

INDUSTRIAL DEVELOPMENT COMMITTEE

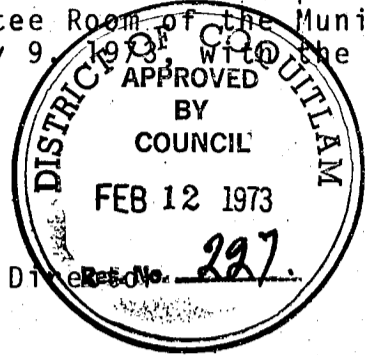
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FEBRUARY 9, 1973

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The fifth (5th) meeting of the Advisory Industrial Development Commission was held in the Council Committee Room of the Municipal Hall, commencing at 12:00 p.m. on February 9, 1973, with the following persons present:

- Ald. R. Stibbs, Chairman
- Mayor J.L. Tonn
- Mr. J. Adams
- Mr. J. Barrett
- Mr. E. Tiessen, Assistant Planning Director



REZONING APPLICATION Z-3-73 BY DISCOVERY REALTY FOR THE REZONING OF PROPERTY AT THE SE CORNER OF SCHOOLHOUSE AND LOUGHEED TO M-2 INDUSTRIAL FOR A WAREHOUSE DEVELOPMENT

The applicant, Mr. Neil Wilshire, appeared to explain the application. Following some discussion with Mr. Wilshire, the Commission concluded its consideration of this application in camera.

The Commission generally recommends in favour of industrial development on the subject site, but has the following specific concerns in regard to application Z-3-73:

1. Traffic conflicts caused by trucks turning off or onto the Lougheed Highway - presumably the Department of Highways will consider this in setting conditions on access to the proposed development.
2. The general soil conditions on this site are known to be less than ideal - the Commission trusts the applicant will commission appropriate soil studies at an early stage to ensure that the development is economic.
3. Since sanitary sewers are not available to the site, development should be subject to the approval of the Medical Health Officer.
4. When the applicant has completed site and feasibility studies, the Commission would like to see more detailed plans, and also would wish to know the number and nature of the industrial tenants who will occupy the site.

REQUEST BY "TRADE AND COMMERCE" JOURNAL, SOLICITING ADVERTISING BY DISTRICT OF COQUITLAM (LETTER OF JANUARY 26, 1972 BY J. WILSON)

The Commission agreed that in the absence of a good supply of serviced industrial land, it would be premature to place advertising such as that suggested by Mr. Wilson in his letter of January 26, 1973.

BRAID STREET - COLONY FARM CONNECTOR ROAD PROPOSAL

Mr. Tiessen reported that Crown Zellerbach was applying for a subdivision to consolidate certain of the C-Z lands, and that it was the advice of the Department of Highways that the Approving Officer should decline the subdivision unless the subdivision were modified to provide the road dedication required for the Braid Street-Colony Farm connector, and to provide access to navigable waters as required by the Land Registry Act.

The Commission discussed the situation and concluded that road dedication at the present time would be prudent, and that there should certainly be no exemption from the Land Registry Act requirements governing access to navigable waters.

PROPOSED MAYFAIR INDUSTRIAL PARK

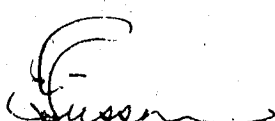
Mr. Tiessen reported progress in regard to this proposal, and the Commission received the report for information.

INDUSTRIAL SUBDIVISIONS AND SERVICING REQUIREMENTS

The Commission discussed the January 24, 1973 report of the Planning Director at some length, and came to the following conclusions:

1. That clearing, base preparation, paving and curbing of roads in industrial subdivision should be to specific industrial standards, suited to heavy truck traffic. The Commission would recommend that the Engineering Department select such standards as soon as possible; the Commission wishes to review these standards prior to their final adoption.
2. Sidewalks need only be required where actually needed for pedestrian movement; some criteria might be useful in this regard, however.
3. Street lighting should be supplied with underground conduits. The main electrical supply to buildings should also be underground wherever possible. Overhead wiring should only be considered where the following conditions apply:
  - a) Load factors are not know beforehand, and it is therefore necessary to maintain flexibility.
  - b) Overhead wiring can be confined to rear easements.
4. Storm sewers should be provided on all streets, but obviously major drainage facilities in some low-lying areas will have to be unenclosed.

The meeting adjourned at 3:15 p.m.

