

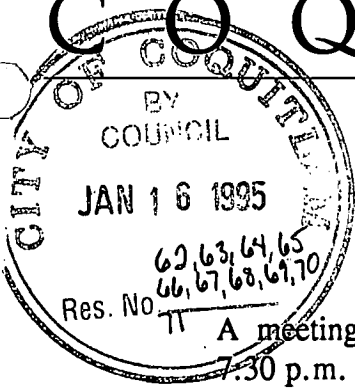
CITY OF

COQUITLAM



Mayor L. Sekora

501



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 9, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
K. McLaren, Dev. Control Technician
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF DECEMBER 12, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Northeast Coquitlam - Townhouse Proposal - Shaughnessy and David Avenue (Community Plan - Northeast Coquitlam)

Mr. Kai Lock came before the Committee regarding this matter. Mr. V. Demvech, his architect then presented his ideas utilizing photographs of the area. In response to Councillor White, he indicated that 44 townhouses versus 21 one-family lots are proposed.

This led to discussion on the OCP issue by Mr. Tiessen, the townhousing scheme and its implications for public access, schools and appearance. Mr. Tiessen also noted that the OCP update also involves future financing of infrastructure. Mr. Lock advised that access to the west was indicated as possible to the adjacent land in response to Mr. McLaren.

KS

Land Use Committee Meeting Minutes
January 9, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

**COUNCIL
ACTION**

The Chairman suggested that the issue be reviewed by Council as a whole to see if there is a willingness to consider the proposal further.

**Item #501-2 - Land Use Policy Changes Medium-Density Apartment Site
and General Commercial Site on Parkway Boulevard West
of Johnson Street (Z-39-94)**

Mr. Greg Spearn of Polygon and Mr. Paul Young of Wesbild attended with regard to the proposed amendment to the OCP Bylaw. Mr. Young made a presentation with regard to the commercial site and particularly a concern with the minimum of 75,000 sq. ft. of commercial floor space and the development proceeding in a village-like manner. He indicated that development might not occur for possibly 4 or 5 years with it being staged.

Mr. Tiessen reviewed the background and indicated agreement on wording with regard to phasing over time being added to the new Policy D-11, but not to abandoning the intent of a village-like activity centre and the eventual scale proposed.

This led to discussion on the issues involved and Mr. Young and Mr. Tiessen responding to questions.

Mr. Spearn also spoke on the matter. He indicated an agreement on "critical mass" of units adjacent to and within commercial centre, but that incorporating the apartment site as part of their Silver Oaks development was important to them. He also outlined the limitations of the site for development.

**COUNCIL
ACTION**

The Chairman left the matter to staff to examine the wording proposed in the Bylaw in consultation with the two parties. (A revised wording for proposed Policy D-11 will come forward on January 16th if concluded by that time).

Land Use Committee Meeting Minutes
January 9, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - City of Port Coquitlam Zoning Amendment Bylaw No. 2951
(Port Coquitlam)**

The Committee recommends:

COUNCIL

ACTION " That, in response to referral of City of Port Coquitlam Zoning Amendment Bylaw No. 2951 to the City of Coquitlam for comment, Council advise Port Coquitlam Council that it has no objections to the proposed rezoning."

**Item #501-4 - Authorization for Issuance of Development Permit DP-51-94
for Subdivision of 3080 Robson Drive (8-4175)**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit DP-51-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-5 - Addition to Pinetree Village (Starbucks Coffee)
DP-53-94 - 2991 Lougheed Highway**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit DP-53-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
January 9, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-6 - Preliminary Report on Application Z-46-94 by Nancy & Murray Ellis for Rezoning of Property at 1302 Oxford Street from RS-2 to RS-3 for 7 Lots - One-Family Residential Subdivision in 2 Phases

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2878, 1995;
2. That Bylaw No. 2878, 1995 and application Z-46-94 be referred to Public Hearing."

Item #501-7 - Douglas College Development Permit

The Planning Director advised that there would be a report on this matter before Council due to timing concerns for the College securing a foundation permit.

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes December 13, 1994
T-2 Subdivision Committee Meeting Minutes December 6, 1994
T-3 Subdivision Committee Meeting Minutes December 20, 1994

ADJOURNMENT - The meeting adjourned at 8:50 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

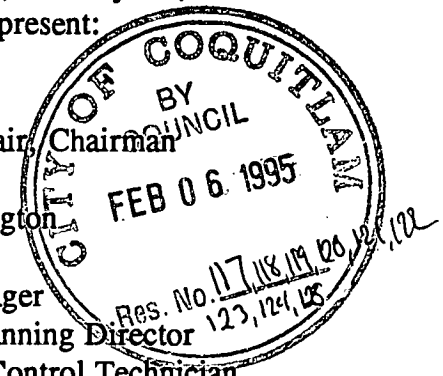
A meeting of the Land Use Committee was held on Monday, January 23, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor W. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF:

N. Cook, City Manager
D.M. Buchanan, Planning Director
K. McLaren, Dev. Control Technician
N. Nyberg, City Engineer
A. Ing, Planner
K. Wright, Director, Permits & Licences
R. Telegus, Eng. Env. & Dev.



ITEM I - MINUTES OF JANUARY 9, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Development of Property at 376 Duncan Street (8-3679)

Mr. Carlton Olson came before the Committee regarding this matter. He expressed concern in going with the lot to the south and felt that staff should be impartial in regard to the lot to the south having to be included. He wanted another option to be left open.

Councillor White noted that the owner of Lot 39 should be approached by Mr. Olson as to access to Rochester Avenue.

The matter was left for an application for subdivision to be made.

Land Use Committee Meeting Minutes
January 23, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Subdivision of 195 Schoolhouse Street

Mr. John Hertay of Town Group spoke to the Committee. He raised concerns with the costs involved for road construction.

He was directed to review the matter with the Engineering Department.

Item #501-3 - Preliminary Report on Application Z-38-94 by EMF Holdings Ltd. for Rezoning of Property at 1001-1005 Brunette Avenue and 1013 Brunette Avenue from RT-1 and C-2 to C-5 for a Mixed Use Project Containing 40 Residential Units and 960 m² ± Commercial Floor Space

Mr. Al Ing provided background on this item. This item was then received.

- Item #501-4 -**
- 1) Amendments to Maillardville Official Community Plan Bylaw No. 2071, 1989 to Establish the C-5 Community Commercial Zone as a Corresponding Zone for the Neighbourhood Centre Land Use Designation;**
 - 2) Amendments to Zoning Bylaw No. 1928, 1971 to Establish Regulations for the C-5 Community Commercial Zone;**
 - 3) Amendments to the Commercial Design Guidelines Maillardville, December 1987 to Complement the C-5 Community Commercial Zone and Other Zoning Bylaw Amendments; and**
 - 4) Amendments to the Residential Design Guidelines Maillardville, July 1987 to Complement the C-5 Community Commercial Zone and Other Zoning Bylaw Amendments (Z-18-92)**

The Committee recommends:

COUNCIL

- ACTION**
- " 1. That Council give first reading to City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 2882, 1995;**
 - 2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2883, 1995;**
 - 3. That Bylaw Nos. 2882 and 2883, 1995 be referred to Public Hearing;**

Land Use Committee Meeting Minutes
January 23, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-4 cont'd/

4. That Council approve the Amendments to the Maillardville Commercial Design Guidelines attached to the Planning Director's report of January 16, 1995;
5. That Council approve the Amendments to the Maillardville Residential Design Guidelines attached to the Planning Director's report of January 16, 1995."

Item #501-5 - Preliminary Report on Application Z-47-94 by Evan Jensen for Rezoning of Property at 579 Alderson Avenue from RS-1 to RS-3 for Subdivision into 4 One-Family Residential Lots

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2884, 1995;
2. That Bylaw No. 2884, 1995 and application Z-47-94 be referred to Public Hearing."

Item #501-6 - Authorization for Issuance of a Development Permit DP-57-94 - Alterations to Days Inn Hotel at 725 Brunette Avenue

The Committee recommends:

COUNCIL

- ACTION** " That Council approve signing and sealing of Development Permit DP-57-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
January 23, 1995

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes December 28, 1994
- T-2 Design Committee Meeting Minutes January 10, 1995
- T-3 Subdivision Committee Meeting Minutes January 4, 1995
- T-4 Letter dated January 17, 1995 received from BCBC on Colony Farm Land Use Plan

ADJOURNMENT - The meeting adjourned at 8:50 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

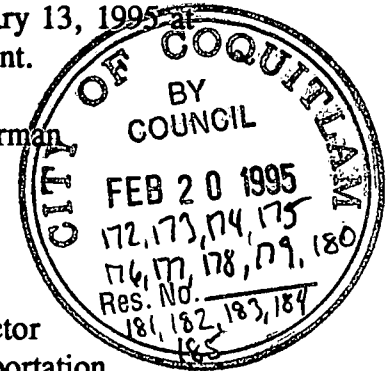
LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 13, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present.

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor L. Hollington
Councillor D. White

STAFF:

N. Cook, City Manager
D. Buchanan, Planning Director
T. Murphy, Traffic & Transportation
R. Innes, Planner
K. McLaren, Development Control Technician



ITEM I - MINUTES OF JANUARY 23, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - 3333 Caliente Place (8-4111)

Mrs. Diane Spraggs and Mr. Arthur Boyd, Architect came before the Committee regarding this land. She spoke about a proposed house on this site and on the designation of this land under the OCP. She referred to earlier correspondence in the Spring of 1994 from the Planning Director after review by Council.

Councillor White suggested hearing from the BC Assessment Authority on whether the OCP change would have any effect on highest and best use.

COUNCIL ACTION The Planning Director was directed to attach the report and letters from 1994 in order that Council could debate whether an OCP amending bylaw should be drafted.

Res 173

Mc

Land Use Committee Meeting Minutes
February 13, 1995

ITEM III - NEW BUSINESS cont'd

Item 501-1 cont'd/

A plan showing the proposed house on the site in relation to possible lotting was provided by Mr. Boyd to the Planning Director.

Item #501-2 - Update by BC Tel Mobility Cellular Inc. re Site Location

The Committee received a letter from BC Tel Mobility Cellular Inc. dated February 7, 1995 for information.

Item #501-3 - Letter from Mr. & Mrs. C.A. Pearson Opposing Rezoning of Properties Adjacent 559 Rochester Avenue

The Planning Director tabled a letter of January 30, 1995 which was in response to an earlier fax from Mr. Pearson. This was received along with the letter of January 24 to the Committee.

Item #501-4 - 1994 Planning Grant Application

The Committee recommends:

COUNCIL "That Council support the attached Planning Grant application for
ACTION Phase 2 of the "Urban Development Stage" Official Community Plan for Northeast Coquitlam."

Item #501-5 - Extension to Rezoning Application Z-68-93 Proposed 14 Unit Townhouse Project at 1412-1414 Cartier Avenue

The Committee recommends:

COUNCIL "That application Z-68-93 be granted a six-month extension to a
ACTION termination date of August 07, 1995."

Land Use Committee Meeting Minutes
February 13, 1995

Item #501-6 - Preliminary Report on Application Z-43-94 by Interplan Architecture & Planning Inc. for Rezoning of Property at 1217 Brunette Avenue from C-2 to RM-2 for a Four Unit Addition to Existing 126 Unit Urban Townhouse Project

There was discussion on the original concept for a restaurant on this site on the development.

The Committee recommends:

COUNCIL

ACTION "That Council decline this application."

Item #501-7 - Preliminary Report on Application Z-1-95 by City of Coquitlam for Rezoning of Property at 3000 Christmas Way from P-1 to P-2 to Allow for Future Use as a Private Hospital

The Committee recommends:

COUNCIL "1. That Council give first reading to City of Coquitlam Zoning .

ACTION Amendment Bylaw No. 2888, 1995;

2. That Bylaw No. 2888, 1995 and application Z-1-95 be referred to Public Hearing."

Item #501-8 - Preliminary Report on Application Z-2-95 by Halina and Eugene Pisarski for Rezoning of Property at 2912 Walton Avenue from RS-4 to P-4 for Playground and Parking for Adjoining Daycare Facility

The Committee recommends:

COUNCIL " 1. That Council give first reading to City of Coquitlam Zoning

ACTION Amendment Bylaw No. 2894, 1995;

2. That Bylaw No. 2894, 1995 and application Z-2-95 be referred to Public Hearing;

3. That prior to consideration of final adoption of Bylaw No. 2894, 1995 staff ensure the registration of a design review covenant over the property to ensure long term design objectives under the Official Community Plan."

Land Use Committee Meeting Minutes
February 13, 1995

**Item #501-9 Authorization for Issuance of a Development Permit DP-43-94 -
Proposed Drive Thru Banking Machine at Petro-Canada Site at
948 Austin Avenue**

The Committee recommends:

COUNCIL " That Council approve signing and sealing of Development Permit
ACTION DP-43-94 and the Mayor and City Clerk be authorized to execute
this Development Permit on behalf of the City of Coquitlam."

Reslin
182

**Item #501-10 Authorization for Issuance of a Development Variance Permit
DVP-52-94 - Setback Variance for 6 Lots East Side Lambert Way**

The Committee recommends:

COUNCIL " That Council approve signing and sealing of Development
ACTION Variance Permit DVP-52-94 and the Mayor and City Clerk be
authorized to execute this Development Variance Permit on behalf
of the City of Coquitlam."

Reslin
183

**Item #501-11 Authorization for Issuance of a Development Permit DP-1-95
Proposed Addition to Commercial Building 1063 Ridgeway Way**

The Committee recommends:

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

Reslin
184

**Item #501-12 Authorization for Issuance of a Development Permit - Proposed
Addition to the Rear of the Digger O'Riley's Pub to Provide for
New Washroom Facilities DP-2-95 (935 Brunette Avenue)**

The Committee recommends:

COUNCIL " That Council approve signing and sealing of Development Permit
ACTION DP-2-95 and the Mayor and City Clerk be authorized to execute
this Development Permit on behalf of the City of Coquitlam."

Reslin
185

Land Use Committee Meeting Minutes
February 13, 1995

Item #501-13 FPI Rebuild - Noise Mitigation - (100 Colony Farm)

The Committee received the Planning Director's report of February 13, 1995 for information.

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR.

CHAIRMAN

CITY OF _____

COQUITLAM



501

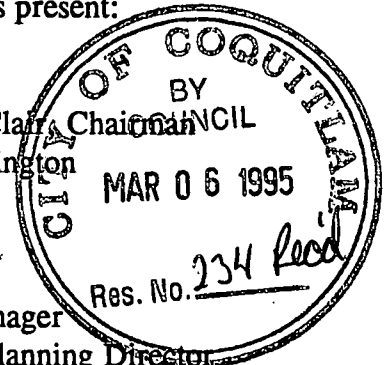
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 27, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor W. LeClair, Chairman
Councillor L. Hollington
Mayor L. Sekora



STAFF:

N. Cook, City Manager
D.M. Buchanan, Planning Director
T. Murphy, Manager, Traffic & Transp.
R. Innes, Planner

ITEM I - MINUTES OF FEBRUARY 13, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Number of Potential Lots at 3333 Caliente Place (8-4111)

Mrs. D. Spraggs advised that Mr. A. Boyd, Architect, would speak after the Planning Director summarized the potential lot numbers for the subject land. Mr. Boyd gave background from his client's viewpoint as to the nature of the land. He spoke for some time and eventually presented a plan showing five acreage parcels.

