOUSE STREET TO CS-1

The Committee recommends:

"That application Z-28-83 be referred to Public Hearing."

*App'd  
Co. Res  
#1093/83*

ITEM #501-7

DESIGNATION OF GILLEY'S QUARRY IN SOIL REMOVAL BY-LAW NO. 969

The Planning Director advised of the amended legal description of the subject land.

The Committee recommends:

"That Council give three readings to the modified By-law No. 1308, 1983."

*See Co. Res  
#1094  
1095  
1096/83*

ITEM #501-8

Z-12-83 - PROPOSED REZONING OF ENCLAVES 1 & 2 WITHIN THE RIVERVIEW PHASE II DEVELOPMENT

The Committee recommends:

"That Enclaves 1 & 2 of the Riverview Phase II development be referred to Public Hearing for RS-1 Residential Single-Family (650 m<sup>2</sup>) in accordance with the area outlined on the sketch attached to the Planning Director's report dated September 22, 1983."

*Opp'd  
Co. Res  
#1098/83*

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 26, 1983

ITEM #501-9

LETTER FROM BLOCK BROS. REALTY LTD. DATED SEPTEMBER 20, 1983

The Committee recommends:

"That Ms. Annand be advised that the Committee would prefer to see the two lots directly to the west included in the site to arrive at a more consistent and workable Medium-Density Apartment development. Furthermore, the Committee would advise that it is not the intention of Council to prezone the area, but to consider formal applications for particular developments, in accordance with Council policy and the Community Plan Map."

*APPRO'D  
CO. RES  
\* 10/9/83*

TABLED ITEMS:

1. Design Committee Minutes of September 13, 1983
2. Subdivision Committee Minutes of September 20, 1983.

Ald. L. Garrison  
Chairman

*D.M. Buchanan*  
D.M. Buchanan  
Executive Secretary



SEPTEMBER 12, 1983

LAND USE COMMITTEE MINUTES

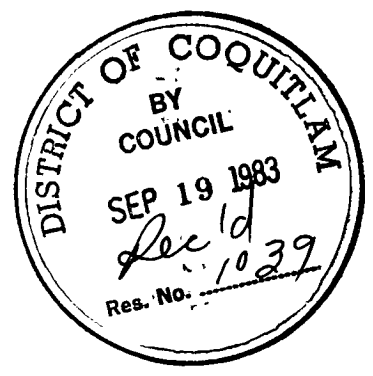
A meeting of the Land Use Committee was held on Monday, September 12, 1983 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Alderman L. Garrison, Chairman
- Ald. L. Bewley
- Ald. W. Henke

STAFF:

E. Tiessen, Deputy Planning Director



ITEM #501-1

LETTER FROM G. HUPPER DATED SEPTEMBER 9, 1983 RE 175 SCHOOLHOUSE STREET

The Committee RECOMMENDS:

*app'd B  
Co. Res  
# 1040/83*

- "a) THAT Council advise Mr. G. Hupper that in regard to the present illegal use of premises leased by him at 175 Schoolhouse Street to repair motor vehicles of less than 4,600 kilograms gross vehicle weight rating, the Council will not, for a period of eight months only, enforce Section 802(2)(a)(iii) of the Zoning By-law, subject to Mr. G. Hupper providing forthwith a letter of undertaking satisfactory to the Municipal Solicitor that such illegal use of the premises will cease in not less than eight months.
- b) THAT Council give notice to the owners of the premises at 175 Schoolhouse Street that proposed uses of the property should be checked as to compliance with municipal by-laws prior to the signing of leases."

ITEM #501-2

LETTER OF AUGUST 15, 1983 FROM CROWN TIRE RE LAND USE AT 666 LOUGHEED HIGHWAY

The Committee RECOMMENDS:

*App'd B  
Co. Res  
104/83*

- "THAT Council refer to Public Hearing a by-law amendment that would add a subsection to Section 702(d) of the Zoning By-law as follows:
  - '(xix) retreading of automobile and truck tires, where such retreading operation is entirely enclosed within a building and is accessory to a principal use involving the retail sale and installation of tires.'"

ITEM #501-3

LETTER FROM MR. HEINZ PROSCH DATED AUGUST 8, 1983 RE MAXIMUM HEIGHT OF HOUSING IN RESIDENTIAL ZONES

The Committee tabled this matter in order for the Planning Department to invite comment from Mr. Prosch in regard to the Department's report.