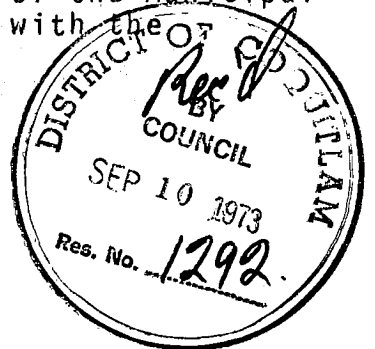
  
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E. Tiessen, Secretary

SEPTEMBER 7, 1973

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The sixth (6th) meeting of the Advisory Industrial Development Commission was held in the Council Committee Room of the Municipal Hall, commencing at 12:00 p.m. September 7, 1973, with the following persons present:

Alderman R. Stibbs, Chairman  
Mr. J. Adams  
Mr. J. McCullough  
Mr. R.A. LeClair, Municipal Manager  
Mr. D.M. Buchanan, Planning Director



PLANNING DEPARTMENT REPORT NO. 3/73 and No. 3A/73 - SOUTH CAPE HORN AREA

Alderman Stibbs gave the background as to the Council referral of this matter to the Commission and reviewed the recommendation of the Planning Department in the April Policy Report. Mr. Buchanan then presented the background as to the two reports made to Council and the various Council considerations of the matter at meetings in the April-August period. The Commission then made the following comments:

1. They believe that Alternative #2 should be pursued by Council as this seems the best from the overall community viewpoint.
2. They recommend that the revised M-3 regulations be placed into the Zoning By-law, and the land in this area generally be rezoned to this M-3 zone. (The Commission suggests that Council firmly state by resolution that similar uses to those listed in the new M-3 zoning regulations would be considered by Council upon application, with favourable review by the Planning Department.)
3. The Columbia Bitulithic (Ashland Oil Canada Ltd.) be approached on the question of industrial subdivision, with the possibility of the Municipality acquiring this land at a cost of up to \$500,000.00. With a raw land cost of approximately \$30,000.00 an acre, and servicing costs of less than \$15,000.00 an acre, the Municipality could not only make certain revenues with industrial sales in the long term, but could solve the access problem in this particular area; the B.C. Hydro land to the east of the Columbia land would also be in the same category.

LISTING OF INDUSTRIAL LANDS AVAILABLE FOR PURCHASE IN THE MUNICIPALITY

The Commission discussed the idea of paying an honorarium to a realtor in order to obtain a comprehensive list of the private lands available for purchase within the industrial zones of the District of Coquitlam. The Commission decided to delegate this matter to Mr. McCullough and Mr. Buchanan and they would be authorized to select a person to prepare the listing and the listing be prepared in time for the next meeting.

SEPTEMBER 7, 1973

TOURIST FACILITIES

The Planning Department was asked to be in touch with the Department of Travel Industry and point out that their list of tourist facilities was deficient in that the Slumber Lodge Motel and the Cariboo Hotel are not listed as tourist facilities in the Coquitlam area. The Planning Department was also asked to get a comprehensive list of business licences pertaining to tourist facilities and supply these to the Department of Travel Industry.

MINUTES OF LAST MEETING

The Commission approved the minutes of February 9, 1973.

NEXT MEETING

The next meeting is to be on October 4, 1973 at 12:00 noon, with the agenda to include the following:

1. A review of the Barnet Highway industrial area and negotiations on two private industrial parks in the Fraser River industrial area.
2. A discussion with appropriate officials from the Burnaby Municipality in regard to industrial zoning and industrial development within Burnaby.

The meeting adjourned at 2:30 p.m.

DMB/ci



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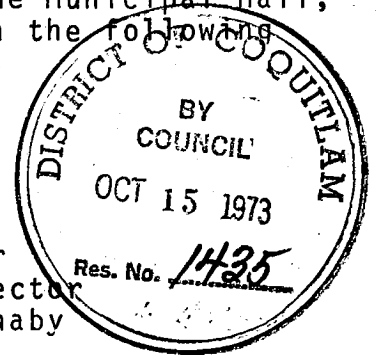
D.M. Buchanan  
Acting Secretary

OCTOBER 4, 1973

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The seventh (7th) meeting of the Advisory Industrial Development Commission was held in the Committee Room of the Municipal Hall, commencing at 12:00 p.m., October 4, 1973, with the following persons present:

Alderman R. Stibbs, Chairman  
Alderman S. Hofseth  
Mr. J. Barrett  
Mr. J. Adams  
Mr. R.A. LeClair, Municipal Manager  
Mr. D.M. Buchanan, Planning Director  
Mr. E. Tiessen, Deputy Planning Director  
Mr. A. Parr, Planning Director, Burnaby  
Mr. J. Belhouse, Planner, Burnaby



1. INDUSTRIAL ZONING AND DEVELOPMENT IN BURNABY

The Chairman introduced Mr. Parr and Mr. Belhouse of the Burnaby Planning Department, who had been invited to address the Commission on industrial development and zoning in Burnaby.