This led to questions and discussion.

A handwritten signature, possibly "M", located at the bottom of the page.

Land Use Committee Meeting Minutes
February 27, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

235
COUNCIL

ACTION " That no change to the Official Community Plan be considered by Council."

Item #501-2 - Children's Indoor Playground - 1200 Woolridge Street

This item was deferred to March 13, 1995 at the request of the proponent.

Item #501-3 - Final Fraser River Estuary Management Plan

Rob Innes spoke to the report and summarized it. Dianne Colnett of the FREMP office also was present and responded to questions.

The Committee recommends:

236
COUNCIL

ACTION " That Council endorse the final Fraser River Estuary Management Plan."

Rob Innes left the meeting at this time.

Item #501-4 - Extension to Rezoning Application Z-78-93 Proposed Addition to Intermediate Care Facility - 560 Sydney Avenue

The Committee recommends:

237
COUNCIL

ACTION " That application Z-78-93 be granted a six month extension to a termination date of August 21, 1995."

Land Use Committee Meeting Minutes
February 27, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-5 - Bylaw No. 2227, 1995 - A Bylaw to Amend Port Moody
Official Community Plan Bylaw, 1992, No. 2136**

The Committee recommends:

COUNCIL

ACTION " That Council advise the City of Port Moody that the City of Coquitlam has no objections to Port Moody Bylaw No. 2227, 1995, a Bylaw to amend the City of Port Moody Official Community Plan, 1992, No. 2136, since the Bylaw does not appear to affect Coquitlam directly."

Res. 238

ITEM IV - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes February 7, 1995

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

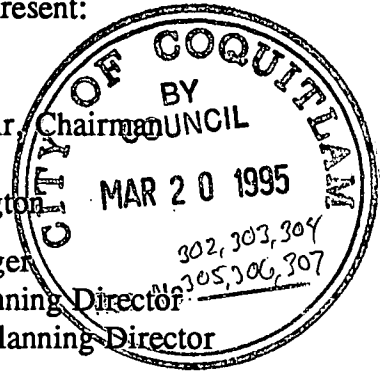
A meeting of the Land Use Committee was held on Monday, March 13, 1995 at 7:45 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

- Councillor W. LeClair, Chairman
- Councillor D. White
- Councillor L. Hollington

STAFF:

- N. Cook, City Manager
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- R. Innes, Planner
- J. Pickering, Planner
- R. Telegus, Eng. Env. & Dev.



ITEM I - MINUTES OF FEBRUARY 27, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Children's Indoor Playground - 1200 Woolridge Street

Mr. Richard Novis of Creative Play Industries Ltd. came before the Committee regarding the two machines their location is limited to under the Zoning Bylaw. He supplied a letter of March 13, 1995 with material on the amusement machines involved. In response to the Chair, Mr. Novis advised that 20 machines were proposed for the location.

He was advised by the Chair to appear at the Public Hearing on the electronic gaming prohibition issue on March 23rd. The Chair indicated that the issue on number of machines would be dealt with after the Bylaw at the Public Hearing was considered by Council.

Land Use Committee Meeting Minutes
March 13, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - Northeast Coquitlam Official Community Plan Review -
Environmental Assessment**

Rob Innes introduced Catherine Berris who presented slides on this subject. The information was received and she was thanked for the interesting presentation and work involved.

**Item #501-3 - Authorization for Issuance of a Development Variance Permit
DVP-5-95 Pertaining to Subdivision Control Bylaw Requirements
at 1203 Cartier Avenue**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-5-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Resin 303*

**Item #501-4 - Rezoning Application Z-66-93 - 1000 Lougheed Highway to
CS-1 Service Commercial**

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 2896, 1995;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2897, 1995;
3. That Bylaws No. 2896, 1995 and 2897, 1995 and application Z-66-93 be referred to Public Hearing."

*App'd
Resin 304, 305
306*

Item #501-5 - Mobile Food Vending

Jane Pickering presented background to the report. This led to extensive discussion as to where to allow this activity, examples being adjacent schools and in service commercial type areas.

Land Use Committee Meeting Minutes
March 13, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-5 cont'd/

**COUNCIL
ACTION**

This item was referred to Council to review and provide direction to staff on the matter.

*See Res'n #307
referred back to
L.U.C.*

**Item #501-6 - Survey on Storage of Travel Trailers, Fifth Wheel Trailers,
Camper and Commercial Vehicles on Residential Property**

This item was received.

ITEM IV - TABLED ITEMS

- T-1 Letter from Minister of Agriculture, Fisheries & Food
"Strengthening Farming in British Columbia"
- T-2 Design Committee Meeting Minutes February 14, 1995
- T-3 Subdivision Committee Meeting Minutes February 21, 1995

ADJOURNMENT - The meeting adjourned at 9:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



Mayor L. Sekora

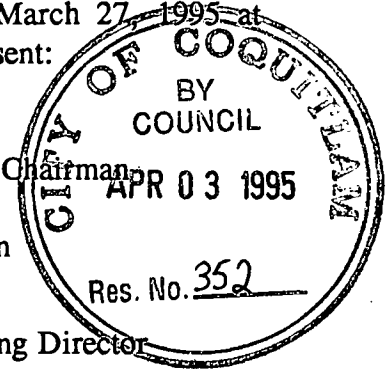
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LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, March 27, 1995 at 7:40 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Telegus, Eng. Env. & Dev.



ITEM I - MINUTES OF MARCH 13, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Proposed Social Housing Development - 739 Alderson Avenue

A letter of March 27, 1995 to Councillor LeClair was presented along with a description of the plans of the 43 Housing Society which had been distributed to homes adjacent the site. Mr. Reg Phillips then read the letter.

Roxanne MacDonald of the 43 Housing Society was present and described the Homes BC program and the likely leasing of the land for 65 years. She noted the need for rezoning for the proposed housing.

Other residents then spoke on the issue. A use similar to past institutional usage was indicated as more supportable by some residents.

A handwritten signature, possibly 'L', located at the bottom of the page.

Land Use Committee Meeting Minutes
March 27, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501 cont'd/

The matter was left to 43 Housing as to how they wished to proceed in terms of further consultation with the neighbourhood and whether to apply for rezoning.

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes February 28, 1995
- T-2 Design Committee Meeting Minutes March 14, 1995
- T-3 Subdivision Committee Meeting Minutes March 7, 1995

ADJOURNMENT - The meeting adjourned at 8:15 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR



CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

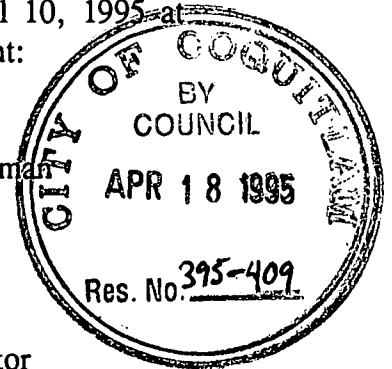
LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, April 10, 1995 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor L. Hollington
Councillor D. White

STAFF:

N. Cook, City Manager
D. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
Rosa Telegus, Engineer - Subdivision & Deve.
V. Sudra, Project Co-ordinator



ITEM I - MINUTES OF MARCH 27, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Southwest Corner of Austin & Mariner Zoned C-2 - 2644 Austin

Mr. Stan Garrison appeared before the Committee regarding this site seeking a change in the proposed residential and commercial mix intended. This led to questions by Committee members and responses from Mr. Garrison. The idea of a pub at the location was raised by Mrs. Ella Garrison who was also present, which led to review of the previous referendum and the need for a new public process. The matter was left for the proponent to have development feasibility examined in present market conditions and come back with a more specific proposal.

A handwritten signature in black ink, appearing to be 'llh'.

Land Use Committee Meeting Minutes
April 10, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Preliminary Report on Application Z-36-94 by Vraj Sudra for Rezoning of Property at 1132 Brunette Avenue from RS-1 to P-1 for Consolidation with Land to the West to Facilitate the First Phase of the Heritage Square Development

Mr. Vraj Sudra advised that on April 26, 1995 an Open House will be held on this project.

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 2909, 1995;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2910, 1995;
3. That Bylaw Nos. 2909, 1995 and 2910, 1995 and application Z-36-94 be referred to Public Hearing."

App'd
Res'n # 396, 397
398

Item #501-3 - Preliminary Report on Application Z-5-95 by Diana Bralic and Lloyd Baker for Rezoning of Property at 1050 Alderson Avenue from RS-1 to RT-1 for a Two Family Residential Building

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2908, 1995;
2. That Bylaw No. 2908, 1995 and application Z-5-95 be referred to Public Hearing."

App'd
Res'n # 399, 400

**Item #501-4 - Rezoning Application Z-2-94 -
Proposed Two Family Residential Building at 1112 Cartier Avenue**

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to Zoning Bylaw Amendment No. 2751, 1994;
2. That Bylaw No. 2751, 1994 and application Z-2-94 be referred to Public Hearing."

App'd
Res'n # 401, 402

ITEM III - NEW BUSINESS cont'd/

**Item #501-5 - Rezoning Application Z-34-94 - 960-1000 Lougheed Highway to CS-1
for Purposes of an Auto Mall**

After questions, Mr. Phil Levine of IBI Consultants appeared and spoke on the issue and the Motorways site to the west. Mr. Tiessen referred to an enquiry on a Motor Hotel and the need for better access, possibly to Brunette Avenue at Bernatchey Street for such a development to be considered.

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2582, 1994;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2583, 1994;
3. That Bylaw Nos. 2582, 1994 and 2583, 1994 and application Z-34-94 be referred to Public Hearing;
4. That City staff address the issues outlined in the Planning Director's report of April 4, 1995 prior to consideration of these Bylaws beyond third reading if they reach that stage subsequent to Public Hearing."

App'd Res'n 403, 404
405, 406

**Item #501-6 - Application for a Development Variance Permit (DVP-4-95) to
Facilitate Construction of Two Family Residential Townhomes on Lots
in the RT-2 Zone (Plateau Boulevard Parcel 7J)**

- COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit DVP-4-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd Res'n 407

**Item #501-7 - Driving Schools as a Home Occupation in One Family Residential
Zones 1417 Cornell Avenue (Home Occupation)**

The Committee recommends:

- COUNCIL ACTION** " That Council not proceed with any change to allow driving schools as home occupation."

App'd Res'n 408

Land Use Committee Meeting Minutes
April 10, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-8 - 5% Provision of Parkland Pursuant to Section 992 of the Municipal Act
(8-4364B)**

The Committee recommends:

COUNCIL ACTION " That Council require the owner of the proposed subdivision under file
8-4364B to pay to the City an amount that equals 5% of the market value of
the land being subdivided as outlined in Section 992 of the Municipal Act. "
App' Res'n 409

ITEM IV - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes March 21, 1995

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

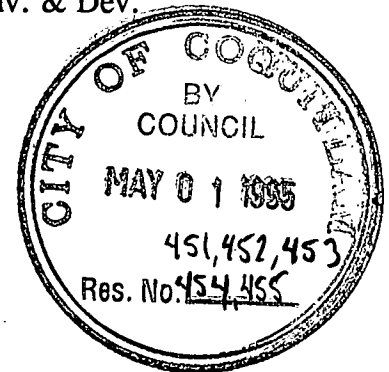
A meeting of the Land Use Committee was held on Monday, April 24, 1995 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White

STAFF: D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
J. Pickering, Planner
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF APRIL 10, 1995

Received.



ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Driving Schools as a Home Occupation in One-Family Residential Zones

Mr. Ron Sanderson appeared before the Committee regarding the recommendation of the Committee which was endorsed by Council on April 18th that the Bylaw not be amended to allow this use. Mr. Sanderson advised that the vehicles they use cannot be identified as different from others and that the use would be appropriate since students will not be coming to the site.

Councillor White suggested that the City draft the Bylaw amendment as suggested in the report of March 29th except that parking in a garage not be made a requirement and the gross vehicle weight be 2000 kg or less. Councillor LeClair raised certain concerns then agreed to this approach.

Land Use Committee Meeting Minutes
April 24, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That staff be authorized to draft a Bylaw based on the approach discussed by the Land Use Committee, with the City initiating the application."

Item #501-2 - Final Adoption of Bylaw No. 2876, 1995 and Authorization for Issuance of a Development Permit DP-71-93 - 90 Unit Four-Storey Apartment Complex at 528 & 532 Rochester Avenue - Z-14-94

The Committee recommends:

COUNCIL

ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2876, 1995;
2. That Council approve signing and sealing of Development Permit DP-71-93 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-3 - Mobile Food Vending

The Committee recommended the following after review:

COUNCIL

ACTION " That staff draft Bylaws based on:

1. The uses being allowed in all commercial and industrial zones;
2. A restricted number be allowed within the City (e.g. 10 to 12);
3. Licencing for one year at a time;
4. Traffic safety aspects being reviewed by the Engineering Department before licence issuance;
5. Hours of operation being the same as the adjacent principal business.

Land Use Committee Meeting Minutes
April 24, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

The Committee also discussed limiting locations on public property including streets. The High Street was highlighted as an example where such uses would be encouraged. Park areas were also considered appropriate in certain instances.

Item #501-4 - NE Coquitlam OCP - Consultant Workshop With Developers

The Committee received the Planning Director's report of April 18, 1995 for information.

ITEM IV - OTHER BUSINESS

1. **1001-1013 Brunette Avenue**

The Planning Director advised that OCP changes, C-5 zoning and the Development Permit for the site will be before Council on May 1, 1995.

2. **10 King Edward**

A discussion on storage of salvaged goods/material currently being proposed for the site took place.

3. **Rapid Transit Studies by B.C. Transit**

The Deputy Planning Director presented overheads on this issue.

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes March 28, 1995
- T-2 Design Committee Meeting Minutes April 11, 1995
- T-3 Subdivision Committee Meeting Minutes April 4, 1995

Land Use Committee Meeting Minutes
April 24, 1995

ADJOURNMENT - The meeting adjourned at 9:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 8, 1995 at 8:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor L. Hollington
Councillor D. White

STAFF: D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
J. Pickering, Planner
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF APRIL 24, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Rezoning Application Z-43-94 - at 1217 Brunette Avenue for a Four Unit Addition to Existing 126 Unit Urban Townhouse Project

Mr. John Scott, Architect, came before the Committee regarding this application and site. His client Mr. H. Lee was also present. Mr. Scott provided some history of the Place Fontainebleau development. This led to discussion and questions by members of the Committee.

Mr. Lee presented a letter dated May 8, 1995 from the Strata Council.



ll

Land Use Committee Meeting Minutes
May 8, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Colony Farm Land Use Plan (C-12 Colony Farm)

Mr. Chris Schreiber spoke as Chair of the Colony Farm Study Committee, accompanied by Mr. Mike McPhee who then reviewed the draft Land Use Plan.

The Committee recommends:

COUNCIL

ACTION "That Council endorse by resolution the Colony Farm Land Use Plan."

Rosa Telegus and Jane Pickering left at this time.