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 12, 1983

ITEM #501-4

PROPOSED AUTOMOBILE REPAIR SHOP AND OFFICE AT 223 BERNATCHEY STREET

The Committee RECOMMENDS:

"THAT the Committee table this matter until its next regular meeting to give members an opportunity to view the site."

ITEM #501-5

CONSERVATION PERMIT APPLICATION - 3204 BOSUN PLACE

The Committee RECOMMENDS:

"THAT authorization be granted to Mr. and Mrs. Gordon to carry out earthworks to facilitate recontouring of the lands and provision for siting a single-family dwelling on Lot 551, District Lot 373, Plan 53845, subject to:

*APPROV BY  
Co. RES.  
# 1042/83*

- 1) all works to be carried out in accordance with the report by Golder Associates dated July 22, 1983 and entitled 'Geotechnical Report to Mr. and Mrs. Gordon Re: Proposed Slope Regrading, Lot 551, 3204 Bosun Place', except as superseded as follows:
  - a) supplementary letter from Golder Associates dated August 25, 1983,
  - b) revised Figures 1, 2 & 3, being Revision A - August 25, 1983,
  - c) the following amendments and clarification being supplied to the Municipal Engineer prior to the commencement of any earthworks on the site:
    - i) The drainage plan should have the following changes:
      - Specify the class of rigid plastic pipe.
      - The backfill in all trenches should be clean 38mm minus drain rock.
      - The connector pipes should be laid on an even grade without the 'drop structure' and using a sump at the junction in place of the 'T' junction.
      - A sump should be placed at the point where the drain pipe from the retaining walls enters the house system.
    - ii) Clarification is required as to why 38mm drain rock is not being used in the crib retaining walls in lieu of the specified compacted pit run, sand and gravel. If drain rock is used, would the filter cloth be necessary, and if so, the type of cloth should be specified.
    - iii) A detail should be provided to the Building Department on how the crib retaining wall is to be constructed. A building permit may be required.
    - iv) Submission of calculations and assumptions for the proof that deep-seated failure of the slope will not occur.

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 12, 1983

ITEM #501-5 con't

- 2) Golder Associates providing supervision of all works authorized by this permit in accordance with their letter of July 22, 1983 entitled 'Supervision of Earthworks Construction Sensitive Lands';
- 3) signing of the letter of supervision by the property owners prior to the commencement of any earthworks;
- 4) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from the trucks involved with the excavation of earth from the lands;
- 5) the haul route into and out of the site being through the panhandle access to Bosun Place, then to Mariner Way, east to Dewdney Trunk Road, and east to Lougheed Highway;
- 6) the lane not being used as a haul route;
- 7) sawdust or bark mulch being placed on the panhandle to help eliminate dirt being deposited on municipal streets;
- 8) the duration of the permit being six months, noting that under Clause 28, Number 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the by-law or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled;
- 9) review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed, and the District does not accept responsibility for any costs or liability incurred from the carrying out of the works as permitted in this permit;
- 10) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT/ADDITION TO INDUSTRIAL BUILDING ON THE WEST SIDE OF PIPELINE ROAD NORTH OF GLEN DRIVE AT 1210 PIPELINE ROAD

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."

App'd  
Co. Ass  
1042/83

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 12, 1983

TABLED ITEMS:

1. Design Committee Minutes of August 30, 1983
2. Subdivision Committee Minutes of August 23, 1983
3. Subdivision Committee Minutes of September 6, 1983

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Alderman L. Garrison  
Chairman



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E. Tiessen  
Deputy Planning Director

501

OCTOBER 11, 1983

LAND USE COMMITTEE MEETING  
MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 11, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Alderman L. Garrison, Chairman  
Alderman L. Bewley  
Alderman W. Henke

STAFF:

J.L. Tonn, Municipal Manager  
D.M. Buchanan, Planning Director



Alderman Henke took the Chair until the arrival of the Chairman.

ITEM #501-1

BEEDIE CONSTRUCTION CO. - TOWNHOUSE ZONING ON OXFORD STREET ABOVE RIVER SPRINGS, 8-3415 - PHASE 10C

Derek Ashford appeared before the Committee representing the proponent. A plan involving cut and fill was described by Mr. Ashford with a cut for the basement level and materials then put on the bank.