Mr. Parr stated that industrial development had increased from 7 per cent of the dollar value of all building permits issued in Burnaby in 1970, to 22 per cent this year. Burnaby has clearly defined areas for industrial development, and has fairly stringent regulations and standards, particularly in terms of sign control and noise control. In several areas, there has been pressure for rezoning in industrial areas, particularly for commercial uses, but Burnaby Council has resisted such rezoning.

Mr. Parr said that Burnaby did not have an active industrial development programme, although the Planning Department does make information available quickly when requested to do so, and has produced attractive brochures setting out the relevant zoning regulations. Mr. Parr attributed Burnaby's success in attracting industry to the following factors:

- 1) Industrial development is slowly moving out from Vancouver, and Burnaby lies directly in the path of this growth.
- 2) Burnaby Council has defended industrial zones against intrusion by other uses, so that sufficient acreage has been kept available, and so that prospective industrial developers feel there is a stable situation.
- 3) In its regulations, Burnaby has set reasonably high standards, and has enforced these; it would appear that potential investors prefer such a situation as safeguarding their investment.

At present, there is no large scale assembly of land for industry by the Municipality, nor are industrial lands pre-serviced at municipal expense or under Local Improvement. The two exceptions are the Big Bend area, where the municipal capital budget includes some provision for services, and the Winston Street area, where the Municipality bought out some incompatible industrial uses and resold the land to more suitable industries.

OCTOBER 4, 1973

Mr. Parr stated that Burnaby was willing to accept a whole range of uses, including more obnoxious ones and low investment uses, such as open storage and truck terminals; the more obnoxious uses were restricted to certain sections of the industrial zones. However, if a prospective industry was not willing to comply with standards, they would not be encouraged to settle in Burnaby, and certainly there would be no thought of relaxing standards to attract a potential industry.

Mr. Parr was asked about Burnaby's policy on municipally owned lands in industrial areas. He replied that such lands were sold from time to time, and although leasing had been considered, outright sale was considered preferable. He did point out, however, that in the Lake City Industrial Park, it was the owner's policy to lease rather than sell, and that the present high quality of this development was partly due to the owner having kept control of the land.

Following Mr. Parr's presentation, members asked the Planning Director (Mr. Buchanan) whether it would be appropriate to have a zoning category specifically for industrial parks. Mr. Buchanan stated that he was preparing a comprehensive report on proposed amendments to the zoning regulations for industrial zones.

2. MINUTES OF THE MEETING OF SEPTEMBER 7, 1973

MOVED BY MR. ADAMS  
SECONDED BY MR. BARRETT

That the Commission receive the minutes of the meeting of September 7, 1973.

CARRIED

3. LISTING OF LANDS AVAILABLE FOR PURCHASE IN INDUSTRIAL ZONES

Mr. Buchanan reported that Mr. Cox of Pemberton Realty had agreed to compile a list of all industrial properties offered for sale in Coquitlam over the least year, together with all pertinent information, for a fee of \$25.00. This list was to be ready for the meeting, but apparently had not yet been completed.

4. TOURIST FACILITIES LIST

The Commission received for information Mr. Buchanan's letter of September 21, 1973 to the Deputy Minister of Travel Industry.

5. REVIEW OF BARNET HIGHWAY AND FRASER RIVER INDUSTRIAL AREAS

Mr. Tiessen reviewed building permits issued over the last several years in industrial areas, and the progress of several private schemes for industrial parks, noting that Mr. Buchanan was travelling to Victoria shortly to attempt to determine from Provincial authorities their guidelines for floodproofing on these private lands.

OCTOBER 4, 1973

6. COQUITLAM TOWN CENTRE CONCEPT

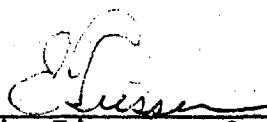
Mr. Tiessen reviewed the Planning Department's policy report on a town centre concept on the Barnet Highway. The Commission tabled making a recommendation on this matter to Council, to give all members an opportunity to review the report.