**Item #501-3 - Preliminary Report on Application Z-6-95 by Gilberte M. Knapp
for Rezoning of Property at 329 Begin Street from RS-1 to RT-1
for a Two-Family Residential Building**

The Committee recommends:

COUNCIL

ACTION "That application Z-6-95 be deferred for the applicants to revise preliminary plans to reflect the Maillardville Multi-Family Residential Design Guidelines with French character and to minimize crawlspaces beyond three feet in height."

**Item #501-4 - Application for a Second Extension to Rezoning Application
Z-53-93 - Proposed Two-Family Residential Dwelling at
1641 Booth Avenue**

The Committee recommends:

COUNCIL

ACTION "That Council extend rezoning application Z-53-93 for six months to November 1, 1995."

App'd
496

App'd
497

App'd
498

Land Use Committee Meeting Minutes
May 8, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-5 - Authorization for Issuance of a Development Permit DP-11-95
Proposed Storage Shed Adjacent Apartment Building at
1320 King Albert Avenue**

The Committee recommends:

COUNCIL

ACTION "That Council approve signing and sealing of Development Permit DP-11-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
#499*

**Item #501-6 - Authorization for Issuance of Development Permit DP-58-94 and
Cancellation of Development Permit DP-29-92 (plus amendment)
all for Exterior Alterations to Pinetree Village Shopping Centre at
2991 Lougheed Highway**

The Committee recommends:

COUNCIL

- ACTION** "1. That Council approve signing and sealing of Development Permit DP-58-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
2. That Council authorize cancellation of Development Permit DP-29-92 and its amendment thereto;
3. That Council authorize return of the security in the amount of \$5,000 associated with Development Permit DP-29-92."

*Deferred request of applicant
#500*

**Item #501-7 - Cancellation of Development Permit DP-12-92 and Return
of Site Development Security Taken in Conjunction with
that Development Permit - 1532 Brunette Avenue**

The Committee recommends:

COUNCIL

ACTION "1. That Council cancel Development Permit DP-12-92 authorized for issuance by Council at their meeting held April 18, 1994 and this Development Permit shall have no further force and effect;

*App'd
#501*

Land Use Committee Meeting Minutes
May 8, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-7 cont'd/

2. That the Finance Department be authorized to release the security taken in conjunction with Development Permit DP-12-92 being Royal Bank of Canada Irrevocable Letter of Credit No. PS0795V00010 dated April 19, 1994 in the amount of \$78,000, subject to staff being satisfied as to the site being in a safe condition prior to release of the security."

**Item #501-8 - 5% Provision of Parkland Pursuant to Section 992 of the
Municipal Act (8-4486)**

The Committee recommends:

COUNCIL

ACTION " That Council not require the owner of the proposed subdivision under file 8-4486 to pay to the City an amount that equals 5% of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act, since land is being provided by said owner."

App'd
#502

Item #501-9 - Bill 11 - 1995 Growth Strategies Statutes Amendment Act

The Committee recommends:

COUNCIL

ACTION " That the thrust of Bill 11 in re-establishing regional planning be supported but concerns be expressed as to implementation agreements being part of the settlement process be conveyed to the Minister and GVRD."

App'd
#503

Item #501-10 - Mono Pole Adjacent Poirier Library (575 Poirier Street)

The Committee recommends:

COUNCIL

ACTION " 1. That B.C. Tel be requested to modify their plans as suggested by Leisure & Parks Services;

App'd
#504

Land Use Committee Meeting Minutes
May 8, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-10 cont'd/

2. That B.C. Tel proceed with a public process on these plans, including review of siting options, at a meeting to be held in the Nancy Bennett Room or another room in the adjacent City facilities;
3. That this matter be then considered by Leisure & Parks Committee as to usage of the City land involved and proposed financial arrangements;
4. That staff then process the Building Permit application if and when Council agrees to such a use of land."

Item #501-11 - Potential Sites for Golf Courses in Coquitlam

Eric Tiessen reviewed this report and then the report was received.

**Item #501-12 - Invitation to Attend May 18, 1995 Meeting of Northeast
Coquitlam Ratepayers Association (CP - NE Coquitlam)**

This item was received for information.

**Item #501-13 - Secondary Suite Policies and Reviews - North Vancouver District,
North Vancouver City, Port Coquitlam, Salmon Arm
(Secondary Suites)**

This item was deferred for the next meeting, to be discussed as an earlier item on the agenda.

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes April 25, 1995
- T-2 Subdivision Committee Meeting Minutes April 19, 1995

Land Use Committee Meeting Minutes
May 8, 1995

ADJOURNMENT - The meeting adjourned at 9:45 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



Mayor L. Sekora

70-1

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 8, 1995 at 8:00 p.m. in the Council Chambers, with the following persons present:

- COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
 Councillor L. Hollington
 Councillor D. White
- STAFF: D.M. Buchanan, Planning Director
 E. Tiessen, Deputy Planning Director
 J. Pickering, Planner
 R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF APRIL 24, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Rezoning Application Z-43-94 - at 1217 Brunette Avenue for a Four Unit Addition to Existing 126 Unit Urban Townhouse Project

Mr. John Scott, Architect, came before the Committee regarding this application and site. His client Mr. H. Lee was also present. Mr. Scott provided some history of the Place Fontainebleau development. This led to discussion and questions by members of the Committee.

Mr. Lee presented a letter dated May 8, 1995 from the Strata Council.



TO: Land Use Committee
FROM: Don Buchanan, Planning Director
SUBJECT: Preliminary Report on Application for Zoning Bylaw Amendment

File No. Z-43-94 Date: 1995 January 31

Name of Applicant: Interplan Architecture & Planning Inc.

Address of Applicant: 300 - 131 Water Street Vancouver BC V6B 4M3

Name of Owner: Haseman Canada Corporation

Address of Owner: 300 - 740 Nicola Street Vancouver BC V6G 2C1

Legal Description of Property: Lot Rem 2 Group 1 DL 46 NWD Plan 85264 (LMS343)

Address of Property: 1217 Brunette Avenue

Present Zoning Category: C-2

Requested Zoning Category: RM-2

Present OCP Designation: Urban Townhousing (Existing C-2 Zoning predates Maillardville OCP)

Proposed OCP Designation: No Change

Proposed Development: Four Unit Addition to Existing 126 Unit Urban Townhouse Project

RECOMMENDATION

" That application Z-43-94 be deferred for the applicants to modify the design of the project to bring it in keeping with the policies for new residential developments in the Maillardville Official Community Plan."

1995 January 31
Our File: Z-43-94
Preliminary Report on Application
for Zoning Bylaw Amendment cont'd . . .
"FOR LAND USE COMMITTEE"

PROPOSED DEVELOPMENT

This is an application for a four unit building to be added to an existing urban townhouse development at 1217 Brunette Avenue. The proposed building is at the northeast corner of Begin Street and Brunette Avenue and is intended to replace an earlier proposal for a restaurant facility.

OFFICIAL COMMUNITY PLAN

Existing OCP Designation and Zoning

The subject property is currently designated for Urban Townhousing in Schedule 'B' to the Maillardville Official Community Plan. The property is currently zoned C-2 General Commercial.

The proponents are seeking to rezone the property to RM-2 Three Storey Medium Density Apartment Residential, to permit medium density multi-family residential development in the form of urban townhouses, which the OCP advocates for the lands fronting on both sides of Brunette Avenue between Marmont and Schoolhouse Streets.

Development Permit Guidelines

The properties are located within the Maillardville Multi-Family Residential Development Permit Area of the OCP and are therefore subject to the requirements in Section 4.3, where new developments shall be consistent with the "Design Guidelines for New Multi-Family Residential Developments in Maillardville with French-Canadian Character" and the guidelines for "Urban Townhousing". The proposal must provide townhouse forms, separate ground floor entrances leading out to the street and not exceed a height of 3 storeys. The project must respond to other guidelines as well, which address - the quality of design and appearance; joint vehicular accesses and circulation between adjacent sites; appropriate landscaping; protection of the views toward Laval Square; and a development configuration that does not result in remainders of land that are uneconomical to develop.

1995 January 31
Our File: Z-43-94
Preliminary Report on Application
for Zoning Bylaw Amendment cont'd . . .
"FOR LAND USE COMMITTEE"

OFFICIAL COMMUNITY PLAN cont'd

OCP Policy Implications

This development proposal for townhousing is consistent with the land use designations and the objectives and guidelines of the Development Permit area as established in the Maillardville OCP.

Under Policy 3.3 "Rezoning" of the Official Community Plan, two corresponding zones may be considered by Council for this Urban Townhousing designation: the RM-1 Two Storey Low Density Apartment Residential Zone and the RM-2 Three Storey Medium Density Apartment Residential Zone, "where Council is satisfied that its heritage conservation objectives are being met".

Since they are applying for the higher density, the RM-2 Zone, we are of the opinion that there are "heritage conservation objectives" involved with this proposal, which not only refer back to the proponent's original proposal (to build a restaurant echoing the shape and form of the former heritage building on this site) but also to provide a new townhouse building in a form that will reflect the City's heritage initiatives along Brunette Avenue.

Proposed Concept Plans

The concept plans propose four townhouse units in a single three storey high building. Surface parking is provided immediately to the east on an existing parking lot, which was developed earlier for a future restaurant (to be built on this subject rezoning site). Over the past few years, residents of the Fontainebleau have used this excess parking for visitor/overnight parking and storage of recreational vehicles (RV's). The parking lot was then incorporated into the Fontainebleau Strata Council property.

This proposal reveals the same French Canadian character design elements as the adjoining Fontainebleau, such as street orientation of units towards the street; mansard roof shapes; colour palette; window shapes and separate ground floor unit entrances out to the street.

1995 January 31
Our File: Z-43-94
Preliminary Report on Application
for Zoning Bylaw Amendment cont'd . . .
"FOR LAND USE COMMITTEE"

OFFICIAL COMMUNITY PLAN cont'd

Proposed Concept Plans

Joint vehicular access between this site and the adjacent site is unnecessary, because this proposal seeks to complement the existing Fontainebleau residential development - not stand as a separate project. A rear lane, which provides access to the adjoining Fontainebleau underground parking area will also provide access to this project's required residential parking. Protection of views to Laval Square is not necessary, because of the site's corner location and distance from the Square.

Because the proponents feel that the restaurant is unfeasible, they now wish to rezone the corner site to RM-2 Residential, which would complement the remainder of the original residential development.

However, the current proposal will leave a large opening or expansive parking lot between residential buildings along Brunette Avenue. Such a void would not satisfy the intent of the design guidelines, which is to encourage a continuity of housing forms along the street - an important characteristic of the First Settlers' housing settlement.

To satisfy the "unfulfilled heritage conservation objectives" (the proponent was requested and agreed to construct a restaurant structure using the similar shape and form of the heritage house on the site) in consideration for the RM-2 Zone option, the Planning Department has requested the proponent to revise the footprint of his four-plex proposal and place a linear building facade along Brunette Avenue, so that the building would occupy both the existing C-2 site and part of the surface parking lot. The required parking spaces would be relocated north of the building and would be hidden from Brunette Avenue.

The proponent has agreed to approach the Fontainebleau Strata Council in order to gain approval for siting the new building on the parking lot. They would also assure them that maximum spaces would be retained for residential parking.

1995 January 31
Our File: Z-43-94
Preliminary Report on Application
for Zoning Bylaw Amendment cont'd . . .
"FOR LAND USE COMMITTEE"

DESIGN COMMITTEE

The Design Committee reviewed this project at their meeting of November 29, 1994 in relation to general design aspects. The Committee approved of the architect's efforts to integrate the design of the building with the surrounding townhouse development while recommending some changes to the roofed over open patio area on the east elevation.

SUBDIVISION

No subdivision of the land is involved, however, integration with the existing Strata Corporation may require approval.

Servicing should be predominantly in place along Begin and Brunette Avenues, however, this will be reviewed in detail at the building permit application stage by the Engineering Department.

STAFF INPUT AND ZONING BYLAW AMENDMENT

The Planning Department has carried out a preliminary review of the architectural plans in relation to the major requirements of the Zoning Bylaw. This review has taken into consideration the entire development as well since these four units will be located on the same lot as the principal townhouse development. Our calculations indicate a minor overage with regard to gross floor area and lot coverage. In addition, we note a setback variance will be required along Brunette Avenue and one on Begin Street as well. Details of any variances would be subject to review of the revised plans which have been requested.

Other details of architectural features, fences, etc. have been requested as well.

The attached draft Bylaw No. 2890, 1995 has been prepared for the future consideration of the Land Use Committee and Council. Ministry of Transportation & Highways approval of this bylaw will be required if it proceeds.

1995 January 31
Our File: Z-43-94
Preliminary Report on Application
for Zoning Bylaw Amendment cont'd . . .
"FOR LAND USE COMMITTEE"

CONCLUSION

Our review of this rezoning application for urban townhousing concludes that although this proposal meets most of the basic objectives and policies for new residential developments stated in the Maillardville OCP, the submitted concept does not provide the contiguous residential streetfront development along Brunette Avenue, which is most important for the Village Maillardville residential theme. The current proposal would establish the existing parking lot as a permanent facility (which was originally reserved as a temporary lot for the future restaurant). We feel that a reconfiguration of the building footprint, with the required parking to the rear, a low profile (three storeys if possible), would respond better to the Brunette design guidelines, be more visually pleasing and be more complimentary to the earlier phases of the same residential development.

Although we have no objections to the rezoning of these properties from C-2 Local Commercial to RM-2 Three Storey Medium Density Apartment Residential, we feel that the submitted plans do not reflect the optimum Urban Townhousing siting and massing for Maillardville residential developments along Brunette Avenue.



D.M. BUCHANAN

DMB/lmc

Attach.

CITY OF COQUITLAM

BYLAW NO. 2890, 1995

A Bylaw to amend the "City of Coquitlam
Zoning Bylaw No. 1928, 1971", and amending Bylaws

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 1928, and amending Bylaws, in accordance with the "Municipal Act", R.S.B.C., 1979, c. 290;

AND WHEREAS it is deemed desirable to amend certain regulations or certain zoned areas, or both, after the Public Hearing, in accord with the "Municipal Act", R.S.B.C., 1979, c. 290;

NOW THEREFORE, the Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. Schedule "A" to Bylaw No. 1928, 1971 shall be amended as follows:

The property within the area outlined in black on the map attached hereto and marked "Schedule 'A' to Bylaw No. 2890, 1995", shall be rezoned from C-2 General Commercial to RM-2 Three Storey Medium Density Apartment.

(This property is situated at 1217 Brunette Avenue.)

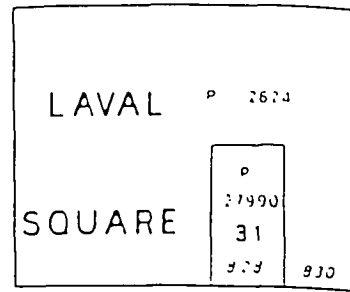
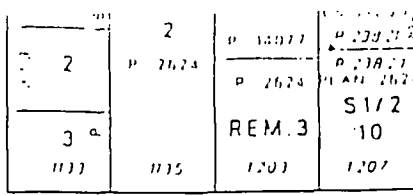
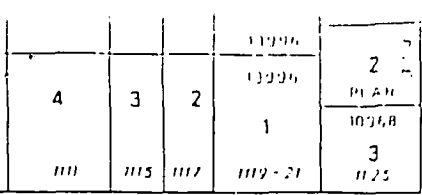
This Bylaw may be cited for all purposes as the "City of Coquitlam Zoning Amendment Bylaw No. 2890, 1995".