Alderman Garrison arrived at this time.

The Committee recommends:

- "1) That the District's consultant, Golder Associates, review the cut and fill plan presented by Mr. Ashford, and
- 2) That the River Springs Strata Council be asked to comment since Lot 25, owned by them, is affected by the proposals."

Alderman Garrison then took the Chair.

ITEM #501-2

PROPOSED SPECIAL CARE HOME AT MATHEWSON AND CAPE HORN

Mr. J. Kovacs appeared before the Committee. The Committee expressed concern with apartment-like densities being proposed, but questioned whether townhousing could be considered in this area.

The Committee recommends:

"That Mr. Kovac's proposal be tabled for investigation of townhousing and the special care use proposed by him for the subject area by the Planning Department, with advice to be received from the Medical Health Officer, Municipal Engineer, and the Ministry of Transportation and Highways."

*See Co Res # 1102/83*

LAND USE COMMITTEE MEETING  
MINUTES OF OCTOBER 11, 1983

8

ITEM #501-3

EXTENSION TO REZONING APPLICATION Z-61-81 - 2714 BARNET HIGHWAY TO M-6

The Committee recommends:

APPR'D  
COUNCIL  
RES # 1103/83

"That application Z-61-81 be given a six-month extension to March 14, 1984."

ITEM #501-4

PROPOSAL CALL - FRASER MILLS MOBILE HOME PARK

The Committee tabled the report for information and for Mr. Zadak of the Ministry of Lands, Parks and Housing to be invited to appear before them.

8

ITEM #501-5

Z-23-82 - CO-OPERATIVE HOUSING IN THE TOWN CENTRE AREA

The Committee recommends:

APPR'D  
COUNCIL  
RES # 1104/83

- "1) That the Municipal Clerk send letters to Senator R. Perreault and Senator J. Austin requesting support of CMHC financing for the Naden Harbour Housing Co-op.
- 2) That the Municipal Clerk write to Social Housing Manager, CMHC, stating Council's support for the Naden Harbour Housing Co-operative application for 44 family dwelling units, and requesting that this application be given a high priority in the allocation of units by CMHC, noting that the Co-op will be providing a significant number of family dwelling units, and further, requesting that CMHC provide start-up funds to the Housing Co-op."

8

ITEM #501-6

REZONING APPLICATIONS Z-26-83 & Z-27-83 - RS-2 TO RS-4 ZONING

Mr. C. Nieman appeared before the Committee expressing concern with the leave strip requirements imposed by Fisheries and the Town Centre Plan.

The Committee recommends:

APPR'D  
COUNCIL  
RES # 1102/83

- "1) That Council table rezoning application Z-26-83 since the leave strip boundary along Hoy Creek has to be determined as part of the review of subdivision application 8-3775, noting that:
  - a) the Hoy Creek leave strip is to be a minimum of 15 metres from the high water mark, or 18 metres from the creek centre line, whichever is greater;
  - b) P-5 zoning of the leave strip should be considered;
  - c) Hoy Creek should be the east boundary of the rezoning under application Z-26-83;

LAND USE COMMITTEE MEETING  
MINUTES OF OCTOBER 11, 1983

ITEM #501-6 con't

- 2) That Council advise the applicants that it is willing to consider an amendment of the Community Plan to 'Compact One-Family' of those 'townhouse'-designated lands in Lot 2, Northwest One-Quarter Section 11, Township 39, Plan 5039, east of the Hoy Creek leave strip when its eastern boundary has been established;
- 3) That Council table rezoning application Z-27-83 until:
  - a) precise boundaries of the area to be considered for rezoning have been established as part of the review of subdivision application 8-3776; and
  - b) feasible access and servicing arrangements have been worked out through a subdivision application.
- 4) That the Municipal Solicitor review the implications of the 7-metre maximum set by Section 729(11) of the Municipal Act and its relation to the 5% maximum in Section 729(13)."

ITEM #501-7

AAPPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - ADDITION TO INDUSTRIAL BUILDING ON SOUTH SIDE OF CHRISTMAS WAY WEST OF GORDON AVENUE AT 2998 CHRISTMAS WAY

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."