Mr. Tiessen drew the Commission's specific attention to the proposal to change the designation of an approximately 10 acre area on the west side of Christmas Way from industrial to service commercial, in order to accommodate application Z-40-73 by Chrysler of Canada for an automobile dealership. The Commission's reaction to this proposal was mixed. One view expressed was that an automobile dealership is a relatively low intensity land use, and that industrial development such as that now proposed for the adjacent Diamond Steel property would result in a higher tax yield and employment. An opposing view was that the proposed dealership would produce some tax revenue and employment in any case. Since there was no consensus, it was the Commission's decision to not make a formal recommendation to Council on this matter.

7. NEXT MEETING

The Chairman stated that he felt it would be appropriate for the Commission to review its role at the next meeting, and to this end requested that members give consideration to the Commission's terms of reference and experience to date, and be prepared to comment at the next meeting.

ET/ci

  
Eric Tiessen, Secretary

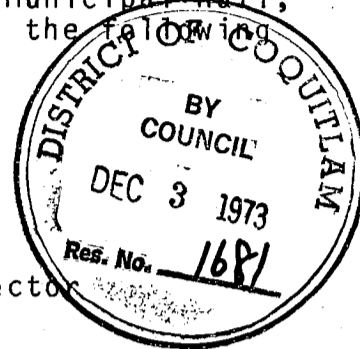


NOVEMBER 29, 1973

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The eighth (8th) meeting of the Advisory Industrial Development Commission was held in the Committee Room of the Municipal Hall, commencing at 12:00 p.m., November 29, 1973, with the following persons present:

Alderman R. Stibbs, Chairman  
Mr. J. Adams  
Mr. J. Barrett  
Mr. J. McCullough  
Mr. J. Minshull  
Mr. D. Buchanan, Planning Director  
Mr. E. Tiessen, Deputy Planning Director



1. MINUTES OF MEETING OF OCTOBER 4, 1973

MOVED BY MR. BARRETT  
SECONDED BY MR. ADAMS

That the Commission adopt the minutes of the meeting of October 4, 1973.

CARRIED.

2. DRAFT OF PROPOSED NEW INDUSTRIAL ZONING REGULATIONS

After discussing the proposed new regulations at some length, the Commission concluded that:

- 1) In regard to limiting retail sales in the M-1 and M-2 zones, the Commission does not favour the proposed formula of limiting such sales to 10% of gross revenues. The Commission feels a more flexible formula will be required, with discretion being exercised in the granting of business licences, to ensure that such retail sales remain minor in scope.
- 2) The Commission favours the proposal to limit M-1 uses on waterfront lots to uses requiring water access.
- 3) In regard to the specific list of uses proposed to be allowed in the M-2 and M-3 zones, the Commission feels that the wording should be amended so that similar uses to those listed could be allowed without the necessity for a rezoning application, but with some allowance for the Planning Director to exercise discretion over what would be considered a similar use.
- 4) The Committee feels that the proposed 20 foot building height limit in the M-2 and M-3 zones would be too restrictive; in single-storey warehouse construction, an 18 to 20 foot clear height is desirable, plus allowance for roof trusses and decking.

The Commission also reviewed the APC's recommendations on these proposed regulations, and is generally in agreement with the APC's comments.

3. PARKING STANDARD FOR PLANNED SHOPPING CENTRES

The Commission agrees with the recommendation of the APC that the parking standard for planned shopping centres not be reduced from 6.0 to 5.5 spaces per 1,000 square feet of gross floor area.

NOVEMBER 29, 1973

4. LISTING OF LANDS AVAILABLE FOR PURCHASE IN INDUSTRIAL ZONES

In view of the failure to the previous arrangements to produce results, the Commission asked Mr. McCullough and Mr. Buchanan to make alternative arrangements.

5. ROLE OF THE COMMISSION


At the Chairman's suggestion, the Commission's role was discussed, and the original terms of reference for the Commission were reviewed. The Commission's conclusions were:

- 1) Monthly meetings are probably not justified, but greater continuity is required; with very infrequent meetings such continuity is difficult to achieve.
- 2) The Commission's efforts should be more closely focussed on the specific objectives set out in the terms of reference; to date progress on these objectives has not been very great.
- 3) It would be appropriate to appoint a further two members to achieve a larger turnout at meetings, and to get a wider range of opinions; the persons appointed should have the time available to attend meetings.

6. NEXT MEETING

It was agreed to continue with noon hour meetings, the next meeting to be scheduled for Thursday, January 11, 1974.

ET/ci

  
Eric Tiessen, Secretary