READ A FIRST TIME this	day of	, 1995.
READ A SECOND TIME this	day of	, 1995.
READ A THIRD TIME this	day of	, 1995.

RECONSIDERED, FINALLY PASSED AND ADOPTED and the Seal of the Corporation affixed this _____ day of _____, 1995.

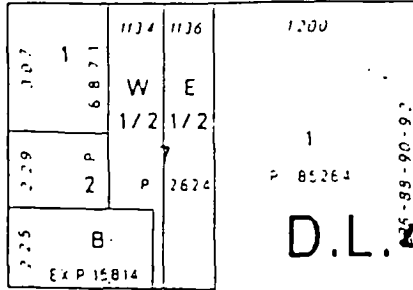
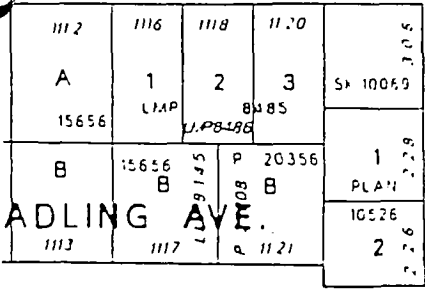
_____ MAYOR

_____ CLERK



CARTIER

AVENUE

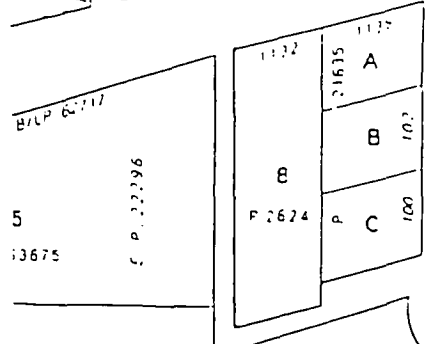
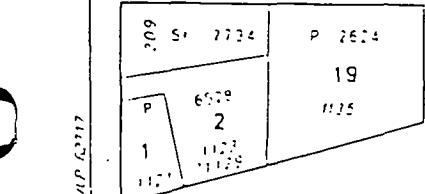
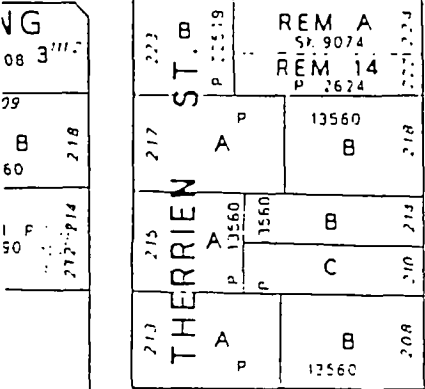


LAVAL

SQUARE

ADLING AVE.

D.L. 46



STREET
BEGIN

STREET

AVENUE

RM-2

BRUNETTE

LAVAL

D.L. 46

DISTANCES

1. 8.84m
2. 12.81m
3. 4.45m
4. 13.33m
5. 2.30m
6. 14.99m

**SCHEDULE 'A' TO
BYLAW NO.2890,1995**

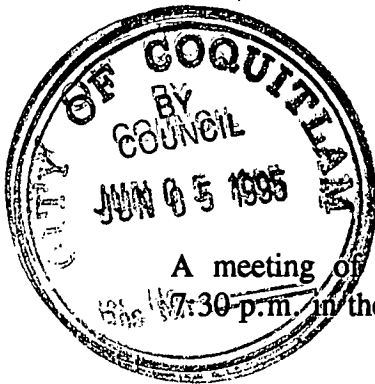
CITY OF _____

COQUITLAM



501

Mayor L. Sekora



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, May 23, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor L. Hollington

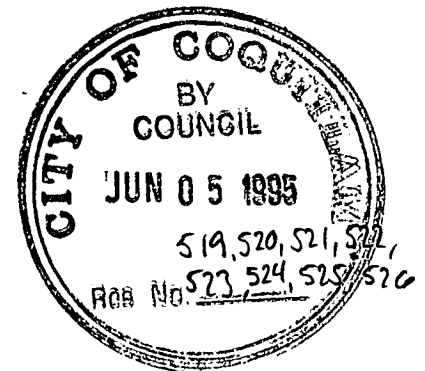
STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Innes, Planner
T. Murphy, Manager, Traffic & Trans.

ITEM I - MINUTES OF MAY 8, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.



ITEM III - NEW BUSINESS

Item #501-1 - Authorization for Issuance of a Development Variance Permit - DVP-7-95 - Proposed Maintenance Building at the Vancouver Golf Club at 771 Austin Avenue

Mr. Lawrence Saracuse and Mr. Stan. Kazymierchyk, Grounds Superintendent were present with the latter making a presentation on their proposed "Turf Care Centre". Mr. Kazymierchyk said that this was a replacement of an existing poor facility and would not have a servicing impact. He showed pictures and maps of the "before" and "after" situation.

The Chairman and Councillor Hollington spoke to the issue, but did not reach agreement.

Land Use Committee Meeting Minutes
May 23, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

**COUNCIL
ACTION**

This matter was referred on to Council for consideration and debate.

Mr. Saracuse also spoke on concerns with the effects on the park like setting with sidewalk construction along Austin though agreed that these effects would not be a factor east of the entrance opposite Walker Street.

In response to Councillor Hollington, Mr. Murphy advised that the estimate was \$59,000 for the work being suggested by the Engineering Department east of the entrance along Austin.

Item #501-2 - Proposed Bowling Alley/Billiard Lounge - 1401 Lucille Starr Drive

Mr. Art Phillips came before the Committee regarding the proposed use of a bowling alley.

This item was deferred for review by staff as to implications.

**Item #501-3 - Authorization for Issuance of a Development Permit - DP-3-95 -
Cultural Centre at 1205 Pinetree Way**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Permit DP-3-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
May 23, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Final Adoption of Bylaw Nos. 2909 and 2910, 1995 and
Authorization for Issuance of a Development Permit DP-45-94 -
Proposed Phase I of Heritage Square at 1120-1132 Brunette Avenue**

The Committee recommends:

COUNCIL

- App'd
Roshin #5
522, 523 & 524*
- ACTION " 1. That Council reconsider, finally pass and adopt Bylaw No. 2909, 1995;**
2. That Council reconsider, finally pass and adopt Bylaw No. 2910, 1995;
**3. That Council approve signing and sealing of the Development Permit and
the Mayor and City Clerk be authorized to execute this Development
Permit on behalf of the City of Coquitlam."**

**Item #501-5 - Request for Extension of Deadline for Planning Grant Payment
(Planning Grants)**

The Committee recommends:

COUNCIL

- App'd
Roshin #525*
- ACTION " That Council support the extension request for payment of the Provincial
Planning Grant for Phase I of the Northeast Coquitlam Official Community
Plan Review."**

**Item #501-6 - Secondary Suite Policies and Reviews - North Vancouver District,
North Vancouver City, Port Coquitlam, Salmon Arm
(Secondary Suites)**

This matter was reviewed again by the Committee.

The Committee recommends:

COUNCIL

- App'd
Roshin #526*
- ACTION " That a sum be considered by Council for the 1996 provisional budget to
address this issue."**

Land Use Committee Meeting Minutes
May 23, 1995

OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes May 2, 1995

ADJOURNMENT - The meeting adjourned at 8:20 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 12, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White
Mayor L. Sekora

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
J. Pickering, Planner
K. Wright, Director, Permits & Licences
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF MAY 23, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

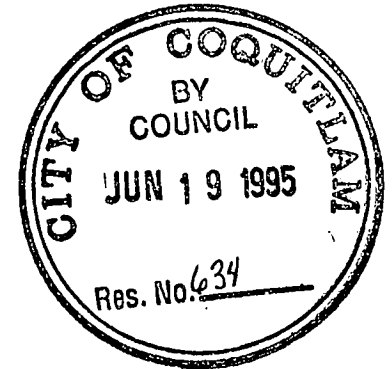
Nil.

ITEM III - NEW BUSINESS

Item #501-1 - BCBC - Forensic Institute Development

Mr. Al Kemp, Vice-President, Project Development Group appeared before the Land Use Committee. He advised that all laws of the Province have been followed as a commitment by BCBC since it came into being. Mr. Brian May was also present and responded to usage of the new areas, the northeast one being for reasons of avoiding easements being required. In response to a question, Mr. Kemp advised that the urgency related to Government transfer of Colony Farm to GVRD. He also advised that the additional lands would stay in the Agricultural Land Reserve.

Mr. Kemp presented a letter of June 9, 1995 from Peter Kane of the Forensic Psychiatric Institute explaining the concept in more detail. Mr. Kemp went on to say that the remand centre was not at all being considered for this site. A letter dated June 15, 1995 from the BCBC President, Dennis Truss recommending strongly against this use on Colony Farm was also presented.



Land Use Committee Meeting Minutes
June 12, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Councillor White asked about a covenant on the lands involved and Mr. Kemp advised that this might be redundant with the zoning and HLR restrictions. This led to discussion by the Committee.

The Committee recommends:

**COUNCIL
ACTION**

*App'd
Res'n 635*

" That the City Solicitor investigate whether a covenant would be entertained by BCBC restricting use of the additional areas to agriculture."

Mr. Kemp advised that Mr. Chris Schreiber should be contacted as to the covenant proposal, indicating that he did not have concerns himself.

Item #501-2 - 43 Housing Society - 739 Alderson Avenue

Ms. Roxann MacDonald spoke to their proposed site and material was circulated by one of her associates. She outlined the project and the process they have gone through. The architect presented slides of the proposal. The delegation then responded to questions. The matter was left for an application to be made and a Public Hearing referral to be considered.

**Item #501-3 - Amendment to Bylaw for Bed & Breakfast Facilities at
2318-2320 Haversley Avenue**

Ms. Caroline Everett came before the Committee regarding this matter and circulated a pamphlet on their operation at 2318-2320 Haversley. She sought support for the Burnaby approach to this usage where use of two bedrooms are possible at each address rather than the limit of up to two boarders or one-family in one dwelling unit in Coquitlam's Zoning Bylaw. Committee members indicated that they did not support such a change.

The Committee recommends:

COUNCIL

ACTION " That no amendment be considered by Council to the bed and breakfast provisions of the Zoning Bylaw."

*App'd
Res'n * 636*

Land Use Committee Meeting Minutes
June 12, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-4 - Class "A" Liquor Licence at 2300 Tappen Avenue

The Planning Director noted the limit of 160 patrons and 5,000 sq. ft. which is being recommended which led to some discussion. He advised that a covenant provision was involved in setting these limits.

The Committee recommends:

COUNCIL

ACTION " That Council indicate its support for the establishment of a Class "A" Liquor Licence at 2300 Tappen Avenue as outlined in the May 2, 1995 application from W.A.E. Hick & Associates, namely the establishment of a facility not to exceed 5,000 sq. ft. and containing a maximum of approximately 160 patrons, all subject to meeting the requirements of the City's Zoning and Building Bylaws."

*App'd
Res'n # 637*

**Item #501-5 - 5% Provision of Parkland Pursuant to Section 992 of the
Municipal Act for the Proposed Subdivision at 1393 Pipeline Road
(8-4440)**

COUNCIL

ACTION

This item was referred on to Council to review whether to take cash or land in this case.

Item #501-6 - Super Range Golf Centre at 170 Schoolhouse Street

The Planning Director noted that the temporary building was no longer being proposed.

This item was then received.

Item #501-7 - Cariboo Trail Site (C23-Cariboo)

The Mayor indicated concerns regarding redevelopment of the existing hotel. After some discussion the Chairman indicated that further information on future density rights is being obtained by staff and then the proponent should be asked to appear before the Committee when that is available. The Committee noted that redevelopment of the hotel under existing zoning was welcomed, but commitments beyond that to guarantee long term economics were questionable in the light of existing conditions.

Land Use Committee Meeting Minutes
June 12, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-8 - Queensborough Official Community Plan: City of
New Westminster (CP-Neighbouring Municipalities)**

The Committee recommends:

COUNCIL

ACTION "That Council notify the City Clerk of the City of New Westminster that the City of Coquitlam has no objections to the plans and policies contained within the proposed Queensborough Official Community Plan."

*App'd
Res'n * 639*

**Item #501-9 - Proposed Apartment Building at 511-515 Austin Avenue
(RM-5 Apartment Site)**

The Committee recommends:

COUNCIL

ACTION "That the site only be considered for high-rise development."

*App'd
Res'n * 640*

Jane Pickering left at this time.

**Item #501-10 - Authorization for Issuance of a Development Variance Permit -
DVP-19-95 - to Facilitate a Subdivision at 579 Alderson Avenue**

The Committee recommends:

COUNCIL

ACTION "That Council approve signing and sealing of Development Variance Permit DVP-19-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n * 641*

**Item #501-11 - Assignment of Development Permit - DP-57-94 - Proposed
Alterations and Additions to the Days Inn Hotel at
725 Brunette Avenue**

The Committee recommends:

Land Use Committee Meeting Minutes
June 12, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-11 cont'd/

COUNCIL

ACTION " That Council approve signing and sealing of the assignment to Development Permit - DP-57-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

App'd
Res'n # 642

Item #501-12 - Preliminary Report on Application Z-4-95 by City of Coquitlam for a Text Amendment to Clarify Bingo Facility Uses and Accessory Off-Street Parking Requirements

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2921, 1995;

App'd
Res'n # 643 & 644

2. That Bylaw No. 2921, 1995 and application Z-4-95 be referred to Public Hearing. "

Item #501-13 - Preliminary Report on Application Z-7-95 by City of Coquitlam for a Text Amendment to Allow for Driving Schools as a Home Occupation

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2925, 1995;

App'd
Res'n # 645 & 646

2. That Bylaw No. 2925, 1995 and application Z-7-95 be referred to Public Hearing. "

Land Use Committee Meeting Minutes
June 12, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-14 - Preliminary Report on Application Z-9-95 by City of Coquitlam to Include Non Market Housing Parking Requirements Under Section 404(2) of the Zoning Bylaw

The Committee recommends:

COUNCIL

ACTION " 1. That Bylaw No. 2924, 1995 a Bylaw to amend the City of Coquitlam Zoning Bylaw No. 1928, 1971, as amended, receive first reading;

*App'd
Res'n # 647+648*

2. That Bylaw No. 2924, 1995 be referred to Public Hearing."

OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes May 9, 1995
- T-2 Design Committee Minutes May 24, 1995
- T-3 Subdivision Committee Meeting Minutes May 15, 1995

ADJOURNMENT - The meeting adjourned at 9:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

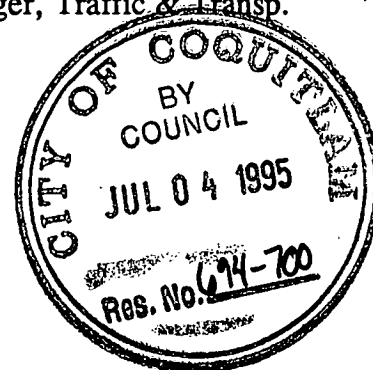
A meeting of the Land Use Committee was held on Monday, June 26, 1995 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Deputy Chairman
Councillor Hollington

STAFF: D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
J. Pickering, Planner
A. Ing, Planner
T. Murphy, Manager, Traffic & Transp.