*Approved  
Co. Res  
11/10/83*

TABLED ITEMS:

- 1. Subdivision Committee Minutes of September 20, 1983
- 2. Design Committee Minutes of September 27, 1983

Alderman L. Garrison,  
Chairman

D.M. Buchanan,  
Executive Secretary

501

OCTOBER 24, 1983

LAND USE COMMITTEE MINUTES

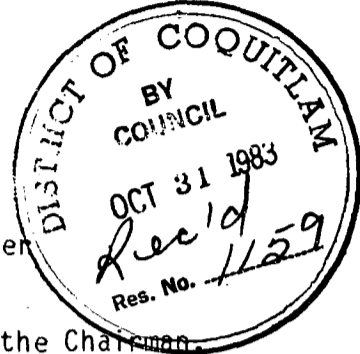
A meeting of the Land Use Committee was held on Monday, October 24, 1983 at 7:30 p.m. in the Council Committee Room with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. W. Henke
- Ald. L. Bewley

STAFF:

- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer
- S. Jackson (for Item 9)



Ald. W. Henke took the Chair until the arrival of the Chairman.

ITEM #501-1

EXTENSION TO REZONING APPLICATION Z-7-80 - 2326 CAPE HORN AVENUE

This item was tabled for a representative of Richmond Credit Union to appear before the Committee on November 7, 1983.

ITEM #501-2

PETITION FROM RESIDENTS FOR INDUSTRIAL ZONING DESIGNATION - 1880-1954 BRUNETTE AVENUE

This item was tabled for a more thorough analysis encompassing the surrounding area to be prepared by the Planning Department.

ITEM #501-3

EXTENSION TO REZONING APPLICATION Z-45-81 - JR.-SR. SECONDARY SCHOOL AT LANSLOWNE STREET AND GLEN DRIVE

The Committee recommends:

"That application Z-45-81 be given a six-month extension to April 25, 1984."

*APP'D B<sup>y</sup>  
CO. RES. # 1160/83*

ITEM #501-4

Z-31-83 - GOODLAND DEVELOPMENTS LTD. - 1392-1402 PIPELINE ROAD

Mr. D. Vosper appeared before the Committee and explained the basis of the new application. He then answered questions as to the proposed development. Sixteen to eighteen mobile home pads were attributed to the two new parcels by Mr. Vosper, with other changes to the northward movement of the slopes.

The Committee recommends:

"That Council refer rezoning of all the land affected by the development to the Public Hearing of November 17, 1983 and Council make application for a boundary adjustment to the Official Regional Plan to encompass the two new parcels in the URBAN designation."

*APP'D B<sup>y</sup>  
CO. RES. # 1161/83*



LAND USE COMMITTEE MINUTES  
OF OCTOBER 24, 1983

ITEM #501-5

EXTENSION TO REZONING APPLICATION Z-39-80 - ANSON AVENUE, WESTWOOD STREET AND CRABBE AVENUE

The Committee recommends:

*APPR'D  
Co. RES  
11/07/83*

"That rezoning application Z-39-80 be given a six-month extension to May 22, 1984, and that this extension be granted on the understanding that no pre-zoning of all or any portion of this property will proceed without the registration of a restrictive covenant with relation to design control over the lands involved, or the rezoning is immediately followed up by a fully secured development permit issuance."

ITEM #501-6

MAXIMUM HEIGHT OF HOUSING IN RESIDENTIAL ZONES

This item was received for information, with no further action to take place.

ITEM #501-7

Z-32-83 - G. SMITH - VANESSA COURT AND SMITH AVENUE - RT-1 TO RS-3

The Committee recommends:

*APPR'D  
Co. RES  
11/02/83*

"That Council refer application Z-32-83 to the Public Hearing of November 17, 1983."

Ald. Garrison then took the Chair.

ITEM #501-8

PETITION FROM 1000-1100 AUSTIN AVENUE

The Planning Director reviewed the kinds of initiatives which could be taken. The Chairman stressed the need to involve the owners of the land in future discussions.

The Committee recommends:

"That copies of the petition and report be forwarded to all owners and that they and the tenants' spokesman be invited to attend the Committee meeting of November 21, 1983, and that staff investigate the ownership and implications of acquiring the two lots at the east end of the 1100 block."

ITEM #501-9

PROPOSAL TO ALLOW RS-4 ZONING IN MAILLARDVILLE

Mr. Sol Jackson presented the report and answered questions thereon. This was followed up by extensive discussion. The conclusion was that there should be a thorough review of the Plan Maillardville area, reviewing all alternatives resulting in a modified redevelopment strategy for the area.