ITEM I - MINUTES OF JUNE 12, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESSItem #501-1 - Cariboo Trails Hotel Site (C23-Cariboo)

Mr. Gerald Hamilton, Architect, came before the Committee regarding this site and then circulated a letter of June 26, 1995. He then made a presentation using two coloured boards illustrating a development concept for the whole area from Rochester to Austin Avenues.

Mr. Jerry Nowee then came forward and indicated that zoning to allow longer term land use was being sought with a restrictive covenant to limit use on two parcels until transportation facilities are in place or until certain years are reached.

Staff expressed concerns with timing and what the process should be. Urban design and transportation concerns were also identified.

There was then extensive discussion of the issues. The Chair emphasized the key factors of timing and traffic generation.

APP'D 29
07-06-95
[Signature]

Land Use Committee Meeting Minutes
June 26, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mr. Hamilton suggested that Council authorize creation of a Committee of the land owners, citizens and staff on the planning of this superblock. This was not endorsed by the Land Use Committee. Councillor Hollington contrasted the Surrey parallel where transit was under construction and stations were constructed by developers to the North Road situation where timing is most uncertain.

The delegation indicated after further discussion that they would go back and reconsider their proposals and possibly come back at a later date.

Jane Pickering left at this time.

**Item #501-2 - Authorization for Issuance of a Development Variance Permit -
DVP-16-95 Entrance Canopy for Foyer Maillard at
1010 Alderson Avenue**

The Committee recommends:

COUNCIL

*Agreed
Resh # 695*
ACTION " That Council approve signing and sealing of Development Variance Permit DVP-16-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-3 - Authorization for Issuance of a Heritage Alteration Permit
HAP-1-95 - Proposed Heritage Square at
1120-1132 Brunette Avenue**

The Committee recommends:

COUNCIL

*Agreed
Resh # 696*
ACTION " That Council approve signing and sealing of the Heritage Alteration Permit and the Mayor and City Clerk be authorized to execute this Heritage Alteration Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

Item #501-4 - Authorization for Issuance of a Development Permit DP-17-95 - Proposed Addition to the East Side of the Woods Pub (Formerly Digger O'Riley's) to Provide for Expanded Kitchen and Cooler (935 Brunette Avenue)

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit DP-17-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 697*

Item #501-5 - 5% Provision of Parkland Pursuant to Section 992 of the Municipal Act for the Proposed Subdivision at 960 Lougheed Highway (8-4462)

The Committee recommends:

COUNCIL

ACTION " That Council require the owner of the proposed subdivision under file 8-4462B to pay to the City an amount that equals 5% of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act."

*App'd
Res'n # 698*

Item #501-6 - 5% Provision of Parkland Pursuant to Section 992 of the Municipal Act for the Proposed Subdivision of Block Parcel 6L - Westwood Plateau (8-4485)

The Committee recommends:

COUNCIL

ACTION " That Council not require the owner of the proposed subdivision under file 8-4485A to pay to the City an amount that equals 5% of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act, since land is being provided by said owner."

*App'd
Res'n # 699*

Land Use Committee Meeting Minutes
June 26, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-7 - City of Port Moody Official Community Plan Bylaw, 1992,
No. 2136, Amendment Bylaw No. 6, 1995, No. 2253**

The Committee recommends:

COUNCIL

*Agreed
Action # 700*
ACTION " That Council advise the City of Port Moody that the City of Coquitlam has no objections to Port Moody Bylaw No. 6, 1995, No. 2253, a Bylaw to amend the City of Port Moody Official Community Plan, 1992, No. 2136, since the Bylaw does not appear to affect Coquitlam directly."

Councillor Hollington asked that staff investigate the treatment of Mossom Creek in the plan with Port Moody and investigate possible effects on the Centennial School fisheries enhancement program.

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes June 13, 1995
- T-2 Subdivision Committee Meeting Minutes June 6, 1995

ADJOURNMENT - The meeting adjourned at 9:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



LAND USE COMMITTEE MINUTES

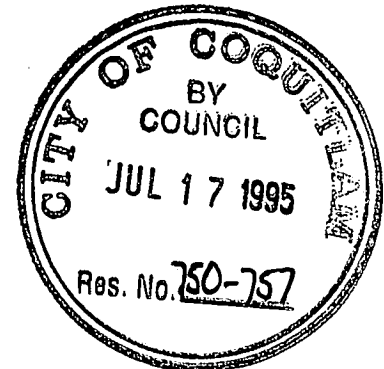
A meeting of the Land Use Committee was held on Monday, July 10, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor Hollington, Deputy Chairman

STAFF: D.E. Day, Planning Director
E. Tiessen, Deputy Planning Director
K. McLaren, Dev. Control Tech.
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF JUNE 26, 1995

Received.



ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

K. McLaren briefly presented the planning review and recommendations and then answered questions on the following items:

Item #501-1 - Authorization for Issuance of a Development Permit DP-18-95 - Proposed Additions and Alterations to an Existing Industrial Building at 830 Henderson Avenue

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit - DP-18-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Rosla 751*

Land Use Committee Meeting Minutes
July 10, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Preliminary Report on Application Z-10-95 by Simic Engineering Ltd. for Rezoning of Property at 3191 Gallette Avenue from RS-2 to RS-3 for Subdivision into One-Family Residential Lots -

The Committee recommends:

COUNCIL

- App'd Res'n 752-752*
- ACTION** "1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2931, 1995;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2932, 1995;
3. That Bylaws Nos. ~~2931 and~~ 2932, 1995 and application Z-10-95 be referred to Public Hearing."

Item #501-3 - Preliminary Report on Application Z-12-95 by Neil Englund for Rezoning of Property at 827 North Road from RS-1 to RT-1 for Addition to Single-Family Dwelling to Provide for Two Residential Dwelling Units

The Committee recommends:

COUNCIL

- App'd Res'n 754-755*
- ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2931, 1995;
2. That Bylaw No. 2931, 1995 and application Z-12-95 be referred to Public Hearing."

Item #501-4 - Preliminary Report on Application Z-13-95 by Shell-Don Properties Ltd. for Rezoning of Property at 1300 Ketch Court from M-1 to M-9 to Modify Permitted Uses Within the Building

The Committee recommends:

COUNCIL

- App'd Res'n 756-757*
- ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2949, 1995;
2. That Bylaw No. 2949, 1995 and application Z-13-95 be referred to Public Hearing."

Land Use Committee Meeting Minutes
July 10, 1995

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes June 27, 1995
- T-2 Subdivision Committee Meeting Minutes June 20, 1995

ADJOURNMENT - The meeting adjourned at 7:50 p.m.

MINUTES CERTIFIED CORRECT

D. E. Day
DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, July 24, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Deputy Chairman - Item 1
Councillor B. LeClair, Chair - Items 2, 3 and 4
Councillor L. Hollington

STAFF: N. Cook, City Manager
D.E. Day, Planning Director
E. Tiessen, Deputy Planning Director
K. McLaren, Dev. Control Tech.
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF JUNE 26, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

E. Tiessen and K. McLaren were available to answer questions related to the planning review and recommendations on the following items:

Item #501-1 - Request for Preliminary Indication of a Proposed Rezoning of Property at 212 Jackson Street to Allow for Construction of a Four Unit Apartment Building

Councillor D. White outlined the content of the report to the site owner, Mr. Clarke, particularly the need for planning and transportation studies related to the future of the area.



ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mr. Clarke raised questions about concerns raised previously regarding children crossing major roadways to schools as well as school capacity issues. Other potential future uses were discussed such as higher density residential aimed at a mature market, recognizing road improvements would likely be needed. The estimate of timing for resolution of these issues is one year from now when the transportation study would be completed and the planning study could come forward subsequently. It is anticipated that a planning process involving owners would occur in conjunction with the planning study.

The Committee recommends:

COUNCIL

- App'd
Rishin #807*
- ACTION " 1.** That Mr. Clarke be advised that Council cannot consider rezoning of the subject property to allow for a fourplex under the existing Official Community Plan designation and therefore his proposal cannot be given favourable consideration at this time;
- 2.** That a report on the Bernatchey Area traffic improvement and development charges to support such improvements be included as an item in the Engineering Department's 1996 budget;
- 3.** That the land use review of Bernatchey Street triangle be completed when the traffic and Development Cost Charge information is available, and that Mr. Clarke's input be taken into consideration at that time."

**Item #501-2 - Authorization for Issuance of a Development Permit - DP-24-95 -
Modifications to Existing Townhouse (99 Laval Street)**

Questions regarding the situation were raised related to the age of the project, the Geotechnical Study findings, and the implications for parklands and engineering work. Councillor B. LeClair requested that this issue be brought to the next Executive Meeting of Council for a full discussion.

Land Use Committee Meeting Minutes
July 24, 1995

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Authorization for Issuance of a Development Variance Permit -
DVP-6-95 - Proposed 39 Unit Townhouse Development at
2581 Panorama Drive**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-6-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

*App'd
Res'n #809*

**Item #501-4 - Final Adoption of Zoning Amendment Bylaw No. 2908, 1995 -
Proposed Two-Family Residential Building at
1050 Alderson Avenue (Z-5-95)**

The Committee recommends:

COUNCIL

ACTION " That Council reconsider, finally pass and adopt Bylaw No. 2908, 1995. "

*App'd
Res'n #809*

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes July 11, 1995
- T-2 Subdivision Committee Meeting Minutes July 5, 1995

ADJOURNMENT - The meeting adjourned at 8:00 p.m.

D. E. Day
DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 14, 1995 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF: N. Cook, City Manager
D.E. Day, Planning Director
R. Telegus, Eng. Env. & Dev.

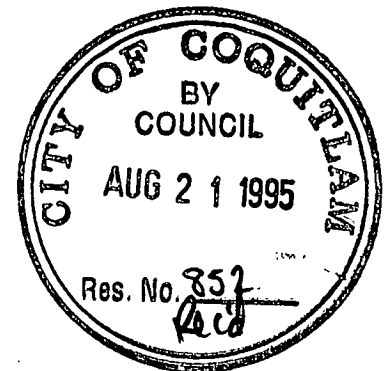
ITEM I - MINUTES OF JULY 24, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS



Item #501-1 - Proposed Uses Within Existing Building at 15 King Edward Street

Mr. M. Feldberg presented a proposal to re-use the existing building, which was built in 1949 and remains structurally sound. Besides improving the exterior finishes, the only exterior renovation would be an exterior stair and an access ramp. The proposed use would be offices with potentially four or five tenants.

Questioning ensued regarding various issues, particularly the potential of the site to be developed consistent with M-8 zoning, given the easements affecting the site. Concerns were expressed that the Ministry of Transportation and Highways' approval is required, which would potentially introduce delays.

ll

Land Use Committee Meeting Minutes
August 14, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Administration is directed to investigate further the question of legal non-conforming status and the question of whether the existing M-8 zoning remains the appropriate planning category for the northern parcel. If it is possible, the Land Use Committee authorized the Planning Department to bring this item forward to Council directly to the August 21, 1995 meeting.

Item #501-2 - AVIVA - Recreational and Child Care Uses in Pacific Reach
(Z-17-95)

Mr. Edward LeFluffy, accompanied by Mrs. Vivian Symington and Ms. Dawn Brown, presented the progress that they have made on the application. Their research has included projections of employment and related potential day care clientele. There have been discussions with the City regarding locational issues and planning policies as well as servicing issues. As alluded to in the Planning Department report, the proposed zoning solution would be to pursue an M-3 rezoning and a related text amendment to add certain uses.

The main concern raised by the proponents involved scheduling the next stages of the process, particularly targeting the September Public Hearing and the potential impact of any delay occasioned by the Ministry of Transportation and Highways' comments.

Item #501-3 - Proposed Tri-City Educational and Recreational Centre

This item was withdrawn from the agenda at the request of the proponent.

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes July 25, 1995
- T-2 Subdivision Committee Meeting Minutes July 18, 1995

Land Use Committee Meeting Minutes
August 14, 1995

ADJOURNMENT - The meeting adjourned at 8:35 p.m.

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



Mayor L. Sekora

LAND USE COMMITTEE MINUTES

501

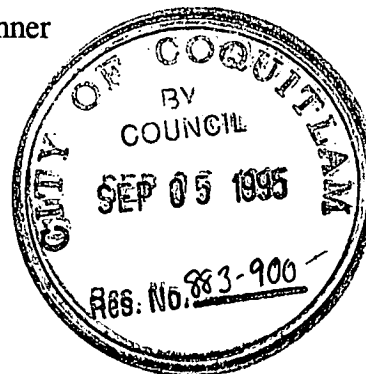
A meeting of the Land Use Committee was held on Monday, August 28, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White

STAFF: Deb Day, Planning Director
Eric Tiessen, Deputy Planning Director
Ken Wright, Director, Permits & Licences
Rosa Telegus, Engineer - Subdivision & Deve.
Jane Pickering, Planner

ITEM I - MINUTES OF AUGUST 14, 1995

Received.



ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application Z-19-95 by Opus Building Canada Inc. for Rezoning of Existing Office Building at 15 King Edward Street from M-8 to C-2

The Planning Director outlined the proposed OCP Amendment and C-2 rezoning and related covenants to allow offices only in the existing or similar structure on the site. The representative of Opus indicated his concurrence in this approach.

The Committee recommends:

COUNCIL ACTION "1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2965, 1995;

Appd Resln #884, 885
886, 887

Me

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd

2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2966, 1995;
3. That Bylaw Nos. 2965, 1995 and 2966, 1995 be referred to Public Hearing.
4. That if these Bylaws reach second and third readings subsequent to Public Hearing, they not be brought back for consideration of final adoption unless accompanied by required restrictive covenants dealing with building size and use in a form acceptable to the City Solicitor."

Item #501-2 - Authorization for Issuance of a Development Permit DP-14-95 - Proposed Public Safety Building at 2986 Guildford Way

As project manager, Ken Wright outlined the parking solution in response to questions. It was suggested that the model should be available for the perusal of the Council on September 05, 1995 and that the matter should be dealt with at the Executive Committee.

Item #501-3 - Cancellation of Development Permit DP-61-93 and Return of Security for Four Unit Townhouse Project at 307 Begin Street

The Committee recommends:

- COUNCIL ACTION**
- "1. That Council authorize cancellation of Development Permit DP-61-93;
 2. That Council authorize return of the security to Three Golden Harvest Importing/Exporting Company Limited, Inc. #473377 in the amount of \$6,000 associated with Development Permit DP-61-93."

App'd
Res'n * 988

Item #501-4 - Cancellation of Development Permit DP-43-94 and Return of Security for Proposed Canada Trust Drive-Thru Bank Machine at 948 Austin Avenue

The Committee recommends:

- COUNCIL ACTION**
- "1. That Council authorize cancellation of Development Permit DP-43-94;
 2. That Council authorize return of the security in the amount of \$1,500 associated with Development Permit DP-43-94."

App'd
Res'n * 989

ITEM III - NEW BUSINESS cont'd/

Item #501-5 - Potential Application for Strata Title Conversion of Existing Two-Family Residential Building at 1133 Rochester Avenue

Discussion ensued regarding rental housing availability when all housing types were considered, not just "conventional" rental housing. It was also suggested that the overall conversion policy should be reviewed in a more comprehensive manner, when resources permit.

The Committee recommends:

COUNCIL ACTION " That the proponents be allowed to apply for the strata title conversion and proceed by way of a formal subdivision application, although the apartment vacancy rate is currently less than 4%, addressing the policy requirements and intentions related to the overall availability of rental accommodation."

App'd
Rishi #890

Item #501-6 - Extension of Rezoning Application Z-78-93 Proposed Addition to Intermediate Care Facility at 560 Sydney Avenue

The Committee recommends:

COUNCIL ACTION "That application Z-78-93 be granted a six month extension to a termination date of March 4, 1996."

App'd
Rishi #891

Item #501-7 - 5% Provision of Parkland Pursuant to Section 992 of the Municipal Act for the Proposed Subdivision at 2003 Como Lake Avenue (8-1969C)

The Committee recommends:

COUNCIL ACTION " That Council require the owner of the proposed subdivision under file 8-1969C to pay to the City an amount that equals 5% of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act."

App'd
Rishi #892

ITEM III - NEW BUSINESS cont'd/

Item #501-8 - Preliminary Report on Application Z-14-95 by John Capling for Rezoning of Property at 1744-1746 Booth Avenue from RS-1 to RT-1 to Legalize Existing Two-Family Residential Building

The Committee recommends:

- COUNCIL ACTION**
- "1. That Council give first reading to City of Coquitlam Zoning Amendment No. 2959, 1995.
 2. That Bylaw No. 2959, 1995 and application Z-14-95 be referred to Public Hearing;
 3. That if this application reaches the third reading stage and subsequent Public Hearing that staff provide for the upgrading of the existing building as outlined in the report from the Permits & Licences Department dated August 14, 1995 prior to Council consideration of final adoption of zoning."

*Appeal
Res'n 893, 894
895*

Item #501-9 - Preliminary Report on Application Z-15-95 by 43 Housing Society for Rezoning of Property from P-2 to RT-2 for a 40 Unit Townhouse Development at 739 Alderson Avenue

The Land Use Committee wishes to have the School Board confirm in writing the availability of elementary school space at Alderson School for the information of Council at the Public Hearing. The Committee wishes to have notices of the Public Hearing sent to local residents within a defined area and to those who signed an earlier petition related to this site.

The Committee recommends:

- COUNCIL ACTION**
- "1. That Council give first reading to City of Coquitlam Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 2962, 1995.
 2. The Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2963, 1995;
 3. The Bylaw Nos. 2962, 1995 and 2963, 1995 be referred to Public Hearing."

*Appeal
Res'n 896
897-898*

Land Use Committee Meeting Minutes
August 28, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-10 - Preliminary Report on Application Z-17-95 by Edward LeFlufy Urban Design & Architecture for Rezoning of Property at 98 Brigantine Drive from M-9 to M-3 and Text Amendment for Fitness Centre and Child Care Facility

Jane Pickering briefly presented the proposed M-3 text amendment and indicated the other existing M-3 sites that would be affected. The applicants were present and concurred in the proposed wording.

The Committee recommends:

COUNCIL ACTION "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2964, 1995;

2. That Bylaw No. 2964, 1995 be referred to Public Hearing."

*APPL
899-900*

Item #501-11 - Development Variance Permit for Increased Pylon Signage Size at Home Depot Building at 1900 United Boulevard - DVP-15-95

Signage regulations and approaches were discussed. The Committee sought background information on similar types of signage in the area, particularly the Canadian Tire signage for comparison purposes. If this analysis can be completed, the Planning Department is directed to report on this item to the Executive Committee meeting on September 5, 1995.

ITEM IV - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes August 09, 1995

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

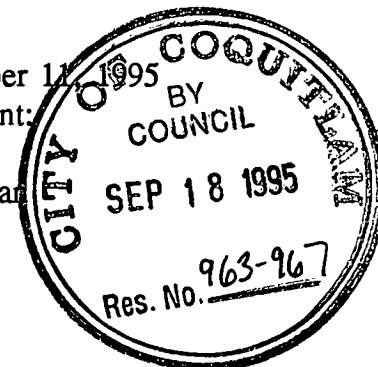
LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, September 11, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor L. Hollington
Councillor D. White

STAFF:

Norm Cook, City Manager
Ken Wright, Director, Permits & Licences
Deb Day, Planning Director
Tim Murphy, Manager, Traffic & Transportation
Ken McLaren, Development Control Technician



ITEM I - MINUTES OF AUGUST 28, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Development Variance Permit for Increased Pylon Signage Size at Home Depot Building at 1900 United Boulevard - DVP-15-95

Fraser Rennie of Steel Art Signs on behalf of Home Depot, asserted that special signage regulations are needed to deal with power centres' special requirements. For example, Home Depot has 105,000 sq.ft. of retail space and sits on a large site so large signage is in scale and proportionate in his view. The general "backdrop" to the sign is massive in scale, being large "big box" retail buildings and major traffic arteries, especially since the sign is intended to be effective from an extended view from the Highways. He acknowledged that the sign has already been built and that the store is intended to have its formal opening on September 28, 1995.

A handwritten signature in black ink, appearing to be 'M'.

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd

The Land Use Committee members then asked questions and discussion ensued regarding signage principles, skyline and streetscape character, site-specific conditions and potential precedents established.

Councillor White suggested that the Canadian Tire sign be set as an absolute maximum size at 17.1 square metres, when only one pylon sign would be located on the site. It is not appropriate to amend the Bylaw generally but rather to consider this only on a site-specific variance basis. Councillor Hollington was concerned about creating further precedents and could not support either the size as originally proposed or this proposed solution.

The Committee recommends:

**COUNCIL
ACTION**

" That Council approve signing and sealing of Development Variance Permit DVP-15-95 and the Mayor and City be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam, subject to the application being amended to reduce the proposed signage to a maximum of 17.1 square metres in size and to limit the site to a single pylon sign.

App'd
Res'n No.
964

Item #501-2 - Authorization for Issuance of Two Development Permits for Two Freestanding Buildings on the Real Canadian Superstore Site on the North Side of Lougheed Highway East of King Edward Street (DP-30-95 & DP-13-95)

Ken McLaren briefly presented the two development proposals. There was general support for the proposed restaurant and retail store. Questions were raised regarding the internal traffic pattern on the overall Real Canadian Superstore site and the impact of these new stores. There were concerns about safety and suggestions were made that the site's parking and traffic layout should be reviewed further and improvements considered before further intensification, beyond that currently proposed, is pursued.

The Committee recommends:

**COUNCIL
ACTION**

"1. That Council approve signing and sealing of Development Permit DP-30-95 (Staples) at 1155 Lougheed Highway, and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;

App'd
Res'n # 965

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd

2. That Council approve signing and sealing of Development Permit DP-13-95 (A&W Restaurant) at 1355 Lougheed Highway, and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
3. That the owner of the site work with the Traffic Section of the Engineering Department to review the internal layout of the parking lot and its connections to the City roadway system to address traffic and safety concerns prior to pursuing any further development plans."

Item #501-3 - Preliminary Report on Application Z-16-95 by Chris Dikeakos Architect Inc. for Rezoning of Property at 2957 Glen Drive from RS-1 and RS-2 to C-4 and RM-6 for Mixed Use Commercial/Residential along Glen Drive with High Density Residential Development to the Rear

Ken McLaren briefly presented the proposal to the Committee to indicate the issues which are evident at this stage. There was a discussion about the concept for apartment towers in the Town Centre and practical considerations such as soils and water table levels that could affect development of this site.

The Committee deferred further consideration of application Z-16-95 for:

- "1. The Subdivision Committee to find a subdivision layout for the property technically feasible noting this is required prior to the preparation of a Zoning Bylaw Amendment;
2. Further review of the project and recommendations from the Design Committee in respect to comments at their meeting of August 15, 1995;
3. The applicants to respond to the Zoning Bylaw and urban design comments raised by Planning Department staff;
4. The submission of a revised traffic impact study and comments on that study from the Traffic & Transportation Section of the Engineering Department;
5. The applicants to demonstrate the feasibility of the proposed high rise structure with the appropriate geotechnical report addressing soils and drainage implications."

ITEM III - NEW BUSINESS cont'd/

Item #501-4 - Development Variance Permit Application DVP-32-95
Existing Sundeck at 2943 Meadowvista Place

Ken McLaren briefly presented this item to the Committee with a Development Variance Permit recommended as a practical solution to rectify a site-specific problem. Discussion ensued about the specific problem and whether there were similar problems arising elsewhere recently.

The Committee recommends:

COUNCIL ACTION "1. That Council approve signing and sealing of Development Variance Permit DVP-32-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;

*Appl
Resn #967*

2. That, the Mayor and City Clerk be authorized to execute an amendment to the restrictive covenant pertaining to this property to allow for encroachment of the sundeck."

Item #501-5 - Investigation of Way of Addressing Illegal Suites (Secondary Suites)

The Land Use Committee discussed the report with input from Ken Wright regarding our current practices. The implications of any change in municipal regulations were also discussed. Approaches that focused on policy changes on a neighbourhood basis or as site-by-site rezoning applications, as is the current practice for duplexes, were discussed. Another approach would enforce the current regulations, possibly with increased penalties. There was a concern that we as a municipality need to address this issue to properly plan for parks, schools and other services in the community. The property tax implications were also discussed. Since this is a complex issue, the Committee accepted the following recommendations from the Planning Director and deferred further discussion until the budget deliberations:

1. That Land Use Committee receive this report for information;
2. That Land Use Committee be advised that a more comprehensive approach to the question of secondary suites will be proposed as part of the 1996 work program and budget of the Planning Department.

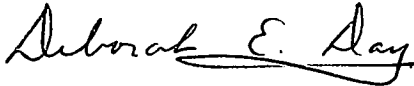
Land Use Committee Meeting Minutes
September 11, 1995

ITEM IV - TABLED ITEMS

- T-1 Design Committee Minutes August 15, 1995
- T-2 Subdivision Committee Meeting Minutes August 22, 1995
- T-3 RealBase Update, September 1995, Volume 1.4

ADJOURNMENT - The meeting adjourned at 9:30 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, September 25, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White

STAFF: Norm Cook, City Manager
Deb Day, Planning Director
Eric Tiessen, Deputy Planning Director
Tim Murphy, Manager, Traffic & Transportation
Ken McLaren, Development Control Technician

ITEM I - MINUTES OF SEPTEMBER 11, 1995

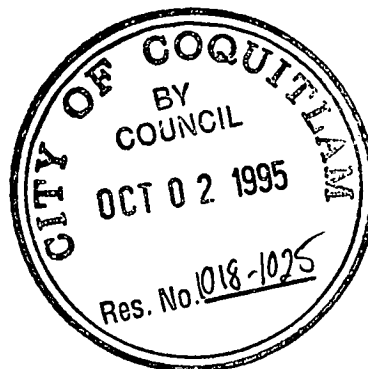
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Coquitlam Plaza at 2773 Barnet Highway: Request for C-2 General Commercial Zoning



Ms. Margueratt, the property manager for BUK Realty Corporation, outlined concerns related to the shopping centre on Barnet Highway including:

- the need for more shops catering to neighbourhood residents' needs on a repeated basis;
- leasing difficulties due to restricted types of uses by zoning category (CS-1 and C-2).

The solution proposed by the proponent is to rezone the middle section of Building A and Building D to C-2 instead of CS-1, retaining CS-1 for the restaurant and auto-oriented businesses. The questioning and discussion concluded that the proponent should provide specific information on the commercial uses proposed to serve the local area and the locational information when making a formal application for rezoning. The Committee also advised the proponents that in the event a C-2 rezoning is found to be appropriate by Council, final approval would be subject to a restrictive covenant to limit additional C-2 uses to those of a "local-serving" nature, consistent with Council's Town Centre objectives.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Agricultural Land Reserve Exclusion Application - Devon Road Area

Mr. Stinson, as planning consultant, outlined his conclusions that the area is suitable for urban development for the following reasons:

- existing lotting pattern would not effectively preserve agricultural capability;
- site suffers from drainage problems which would be costly to resolve for agricultural purposes;
- lands to the south in Port Coquitlam have been designated for future development and servicing so this is a logical northward extension;
- the Northeast OCP is under review so the potential for these lands should be re-evaluated;
- the soil capability report has been submitted to the Planning Department but he does not agree with interpretation of results, saying that the report proves the limited agricultural capacity of the land;
- he does not see inclusion of lands for planned development and servicing as premature;
- he suggests an alternate boundary for the Agricultural Land Reserve of Devon Road eastward, exempting the subject property;
- another option he suggests is one-acre lots if the ALR exclusion is granted.

Questioning ensued related to:

- past policy commitments in the existing Northeast OCP and the current review process which is discussing all lands in the area;
- Port Coquitlam's intentions regarding servicing the area and the potential need for intermunicipal co-operation;
- timing on various issues related to Northeast Coquitlam, including regional planning and infrastructure issues and needs;
- potential impacts on land values and servicing costs.

Mr. Stinson indicated his willingness to participate in the planning process but was concerned that the area will be left out of the OCP review process and will continue to stagnate. The Planning Department can discuss various options for the land with the owner and his consultants during the review process. The Committee members discussed their preference for this application for an exclusion to be denied until after the OCP review process is complete and the future land use options for the area are decided by Council.

The Committee recommends:

COUNCIL ACTION "That Council not authorize the application to exclude Lots 41, 42, 43, 44, and 45, Plan 2320 and Lot B, all in DL 36, Twp 40, Section 5 and 8, Plan 11578, NWD from the Agricultural Land Reserve."

App'd
Res'n # 1019

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Authorization for Issuance of a Development Variance Permit for Increased Signage Size for Ice Rinks Building at 2300 Tappen Avenue
DVP-36-95 (Rocket Way)**

The proposed solution of a comprehensive signage design was discussed by the Committee. There were concerns about the precedent that such an approach might set. Other solutions, such as a band of thematic signage below the roof line, were discussed.

**Item #501-4 - Authorization for Issuance of a Development Variance Permit/Development Permit Covering a Commercial/Residential
Development at 1151 Pinetree Way (Henderson Centre)**

The Committee received the report for information and further consideration will be deferred until the next Land Use Committee meeting.

**Item #501-5 - Authorization for Issuance of a Development Variance Permit
DVP-22-95 Church Expansion at 2665 Runnel Drive**

Ken McLaren presented the parking issue related to the church expansion. The Traffic Division concurred in the parking relaxation requested. There were concerns regarding the absence of play space on the site and the impact on public playing fields. The Committee felt that the church group should come to a future Committee meeting to discuss their overall concept plan so that further consideration of this proposal is deferred until that time.

**Item #501-6 - Preliminary Report on Z-18-95 by Forestcreek Builders Ltd. for Rezoning of Property at 1135 Cartier Avenue from RS-1 to RM-1 for
7-Unit Low Density Apartment Project**

Ken McLaren briefly described the project design and location.

The Committee recommends:

- COUNCIL ACTION**
- "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2971, 1995;
 2. That Bylaw No. 2971, 1995 and application Z-18-95 be referred to Public Hearing."