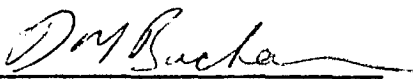
LAND USE COMMITTEE MINUTES  
OF OCTOBER 24, 1983

TABLED ITEM:

Design Committee Minutes of October 11, 1983

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Ald. L. Garrison,  
Chairman

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D.M. Buchanan,  
Executive Secretary

501

NOVEMBER 7, 1983

LAND USE COMMITTEE

MINUTES

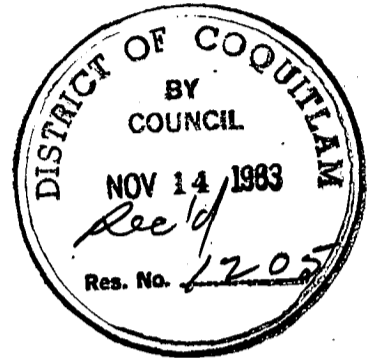
A meeting of the Land Use Committee was held on Monday, November 7, 1983 at 7:50 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Bewley, Acting Chairman

STAFF:

J.L. Tonn, Municipal Manager  
A.J. Edwards, Assistant Municipal Engineer  
D.M. Buchanan, Planning Director



ITEM #501-1

EXTENSION TO REZONING APPLICATION Z-7-80 - CAPE HORN RACQUET CLUB

Mr. Robert Howard of the Richmond Savings Credit Union appeared before the Committee. He indicated that the Credit Union would like to keep the application active until the market may change. The Credit Union are not owners and do not intend to proceed with the development. The Municipal Manager advised him as to the issue of substantive change and the possible need for a new Public Hearing in any event if the racquet club development as originally proposed was not to proceed. Ald. Bewley thanked Mr. Howard and advised him that Council would review the Credit Union request.

*See Res # 1204/83*

ITEM #501-2

PREFABRICATED SWEDISH HOUSING

The Planning Director advised that the Acting Mayor was primarily concerned with manufacturing of the units in Coquitlam and he would follow this up with Mr. Wennerstrom.

ITEM #501-3

AMENDMENT TO PENALTY SECTION OF ZONING BY-LAW NO. 1928

This item was referred on to Council.

*See Res # 1207/83*

ITEM #501-4

PROPOSED EXPANSION TO RESTAURANT WITHIN TRAVELODGE AT 725 BRUNETTE AVENUE

This item was referred on to Council in the expectation that signed development permit documents and a security acceptable to the Municipal Treasurer would be in hand prior to the Council meeting.

*See Res # 1208/83  
# 1209/83*

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 7, 1983

ITEM #501-5

Z-33-83 - BY-LAW AMENDMENT IN RELATION TO BUILDINGS NON-CONFORMING AS TO  
PARKING REQUIREMENTS

Rev. M. Mandich and Mrs. A. Clay appeared before the Committee. The Planning Director and the applicants explained the background. The necessity of P-2 zoning of the eastern area was indicated. This item was sent on to Council for consideration of referral to Public Hearing.

ITEM #501-6

PROPOSED TOWNHOUSING ON OXFORD STREET ABOVE RIVER SPRINGS (8-3415, PHASE 10C)

Ald. Bewley advised that the two recommendations of the Planning Director should be referred on to Council for discussion.

ITEM #501-7

DIRECTION SIGNS FOR SUBDIVISIONS UNDER DEVELOPMENT

Mr. W. Meyer appeared before the Committee and advised that the company's subdivision could not be effectively advertised without the signing requested in his letter of October 17, 1983. He also suggested a sign on the fence at Johnson and Barnet at the mobile home park as a further alternative. He requested a by-law change to allow this kind of signing for a certain time period.

Ald. Bewley advised that this matter would be discussed at Council on November 14th, indicating that Council would be concerned with the precedent of allowing this for one party and thereby opening up the situation for other subdivision advertising.

TABLED ITEMS:

1. Subdivision Committee Minutes of October 18, 1983
2. Design Committee Minutes of October 25, 1983

Ald. L. Bewley, Chairman

*D.M. Buchanan*

D.M. Buchanan,  
Executive Secretary

NOVEMBER 21, 1983

LAND USE COMMITTEE MINUTES

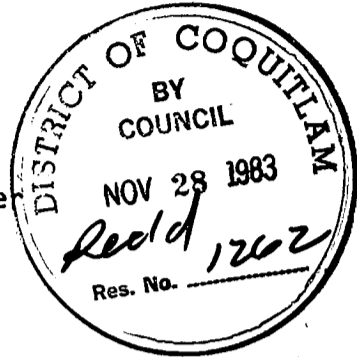
A meeting of the Land Use Committee was held on Monday, November 21, 1983 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. L. Bewley

STAFF:

- J.L. Tonn, Municipal Manager
- A.J. Edwards, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

FOLLOW-UP TO TENANTS' PETITION REGARDING 1102-1150 AUSTIN AVENUE

A principal of Bordeaux Investments, owners of land at 1130 Austin Avenue, represented by Mr. W. Lim, Solicitor, appeared before the Committee. The problems raised by Mr. Lim were:

- a) the distance from the second access to the outlet at the east end of the block; he suggested a second outlet east of 1132 Austin Avenue;
- b) traffic aisle continuation to the lane to get to the rear parking;
- c) more parallel parking in lieu of landscaped areas.

Mr. Lim advised that Bordeaux was prepared to provide a proportion of costs if they were reasonable and Bordeaux can review the figures and specific proposals.

The Assistant Municipal Engineer then reviewed possible solutions. Construction of the traffic aisle east of Mr. Mike's would cost \$25,000 plus land. An interim solution would be illuminated direction signs to parking with three proposed at \$6,000. Lighting in the back lane was also suggested at \$25,000 as another approach. He advised Mr. Lim that the Engineering Department would take a look at the proposed exit onto Austin at the 1132-1140 property line.

No other landowners were present at the meeting. The Committee then referred the matter to the Municipal Manager and Planning Director to meet with Mr. Lim and other owners to determine if other landowners were willing to financially participate in suggested improvements.

ITEM #501-2

Z-18-80 M-4 ZONED SITE AT 1530 PIPELINE ROAD

The Committee tabled this item for Mr. B. Allard to appear before the Committee.

ITEM #501-3

PORT MOODY CONSERVATION RESERVE

The Committee recommends:

"That the Planning Director be authorized to communicate the conclusions of his report of November 16, 1983 to the Ministry of Forests, Ministry of Lands, Parks and Housing, and Ministry of Environment."

2  
 App'd  
 Co. H-15  
 # 1263/83

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 21, 1983

ITEM #501-4

REZONING APPLICATION Z-34-83 - GENSTAR DEVELOPMENT COMPANY - EAGLE RIDGE

The Committee recommends that this application be tabled until:

- 1) the Subdivision Committee have determined that the subdivision is technically feasible;
- 2) the Park and Recreation Director reports on implementation of the 1976 agreement on recreation facility construction and transfer of the Scott Creek ravine to the District of Coquitlam;
- 3) Council, in Executive Committee, reviews and agrees to providing land for access to the subject area from Walton Avenue across District of Coquitlam land.

ITEM #501-5

REZONING APPLICATION Z-37-83 - COMO LAKE UNITED CHURCH - 1112 KING ALBERT

The Committee recommends:

"That application Z-37-83 be tabled, pending submission of required preliminary plans, and the review of these preliminary plans as to their acceptability by the Planning Department staff and the Design Committee."

ITEM #501-6

BED AND BREAKFAST ACCOMMODATION

The Committee discussed the possible interest in this subject with Expo 1986 and the Summer Games in that year. The Planning Director was authorized to write to the Ministry of Municipal Affairs and other organizations to seek more information.

TABLED ITEMS:

1. Subdivision Committee Minutes of November 1, 1983
2. Design Committee Minutes of November 8, 1983

Ald. L. Garrison,  
Chairman

*D.M. Buchanan*  
D.M. Buchanan,  
Executive Secretary

APPRO'D  
CO/R33  
12/21/83

DECEMBER 12, 1983

LAND USE COMMITTEE MINUTES

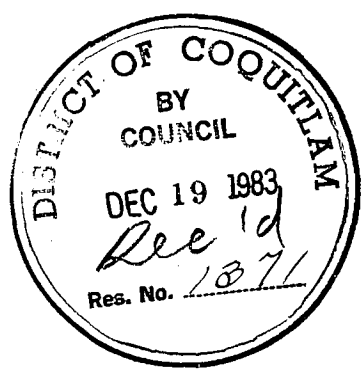
A meeting of the Land Use Committee was held on Monday, December 12, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. LeClair

STAFF:

- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner



ITEM #501-1

LETTER FROM SIGMA PROPERTIES LTD. DATED NOV. 16, 1983 (8-3706)

The Committee recommends:

*APP'D BY  
CO. RES  
# 1372/83*

"That Council advise Sigma Properties that it is willing to give consideration to amendment of the Town Centre Community Plan along the lines shown on Sketch No. 2 attached to the Planning Director's report of December 8, 1983, at such time as Sigma makes formal application for development on its property fronting Johnson Street."

ITEM #501-2

POTENTIAL TOWNHOUSING SITE OR PROPOSED SPECIAL CARE HOME AT 2535 CAPE HORN

The Committee recommends:

*APP'D BY  
CO. RES  
# 1372/83*

- 1) That Council retain its policy for the location of compact housing in Coquitlam and reject the designation of a Part of Lot 10, Plan 1002, Lots 67 & 113, and Lot A, Block 11, Plan 9630, District Lots 67 & 113, Group 1, NWD, as compact housing sites; and
- 2) That Council advise Mr. Kovacs that if he wishes to pursue a proposal for a community care facility, he provide specific information on the type and number of structures, the number of persons expected to be accommodated, and some indication from the appropriate authorities that his proposal will be licensed under the Community Care Facilities License Act, and that the Planning Department be instructed to report further if such information is supplied."

ITEM #501-3

COLEMAN AVENUE AREA

The Committee recommends:

*APP'D BY  
CO. RES  
# 1374,  
1373,  
1376/83*

- 1) That Council advise the petitioners that single-family residential uses are considered appropriate for property at 1880 Coleman Avenue, and 1954-1958-1960 Brunette Avenue.

LAND USE COMMITTEE MINUTES  
OF DECEMBER 12, 1983

ITEM #501-3 con't

- 2) That Council endorse the general concept of M-3 zoning over industrial lands where those lands are in close proximity to residential neighbourhoods.
- 3) That Council authorize the Planning Department to solicit input from owners of 1778 and 1782 Coleman (Lots 13 & 14) and owners of adjacent property as to a proposed amendment to the Community Plan Map by redesignating those lands at 1778 and 1782 Coleman from residential to industrial.
- 4) That Council consider whether a municipal application to rezone from M-1 to M-3 property at 1870 Coleman (H & R Pine), together with text amendments identified in the Planning Director's report of December 7, 1983, is appropriate at this time and direct the Planning Department accordingly."

*Consider Municipal*

ITEM #501-4

PRESENTATION BY V. MORROW RE PROPOSAL TO PRESERVE HISTORICAL SITES IN THE DISTRICT OF COQUITLAM

Ms. Valerie Morrow presented a brief in favour of public acquisition of certain properties on Brunette Avenue.

ITEM #501-5

AMENDMENT TO DEVELOPMENT PERMIT DP-16-81 - 3216 PATHAN AVENUE

The Committee recommends:

"That Council approve signing and sealing of the amendment to Development Permit DP-16-81 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."

*App'd B.C. Co R-7 12/13/83*

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED RENOVATIONS TO GULF SERVICE STATION AT 831 BRUNETTE AVENUE

Provided that the applicants have returned a signed and sealed copy of the permit by the time of the Council meeting, 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."

*App'd B.C. Co R-7 12/13/83*



LAND USE COMMITTEE MINUTES  
OF DECEMBER 12, 1983

ITEM #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED RECONSTRUCTION OF  
BUILDING AT 535 NORTH ROAD FOR A RESTAURANT

Provided that the applicants have deposited the required security by the time of the Council meeting, the Committee recommends:

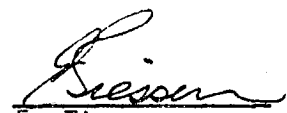
*APP'D  
CO # 1279/83  
R-5's  
R-5*

"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 November 22, 1983
2. Subdivision Committee Minutes of November 15, 1983
3. Subdivision Committee Minutes of November 29, 1983
4. Subdivision Committee Minutes of December 6, 1983

Ald. B. Robinson,  
Chairman

  
E. Tiessen,  
Acting Secretary