*JA App'd
Resin # 1020 x 1021*

ITEM III - NEW BUSINESS cont'd/

Item #501-7 - Application for Strata Title Conversion of Recently Constructed Two-Family Residential Building at 269-262 Solar Court

Ken McLaren briefly described the proposed subdivision of the project.

The Committee recommends:

COUNCIL ACTION "That Council, as Approving Authority under the Condominium Act, approve the proposed strata conversion of Lot 530, DL 113, NWD, Plan 60636, subject to the applicant obtaining an occupancy permit for the newly created unit from the Permits & Licences Department."

*App'd
Res'n # 1022*

Item #501-8 - Authorization for Issuance of a Development Permit DP-35-95 Proposed Fish Hatchery Building within the Park Adjacent to Hoy Creek Behind Princess Crescent

Ken McLaren briefly outlined the Optimist-sponsored project on City lands.

The Committee recommends:

COUNCIL ACTION "That Council approve signing and sealing of Development Permit DP-35-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 1023*

Item #501-9 - Authorization for Issuance of a Development Permit DP-27-95 for Proposed ATM Addition to Existing VanCity Credit Union at 2991 Lougheed Highway

Ken McLaren briefly described the proposed addition.

The Committee recommends:

COUNCIL ACTION "That Council approve signing and sealing of Development Permit DP-27-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 1024*

Land Use Committee Meeting Minutes
September 25, 1995

ITEM IV - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes September 06, 1995
- T-2 Design Committee Minutes September 06, 1995
- T-3 Design Committee Minutes September 12, 1995

ADJOURNMENT - The meeting adjourned at 8:55 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

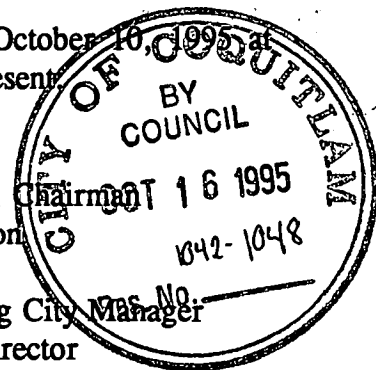
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 10, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor L. Hollington

STAFF: D.M. Buchanan, Acting City Manager
D.E. Day, Planning Director
E. Tiessen, Deputy Planning Director
R. Innes, Planner
R. Telegus, Eng. Env. & Dev.



ITEM I - MINUTES OF SEPTEMBER 25, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Northeast Coquitlam Official Community Plan Process: Housing Demand Study, Next Steps

Rob Innes introduced the consultants, Bob Burgess and David Baxter, who prepared the Housing Demand Study in conjunction with the Northeast Coquitlam Official Community Plan process. Bob Burgess then outlined the overall study process including a workshop conducted with the development industry where the ideas were initially tested. He outlined the study findings, particularly related to the key issue of ground-oriented mid-density housing and potential options for the mix of housing types that the market could absorb in Northeast Coquitlam in the future. The consultants also investigated potential implementation methods that the City might pursue to pro-actively approach the planning of this area.

*DMB
09/12*

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

David Baxter then reviewed the regional housing demand projections, translated to the local area by type focusing on Northeast Coquiltam, with the finding that there is considerable demand for ground-oriented housing. Based on that finding, the study then generated four different mix options to achieve different community densities and character, all contingent on transportation capacity. The input from the development industry favoured the suburban-high and urban-low options as more practical alternatives.

Questioning occurred throughout the presentation and covered various topics including social housing possibilities and regulatory approaches to achieve those objectives as well as commercial land uses. In addition to the attached "Summary Conclusions" of the Study and a key overhead comparing the options analysed, the Committee discussed methods to present the highlights of the study findings to Council closer to the time when the Official Community Plan policy recommendations are presented.

Rob Innes then presented the proposed next stages in the Northeast OCP process to establish a Community Planning Advisory Committee made up of representatives of a broad cross section of the community and interest groups in addition to the opportunities for public input at public meetings, workshops and open houses.

The Committee recommends:

COUNCIL

- Appeal Res'n. 1043*
- ACTION " 1.** That this report and the attached Northeast Coquiltam Housing Demand Study be received for information;
- 2.** That Council endorse the establishment of a Community Planning Advisory Committee in Northeast Coquiltam."

**Item #501-2 - Authorization for Issuance of a Development Variance Permit
DVP-36-95 for Increased Signage Size for Ice Rinks Building at
2300 Tappen Avenue (Rocket Way)**

Mr. Leo Mariotto reviewed the various components of the signage proposal. Designer Ray Mah discussed the electronic wall sign in terms of its scale being appropriate to the massive size of the arena and achieving a streamlined and integrated design theme through architectural and graphic enhancement. The locational criteria for the electronic sign were discussed, particularly relative to legibility and safety.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

The applicant will supply further renderings to illustrate this point at the next Land Use Committee meeting.

**Item #501-3 - Authorization for Issuance of a Development Variance Permit
DVP-22-95 Church Expansion at 2665 Runnel Drive**

Ms. Aandahl presented a brief history of the church project and its specific parking requirements based on their consultant's analysis as well as information related to their play area. Questioning on the overall development plan followed regarding the phasing and their ultimate parking needs. The school does use the on-site playing area regularly with no scheduled use of the adjacent public playing fields.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-22-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd
Res'n # 1044

**Item #501-4 - Authorization for Issuance of a Development Variance Permit
DVP-33-95 Common Sanitary Sewer Connection for 78, 88
and 98 Fawcett Road**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-33-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd
Res'n # 1045

**Item #501-5 - Development Variance Permit Application DVP-23-95 - Road
Design - Parcel 6A, Panorama Drive Westwood Plateau**

Rosa Telegus answered technical questions related to the roadway design issues and the single loaded lotting pattern on this steeply sloping site.

Land Use Committee Meeting Minutes
October 10, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-5 cont'd/

The Committee recommends:

COUNCIL

*App'd
Restr. #1046*
ACTION " That Council approve signing and sealing of Development Variance Permit DVP-23-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-6 - 5% Provision of Park Land Pursuant to Section 992 of the
Municipal Act for the Proposed Subdivision of Parcel 6A
Panorama Drive on the Westwood Plateau (8-4492)**

The Committee recommends:

COUNCIL

*App'd
Restr. #1047*
ACTION " That Council not require the owner of the proposed subdivision under file 8-4492 to pay to the City an amount that equals 5% of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act, since the land is being provided by said owner."

**Item #501-7 - 5% Provision of Park Land Pursuant to Section 992 of the
Municipal Act for the Proposed Subdivision at
3191 Gallette Avenue (8-4395B)**

The Committee recommends:

COUNCIL

*App'd
Restr. #1048*
ACTION " That Council require the owner of the proposed subdivision under file 8-4395B to pay to the City an amount that equals 5% of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act."

ITEM IV - OTHER BUSINESS

Nil

Land Use Committee Meeting Minutes
October 10, 1995

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes September 19, 1995
- T-2 Design Committee Minutes September 26, 1995

ADJOURNMENT - The meeting adjourned at 9:20 p.m.

MINUTES CERTIFIED CORRECT

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, October 23, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF:

Norm Cook, City Manager
Deb Day, Planning Director
Eric Tiessen, Deputy Planning Director
Rosa Telegus, Engineer, Environment & Deve.
Tim Murphy, Manager, Traffic & Transportation
Ken McLaren, Development Control Technician
Jane Pickering, Planner



ITEM I - MINUTES OF OCTOBER 10, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Authorization for Issuance of a Development Variance Permit DVP-36-95 for Increased Signage Size for Ice Rinks Building at 2300 Rocket Way

Mr. Mariotto briefly described the reader board signage component as illustrated on the attachment. The role of the Provincial Ministry of Transportation & Highways was discussed as being a separate approval process. There was general agreement with the reader board component and further discussion of the graphics package.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit DVP-36-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

see Res'ns # 1098 & 1099

Councillor White indicated he could not support the graphics package. //

ITEM III - NEW BUSINESS

Item #501-1 - North Road Corridor Study

The City's consultant, Teresa Watts of Resource Systems Management International Inc., presented the major findings of the North Road Corridor Study. The study encompassed land use, transportation and other community issues. The study process involved input from local residents and landowners as well as more technical analyses. The study focused on the transportation servicing needs and potentials of the area, both roadways and transit, and their significant relationship with land use and development options. The study found that some development potential capacity remains north of Foster Avenue but that very little "spare" capacity exists south of Foster Avenue. However, future transportation improvements and demand management measures may allow an increase in development potential over time and in appropriate increments.

The area planner, Jane Pickering, then gave an overview of the four major recommendations of the Planning Department based on the consultants' findings. The study recommendations, if accepted by Council, will serve as a basis for the review of the Southwest Official Community Plan policies.

Questioning then ensued regarding the pedestrian and cycling routes desired by the community, particularly students. The potential rezoning to medium density mixed use of a particular site located on Rochester Avenue, was discussed in relation to the study findings. The owner was advised to meet with the Planning Department to discuss the specific implications for the subject site.

The Committee recommends:

- COUNCIL ACTION** "1. That Council not initiate or support OCP changes or rezonings which will require OCP changes in the area south of Foster Avenue as defined in the North Road Corridor Transportation and Land Use Study, until such time as staff advise that progress is being made on transportation measures which will increase capacity;
2. That Council not initiate or support OCP changes or rezonings which will require OCP changes in the area north of Foster Avenue as defined in the North Road Corridor Transportation and Land Use Study, until such time as a long-term development strategy based on studies outlined below in Recommendation #4 has been reviewed by Council;

ITEM III - NEW BUSINESS cont'd/

Item #501-1 - North Road Corridor Study cont'd/

3. That Council endorse that the following development principles be added to the Cariboo and Burquitlam Development Permit Area "Guidelines" of the Southwest Coquitlam OCP in order to provide interim guidelines for development in the corridor as permitted under existing zoning:

New development and redevelopment:

- a) should be consistent with potential rapid transit corridors;
 - b) should be reviewed to assess its contribution to providing amenities to the neighbourhood;
 - c) should be of a "store front" character for retail and office development, relating to adjacent streets;
 - d) wherever possible, provide pedestrian and cycling linkages to nearby residential areas;
 - e) provide a carefully designed interface with existing residential areas.
4. That Council provide a mandate to staff to continue to study the corridor which will result in OCP changes being brought forward for Council consideration in the future. The following will be studied:
- a) pursuing incremental increases in development, balanced with incremental transportation improvements, to support rapid transit and regional strategy;
 - b) determining detail of proposed transit and traffic improvements with BC Transit and other transportation authorities;
 - c) providing opportunities for input from both the community and the development industry;
 - d) creating more comprehensive design guidelines to replace interim principles;
 - e) dealing with inter-municipal issues which affect development in Coquitlam through co-operative efforts and dialogue with neighbouring municipalities;
 - f) working with other City Departments to ensure consistency in development goals for the area;
 - g) examining ways to make more effective use of existing open space and community facilities;
 - h) establishing a development pattern which will permit growth in the area but preserve and protect existing neighbourhoods;
 - i) exploring opportunities which will mitigate socio-economic changes to the area particularly the impact on affordable housing and rental accommodation."

Land Use Committee Meeting Minutes
October 23, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Transmission Towers, Radio and Television Antenna and Other Structures (Sections 401(2) and 403(4) of Zoning Bylaw

The Committee discussed a wide range of communication and jurisdictional issues, particularly the regulatory role of municipal bylaws relative to the Federal role.

The Committee recommends:

COUNCIL " That the Committee receive this report for information pending a
ACTION further report from staff when jurisdictional issues have been clarified."

Item #501-3 - Proposed Private School at 821 Fairfax Street

The Committee recommends:

COUNCIL " That Council receive the report of the Planning Director dated October 11,
ACTION 1995 for information."

Item #501-4 - Zoning Bylaw - Public Consultation Process

The Committee received the Planning Director's report of October 13, 1995 for information.

Item #501-5 - Authorization for Issuance of a Development Permit DP-31-95 Proposed Addition to Industrial Building at 2784 Aberdeen Avenue

Mr. Ken McLaren presented the proposed loading dock addition to the existing poultry plant in an industrial area, requiring Development Permits.

The Committee recommends:

COUNCIL " That Council approve signing and sealing of Development Permit DP-31-95
ACTION and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

**Item #501-6 - Authorization for Issuance of an Amendment to Development Permit
DP-3-95 Cultural Centre at 1205 Pinetree Way**

There was questioning regarding screening of the loading bay that will be pursued further between Planning and Permits & Licences staff.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Permit DP-3-95 and the Mayor and City Clerk be authorized to execute this Amendment on behalf of the City of Coquitlam."

**Item #501-7 - Amendment to Development Variance Permit DVP-21-94 for 80-Unit
Townhouse Project at 3058-3060 Plateau Boulevard**

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Amendment to Development Variance Permit DVP-21-94 and the Mayor and City Clerk be authorized to execute this Amendment to Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-8 - Extension to Rezoning Application Z-29-94 - Proposed Two Storey
Commercial Building at 1106 Westwood Street**

The Committee recommends:

COUNCIL ACTION " That Council grant a six-month extension to rezoning application Z-29-94 to May 07, 1996."

**Item #501-9 - Extension of Rezoning Application Z-37-94 - Proposed Two-Family
Residential Building at 875 Greene Street**

The Committee recommends:

COUNCIL ACTION " That Council grant a six-month extension to rezoning application Z-37-94 to June 05, 1996."

ITEM III - NEW BUSINESS cont'd/

Item #501-10 - Release of Letters of Credit for Two Development Permits DP-2-90 and DP-55-90 Which Have Lapsed at 319 North Road and 335 North Road

The Committee concurred with the staff proposal that the releases of Letters of Credit for lapsed permits should be handled as an administrative matter.

The Committee recommends:

- COUNCIL ACTION** "1. That the securities taken in conjunction with Development Permits DP-2-90 and DP-55-90 for 319 North Road and 335 North Road respectively be released since these Development Permits have lapsed;
2. That the City Solicitor and Planning Department staff amend the standard pro forma agreement to allow staff to release the Letter of Credit if the Development Permit lapses, without a referral to Land Use Committee and Council."

Item #501-11 - Preliminary Report on Application Z-22-95 by City of Coquitlam for a Text to Allow for up to 30% of Provided Parking to be for Small Cars

There were questions whether there were practical problems of misuse of small car stalls. The staff are not aware of current problems and felt that the standards for the aisle widths address this.

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2976, 1995;
2. That Bylaw No. 2976, 1995 and application Z-22-95 be referred to Public Hearing."

Item #501-12 - Preliminary Report on Application Z-23-95 by Northmark Projects Inc. to Redesignate Portion of 3062 Plateau Boulevard from Cluster Housing to Townhousing

Mr. McLaren explained the phases of the proposed project, which as a policy is identified as Cluster Housing at a limit of 10 units per acre. The redesignation will allow the changing of the density to average a maximum of 10 units per acre, with 8 units per acre in one phase and 12 units per acre in the other phase.

ITEM III - NEW BUSINESS cont'd/

Item #501-12 cont'd/

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2974, 1995;
2. That Bylaw No. 2974, 1995 and application Z-23-95 be referred to Public Hearing."

Item #501-13 - Preliminary Report on Application Z-24-95 by Urban Design & Architecture for Rezoning of Property at Unit 108-86 North Bend Road from M-1 to M-3 for a Portion of the Site to Allow a Gymnastics School

The Committee discussed some concerns with the creation of a small M-3 parcel in this general M-1 area to address a particular interim situation.

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2975, 1995;
2. That Bylaw No. 2975, 1995 and application Z-24-95 be referred to Public Hearing;
3. That the staff pursue whether the site owner is willing to apply to rezone the property back to the M-1 zoning once this M-3 use vacates and advise Council in this respect."

Item #501-14 - 1995-2015 Draft MasterPlan for the Vancouver International Airport ...

The Committee received the Planning Director's report of October 19, 1995 for information.

Land Use Committee Meeting Minutes
October 23, 1995

ITEM IV - TABLED ITEMS

- T-1 Design Committee Minutes - October 11, 1995
- T-2 Subdivision Committee Meeting Minutes - October 03, 1995
- T-3 CFIB's Report Entitled "Silent Killer: The Impact of Local Property Taxation on British Columbia's Small- and Medium-sized Businesses"

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

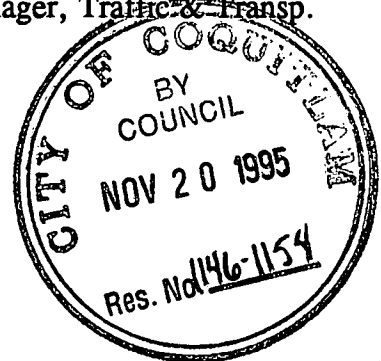
A meeting of the Land Use Committee was held on Tuesday, November 14, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Acting Chair
Councillor L. Hollington

STAFF: N. Cook, City Manager
D.E. Day, Planning Director
K. McLaren, Dev. Control Tech.
T. Murphy, Manager, Traffic & Transp.

ITEM I - MINUTES OF OCTOBER 23, 1995

Received.



ITEM II - BUSINESS ARISING FROM MINUTES

Item #501-6 - 562-8 Rochester Avenue

Messrs. Edward and Howard McAskill attended as a special delegation related to their property on Rochester Avenue.

The Committee requested that the Planning Department prepare a report for the Committee's consideration on November 27, 1995 that addresses the planning issues related to a consideration of the site for medium density residential development.

ITEM III - NEW BUSINESS

Item #501-1 - Z-42-94 - Text Amendment to Single Family Zoning Regulations - "Neighbourly House" and Retaining Wall Regulations

This report was withdrawn by staff to return to Land Use Committee once technical problems are resolved.

MS

ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - Authorization for Issuance of a Development Variance Permit
DVP-38-95 - Variance to Visitor Parking Requirements for
Henderson Centre at 1151 Pinetree Way**

The Committee recommends:

COUNCIL

- App'd
Res'n # 1147 & 1148*
- ACTION " 1. That Council approve signing and sealing of Development Variance Permit DVP-38-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;**
- 2. That the Mayor and Clerk not sign Development Variance Permit DVP-38-95 until such time as DP-57-91/DVP-54-93 has been executed by the applicants, the Mayor and City Clerk."**

**Item #501-3 - Authorization to Issuance of a Development Variance Permit
DVP-37-95 to Allow Weight Watchers to Occupy Unit 202 at
1120 Westwood Street**

Ken McLaren outlined the issue related to parking and the concerns raised by the users of the building. Other locations with sufficient parking were discussed. The Committee received the report and forwards the report to Council, without a recommendation for approval or refusal.

The Committee recommends:

COUNCIL

- Declined
Res'n # 1149*
- ACTION " That Council as a whole consider the Planning Department's report and recommendations related to Development Variance Permit DVP-37-95."**

**Item #501-4 - Preliminary Report on Z-20-95 by Hansen Displays for Rezoning
of Property at 20 Burbidge Street from M-2 to M-1 to Allow a
Fabricating and Manufacturing Business**

Ken McLaren described the industrial site and proposed use for fabricating plexiglas items. In response to questioning, it was indicated that the applicant is a tenant in a larger building and the owner prefers to retain the bulk of the site in its original M-2 zoning.

Land Use Committee Meeting Minutes
November 14, 1995

ITEM III - NEW BUSINESS cont'd/

Item #501-4 cont'd/

The Committee recommends:

COUNCIL

- Roshi # 1150 & 1151*
- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2978, 1995;
2. That Bylaw No. 2978, 1995 and application Z-20-95 be referred to Public Hearing."

**Item #501-5 - Z-43-94 Final Adoption of Bylaw No. 2980, 1995 and
Authorization for Issuance of a Development Permit DP-54-94
Proposed 4-Unit Urban Townhouse Project at
1217 Brunette Avenue**

Ken McLaren traced the history of this application.

The Committee recommends:

COUNCIL

- Roshi # 1152, 1153 & 1154*
- ACTION** " 1. That Council reconsider, finally pass and adopt Bylaw No. 2890, 1995;
2. That Council approve signing and sealing of Development Permit DP-54-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
3. That the existing Strata Title Corporation approve the Development Permit in a form acceptable to the City Solicitor prior to execution by the Mayor and City Clerk."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes October 17, 1995
T-2 Design Committee Minutes October 24, 1995

Land Use Committee Meeting Minutes
November 14, 1995

ADJOURNMENT - The meeting adjourned at 8:00 p.m.

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



501

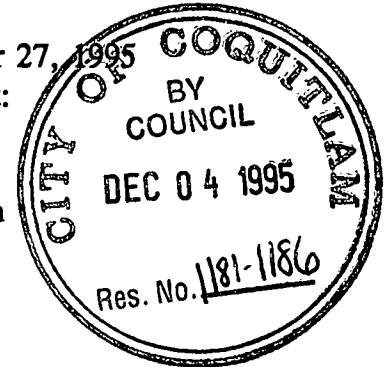
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, November 27, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF: Norm Cook, City Manager
Eric Tiessen, Acting Planning Director
Rosa Telegus, Engineer, Environment & Deve.



ITEM I - MINUTES OF NOVEMBER 14, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Item #501-1 - OCP Designation of Property at 562-568 Rochester Avenue

The Committee received attached correspondence from Mr. Ted McAskill as information, and the Planning Department's report of November 22, 1995.

The Committee recommends:

COUNCIL ACTION " That Council instruct staff to bring forward for Council consideration an OCP amending Bylaw to change the designation of the property at 562-568 Rochester Avenue from "LOW DENSITY APARTMENT" to "MEDIUM DENSITY APARTMENT."

*App'd
Res'n # 1182*

ll

Land Use Committee Meeting Minutes
November 27, 1995

ITEM III - NEW BUSINESS

**Item #501-2 - Preliminary Report on Application Z-25-95 by Harold R. Keen for
Legalization of Existing Two-Family Residential Building from P-2
to RT-1**

The Committee recommends:

COUNCIL ACTION "1. That Council give first reading to City of Coquitlam Zoning Amendment
Bylaw No. 2993, 1995;

*App'd
Res'n # 1183-1184* 2. That Bylaw No. 2993, 1995 and application Z-25-95 be referred to Public
Hearing."

**Item #501-3 - Final Adoption of Bylaw No. 2718, 1993 and Authorization for
Issuance of a Development Permit - 14 Unit Urban Townhouse
Development at 1412-1418 Cartier Avenue**

The Committee recommends:

COUNCIL ACTION "1. That Council reconsider, finally pass and adopt City of Coquitlam
Zoning Amendment Bylaw No. 2718, 1993;

*App'd
Res'n # 1185-1186* 2. That Council approve signing and sealing of the Development Permit
DP-62-93 and the Mayor and City Clerk be authorized to execute this
Development Permit on behalf of the City of Coquitlam."

ITEM IV - OTHER BUSINESS

None.

ITEM V - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes - November 07, 1995
T-2 Design Committee Minutes - November 14, 1995

ADJOURNMENT - The meeting adjourned at 7:45 p.m.

MINUTES CERTIFIED CORRECT


ERIC TIESSEN
ACTING PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

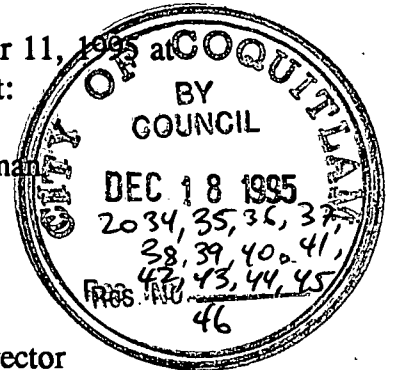
LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, December 11, 1995 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chairman
Councillor J. Kingsbury
Councillor B. Robinson

STAFF:

Norm Cook, City Manager
Deborah E. Day, Planning Director
Eric Tiessen, Deputy Planning Director
Ken McLaren, Development Control Technician
Jane Pickering, Planner
Rosa Telegus, Engineer, Environment & Deve.



ITEM I - MINUTES OF NOVEMBER 27, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - New Zoning Bylaw

Jane Pickering provided an overview of the new Zoning Bylaw and the zoning maps which have been bound into the document. She highlighted the Planning Department's intention to make the Zoning Bylaw more "user-friendly" and to avoid changing the substantive content of Bylaw zones. The review process for the new Zoning Bylaw involved the public, the development industry and various Civic departments. Limited map corrections entail only City-controlled lands, largely to encompass parklands. (Map pages that were changed were distributed to the Committee and are attached to the Minutes). There are also provisions to facilitate the transition between the existing and new Zoning Bylaw. In upcoming work programs, the Planning Department will address specific land use categories and substantive issues.

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Questions ensued regarding the density provisions, the UDI comments, and specific definitions (e.g. development permit area, development variance permit, development permit, building permit) that may aid understanding. It would be useful to have a brief information handout available for customers, giving an overview of planning processes in Coquitlam, which the Planning Department will pursue in the future.

The Committee recommends:

COUNCIL "1. That Council give first reading to City of Coquitlam Zoning Bylaw
ACTION No. 3000, 1996;

2. That Bylaw No. 3000, 1996 be referred to Public Hearing."

**Item #501-2 - Community Energy Planning Case Study Proposal Northeast
Coquitlam Official Community Plan Process**

Eric Tiessen briefly described the Energy Aware Committee's program to encourage the integration of energy planning considerations into new communities and the potential "fit" between this grant program and the Northeast Coquitlam OCP work.

The Committee recommends:

COUNCIL " That Council support the attached case study proposal on community
ACTION energy planning to be incorporated into the current Northeast
Coquitlam Official Community Plan process."

Item #501-3 - Class "A" Liquor Licence at 2300 Rocket Way

Mr. Bert Hick, representing the applicant for the liquor licence, reviewed the proposal to take the project from the 160 seats, as currently approved to a total of 225 seats (adding 65 indoor seats or 56 seats outdoors depending on conditions).

The Committee recommends:

COUNCIL " That Council defer consideration of the request as outlined in the November
ACTION 6, 1995 and November 29, 1995 letters from WAE Hick & Associates to
expand the seating to 225 pending receipt and review by the City Solicitor
of appropriate documents prepared by the applicant in relation to the
required modification to the sales agreement and restrictive covenant. If
the necessary legal agreements can be completed satisfactorily within the
time frame, the Committee would agree that the item could proceed
directly to Council for a decision on December 18, 1995."

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Authorization for Issuance of a Development Variance Permit
DVP-39-95 - Proposed 30-Unit Bare Land Strata Townhouse
Development on Westwood Plateau at 1752 Hampton Drive**

Mr. Ken McLaren described the 30-unit bare land strata townhouse development, particularly the treatment of its entry feature and perimeter fencing.

The Committee recommends:

- COUNCIL ACTION** "1. That Council approve signing and sealing of Development Variance Permit DVP-39-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;
2. That Council approve signing and sealing of the restrictive covenant pertaining to this development and the Mayor and City Clerk be authorized to execute this restrictive covenant on behalf of the City of Coquitlam."

**Item #501-5 - Rezoning Application Z-16-95 - Mixed Use Development at Glen
Drive and Pacific Street**

Mr. Eric Tiessen outlined the Town Centre planning policy framework for mixed commercial and residential uses. Mr. Ken McLaren described the site plan for the mixed use project in terms of land uses; building form and density; amenities including a public plaza; vehicular accesses; and Glen Drive streetscape elements.

Questions ensued regarding the relationship of the project to neighbouring projects, project densities (less than 2.4 FSR for the residential portion and 2.5 FSR for the mixed use portion) and good proximity to future transit lines.

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2981, 1995;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2982, 1995;
3. That Bylaw Nos. 2981 and 2982, 1995 and application Z-16-95 be referred to Public Hearing."

ITEM III - NEW BUSINESS cont'd/

Item 501-6 - Authorization for Issuance of an Amendment to Development Permits DP-35-91, DP-16-92, DP-12-93, DP-40-93, DP-48-93 and DP-49-93 to Allow for a Reduction in Securities for Molnar Enterprises Inc. at Lakeside Terrace

Mr. Ken McLaren reviewed the history of the Lakeside Terrace project and the securities that were lodged with the City. The unfinished project work was briefly described.

Mrs. Nona Saunders, representing the strata council, raised some concerns with the development of the project, particularly the circular driveway, the parking areas in subsequent project phases and the remaining unfinished landscaping. She queried whether the refunding of 50 per cent of the securities was advisable, given the magnitude of the costs to finish the outstanding work.

The Committee discussed whether there are sufficient guarantees in place to ensure the work will be completed satisfactorily. Individual work items have been costed and the Committee recommended that the Department follow the industry practice of holding back an estimated amount at a ratio of 2:1 for outstanding work to not only ensure there are sufficient funds to complete but also to provide an incentive for satisfactory completion. Since the ultimate parking provision can only be resolved at full completion of construction in this multi-phase project, there is not a "fail safe" security guarantee for resolution. However, any parking "shortfall" problem would require a Development Variance Permit, that would be brought to Land Use Committee and Council for consideration with notification of residents and involvement of the Strata Corporation.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Amendment to Development Permits DP-35-91, DP-16-92, DP-12-93, DP-40-93, DP-48-93 and DP-49-93 and the Mayor and City Clerk be authorized to execute this Amendment on behalf of the City of Coquitlam."

Item # 501-7 - Preliminary Report on Application Z-27-95 by City of Coquitlam to change the Official Community Plan designation of 562 and 568 Rochester Avenue from Low Density Apartment to Medium Density Apartment

Councillor Melville briefly outlined the recent planning history of this site and area.

The Committee recommends:

ITEM III - NEW BUSINESS cont'd/

Item # 501-7 cont'd/

COUNCIL ACTION "1. That Council give first reading to City of Coquitlam Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 2998, 1996;

2. That Bylaw No. 2998, 1996 and application Z-27-95 be referred to Public Hearing."

ITEM IV - OTHER BUSINESS

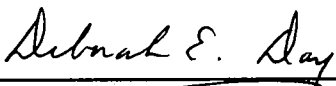
None.

ITEM V - TABLED ITEMS

- T-1 Letter dated November 14, 1995 to Ministry of Environment, Lands & Parks re: Planning for Pinecone Lake/Burke Mountain Provincial Park and their response dated November 24, 1995
- T-2 Letter from Hewitt Tan Kwasnicky dated November 27, 1995 re: Kensington on The High Street, Phase 1
- T-3 Subdivision Committee Meeting Minutes November 21, 1995
- T-4 Design Committee Meeting Minutes November 28, 1995

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN