

JANUARY 14, 1985

LAND USE COMMITTEEMINUTES

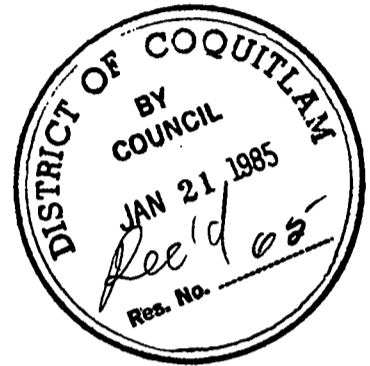
A meeting of the Land Use Committee was held on Monday, January 14, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman
Ald. L. Bewley
Mayor L. Sekora

STAFF:

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

ITEM #501-1MILL CREEK VILLAGE - LETTER AND QUESTIONNAIRE - 145 KING EDWARD STREET

Ald. L. Bewley raised the issue of a letter indicating a January 15, 1985 deadline for Parkland and a January 28, 1985 deadline for Evergreen, as to a response by tenants to a questionnaire. He noted Sections 17, 18 and 19 of the questionnaire and certain concerns of residents in regard to them.

The Mayor, Municipal Manager and Planning Director advised that there had been a meeting with Taina in early December as to relocation of tenants, leading to inspections of homes not carrying a Z-240 CSA sticker, the lease provisions for what is now being called Mill Creek Village.

The Mayor asked that the Planning Director arrange a meeting on Tuesday or Wednesday with Mr. Jasper of Taina, developers of Mill Creek Village, to discuss the questionnaire and the relocation program.

Mr. Ian Broomfield then spoke to the Committee, representing tenants as to concern with the rental levels of \$315-\$350 being triple the current rentals at Parkland and Evergreen. He also noted a concern as to a minimum mobile home size of 900 square feet evidently being suggested by Mr. Jasper to certain tenants. He also sought financial assistance for tenants who could not afford the new rates. He was advised that no financial assistance had ever been indicated to present tenants and that the lease by the Province only provided that tenants would pay comparable rentals as all tenants of the mobile home park. The Committee endorsed the Mayor's suggestion of a meeting with Mr. Jasper on the matter.

ITEM #501-2Z-12-83 - MEETING ON RANCH PARK/RIVERVIEW HEIGHTS BUFFER STRIP

This item was received, along with the notes of the January 8, 1985 meeting, supplied by the Park and Recreation Director.

LAND USE COMMITTEE MINUTES
OF JANUARY 14, 1985

ITEM #501-3

8-3696 - MUNICIPAL BOUNDARY ALONG COQUITLAM RIVER

The Planning Director advised of certain proposed changes to the resolution from that in his report. The Committee discussed these and the proposed ultimate park status being made a condition of Council's approval.

The Committee recommends:

COUNCIL
ACTION

"WHEREAS, by Letters Patent dated March 7, 1913, the Corporation of the City of Port Coquitlam was incorporated as a City Municipality on that land formerly comprised a portion of the Corporation of the District of Coquitlam;

AND WHEREAS the boundary between the City of Port Coquitlam and the District of Coquitlam south of Wilson Avenue in the City became the 'centre of the channel of the Coquitlam River';

AND WHEREAS, due to shifting river boundaries during the years from 1863 to 1923, doubt has always existed as to the exact location of the 'centre of the channel of the Coquitlam River', as specified;

AND WHEREAS the Corporation of the City of Port Coquitlam and the District of Coquitlam are agreed that such doubt should be removed;

NOW THEREFORE BE IT RESOLVED that survey plans based on Map #5 of the Planning Director's report of January 7, 1985 be prepared by one or more B.C. Land Surveyors;

AND THAT the Mayor and Clerk be authorized to sign the said survey plan or plans on behalf of the Municipality, and to affix the Corporate Seal thereto;

AND THAT the conveyance of the lands, as described on Map #4 of the Planning Director's said report, by the Crown to the City of Port Coquitlam and District of Coquitlam be subject to said lands being restricted to public park use;

THAT the location of the centre of the channel of the Coquitlam River shown on that survey plan or plans be confirmed and accepted as the location specified in the Letters Patent of the District of Coquitlam;

AND THAT the Mayor and Clerk be authorized to sign and seal all such further plans, documents or assurances as may be required to establish the said boundary in the location specified on the said survey plan."

ITEM #501-4

LETTER DATED DEC. 27, 1984 RE PROPOSED DEVELOPMENT AT 219 BERNATCHEY STREET

The Committee discussed this letter and how to deal with the issue of Service Commercial designation on the Community Plan Map, CS-1 zoning and a body shop use. The Planning Department was asked to supply the earlier reports on the area in order that the Committee and Council could review the subject on January 28, 1985.

B¹
Co R³ 7
6 6/9/85

LAND USE COMMITTEE MINUTES
OF JANUARY 14, 1985

ITEM #501-5

Z-38-84 - COMMUNITY CARE USES IN HOMES IN RS-1, RS-2, RS-3 AND RT-1 ZONES

COUNCIL ACTION The Committee recommends:

"That the draft by-law repealing Section 602(11) be referred to a Public Hearing."

*App'd
Co R=7
#07/85*

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT FOR MCDONALD'S RESTAURANTS OF CANADA LTD. - 515 NORTH ROAD

COUNCIL ACTION The Committee recommends:

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

*App'd
Council R=7
#08/85*

ITEM #501-7

AMENDMENT TO DEVELOPMENT PERMIT DP-13-84 - ADDITIONS AND ALTERATIONS TO SHOPPING CENTRE AT 329 NORTH ROAD

COUNCIL ACTION The Committee recommends:

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

*App'd
Co R=7
#69/85*

ITEM #501-8

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1392 ZEPHYR MOTORS TRUCK CENTRE AT 1500 LOUGHEED HIGHWAY

COUNCIL ACTION The Committee recommends:

- "1) That Council finally adopt By-law No. 1392, given three readings on October 17, 1983.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd
Co R=7
#70 x M/85*

LAND USE COMMITTEE MINUTES
OF JANUARY 14, 1985

ITEM #501-9

1985 PLANNING GRANT

COUNCIL
ACTION

The Committee recommends:

"That Council authorize a letter to be sent to the Ministry of Municipal Affairs to ask why the grant was turned down in view of the importance of the Northeast Coquitlam planning work to other Ministries."

*APPROVED
BY C. R. 7/2/85*

ITEM #501-10

LETTER FROM V. MORROW REGARDING DEVELOPMENT ON BRUNETTE AVENUE

The Committee indicated that Mrs. Morrow should be advised that the District of Coquitlam has constructed Brunette Avenue to high standards with lighting, enlarged Mackin Park, and encouraged the Mill Creek Village Mobile Home Park and associated development, but is not in the position to manage or develop multiple-family housing or group homes.

TABLED ITEMS:

1. Design Committee Minutes of January 3, 1985
2. Subdivision Committee Minutes of January 8, 1985



D.M. Buchanan
Executive Secretary

JANUARY 28, 1985

LAND USE COMMITTEE MINUTES

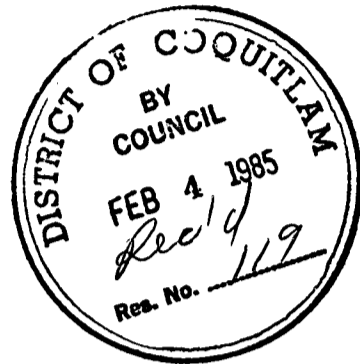
A meeting of the Land Use Committee was held on Monday, January 28, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid
- Ald. L. Bewley
- Mayor Sekora

STAFF:

- N. Nyberg, Acting Municipal Manager
- D.M. Buchanan, Planning Director



ITEM #501-1

F. JIWAN - PROPERTY AT 205 BERNATCHEY STREET

Mr. Jiwan appeared regarding the lot on the west side of Bernatchey Street to the north of the hotel he formerly owned. Six to eight condominium units on two floors above a laundromat or similar use were proposed as a development. Mr. Jiwan was then questioned as to this proposal and how the adjoining residents would respond. He advised that his neighbour was a new resident and not in favour of this proposal. This item was deferred for discussion in relation to item 2 below.

ITEM #501-2

A. GANDOMI - PROPOSED DEVELOPMENT AT 219 BERNATCHEY STREET

The Committee discussed the issue of the designation in this area. The Committee discussed a position that the present service commercial designation should not be changed, but that initial commercial uses should be limited to those which are most compatible with existing residential use during the period of transition or that consolidation into larger sites take place. The Planning Department was directed to explore this approach and report back on possibly a new CS zoning category, splitting away such uses or alternative approaches along these lines.

ITEM #501-3

Z-3-85 - APPLICATION FOR REZONING OF PROPERTY AT 581 CLARKE ROAD TO CS-2

Mr. A. Khalifa appeared before the Committee with an associate. He noted his letter of January 17, 1985 and one from 7-Eleven Food Stores dated January 15, 1985. The latter letter was questioned by Ald. Bewley and the Chairman requested a further letter. Ald. Reid sought further information on access to the site and commented on traffic safety implications. She wished the other corners at Clarke Road and Como Lake Avenue compared to the southwest corner in terms of access points, distance from the intersection, etc.

The Committee recommends:

"That application Z-3-85 be referred to Public Hearing."

Handwritten notes:
Ald Reid
120/85

COUNCIL ACTION

LAND USE COMMITTEE MINUTES
OF JANUARY 28, 1985

ITEM #501-4

Z-1-85 - APPLICATION FOR REZONING OF PROPERTY AT 2974 & 2986 DEWDNEY TRUNK

The Planning Director advised that a revised subdivision design had been submitted by Mr. Ashford, which would be reviewed at the next Subdivision Committee meeting.

The Committee recommends:

"That application Z-1-85 be referred to Public Hearing."

ITEM #501-5

Z-2-85 - APPLICATION FOR REZONING OF PROPERTY AT 2188 AUSTIN AVENUE

The Committee recommends:

- 1) That the Community Plan Map designation of Lot 1 of Lot 1, Block A of Block 8, District Lot 111, Plan 8913 (2188 Austin Avenue) be changed to 'Neighbourhood Commercial'.
- 2) That application Z-2-85 be referred to Public Hearing."

ITEM #501-6

CONSERVATION PERMIT APPLICATION - 1063 HULL COURT

The Committee recommends:

"That authorization be granted to J.R. Vicars Construction Ltd. to carry out earthworks to facilitate siting of a single-family dwelling on Lot 569, District Lot 373, Plan 53845, 1063 Hull Court, subject to:

- 1) All works to be carried out in accordance with the letters from Hardy Associates (1978) Ltd., dated October 9, 1984, October 12, 1984, and December 3, 1984, all entitled 'Re 1063 Hull Court, Coquitlam, B.C.'.
- 2) Maplethorp Structural Design Ltd. carrying out supervision of the construction of the building, including the foundation, as to structural requirements, as undertaken in their letter of December 13, 1984.
- 3) Hardy Associates (1978) Ltd. being responsible for carrying out supervision of all earthworks authorized by this permit, including the responsibility for compliance with all requirements of the permit, and including all drainage works. No earthworks shall commence on the site until the Chief Building Inspector and the Planning Director have received a letter from Hardy Associates (1978) Ltd. notifying us that they will be responsible for supervision, as outlined above.
- 4) The duration of the permit to be one year, noting that under Clause 28(1) of By-law No. 1199, Council may suspend or revoke the permit if, at any time, in its opinion, the permitholder violates any of the provisions of the by-law or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not been or are not being fulfilled.

COUNCIL ACTION
APP'D
R33 321/85

COUNCIL ACTION
APP'D
R33 122/85

COUNCIL ACTION
APP'D
R37 122/85

LAND USE COMMITTEE MINUTES
OF JANUARY 28, 1985

ITEM #501-6 cont'd

- 5) The applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks involved with the earthworks on the lots.
- 6) Review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the accuracy of the solution proposed.
- 7) The applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-7

APPLICATION FOR DEVELOPMENT PERMIT FOR ARBY'S RESTAURANT - 329 NORTH ROAD

The Chairman referred this item to the in-camera meeting on the advice of the Planning Director.

ITEM #501-8

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1490 11-UNIT LOW-DENSITY APARTMENT DEVELOPMENT AT 561 SHAW AVENUE

The Committee recommends:

- "1) That Council finally adopt By-law No. 1490, 1984, given three readings on November 5, 1984.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

(Please note the siting appeal in the development whereby allowable coverage is increased mainly because of carports.)

ITEM #501-9

EVERGREEN MOBILE HOME PARK

This item was received for information.

*ii Co R³
12/29/84*

COUNCIL ACTION
*APPROV Bi
Co R³
12/29/85*

*APPROV Bi
Co R³
12/29/85*

LAND USE COMMITTEE MINUTES
OF JANUARY 28, 1985

ITEM #501-10

AUSTIN AVENUE EAST AREA

The Committee recommends:

"That the Committee endorse the above three proposals and authorize staff to proceed with the appropriate meeting arrangements and back-ground research.

*of Planner report
of Jan 23/85
which are*

*COUNCIL ACTION
S.S. 12/28/85
E.S.*

The Planning Director was asked to circulate the questionnaire to the Land Use Committee before it is sent out, not for detailed review but so that Council members are aware of it in advance of the recipients.

ITEM #501-11

SCHOOL CLOSURES

This item was received for information. The Planning Director noted that School Board staff and area residents had received the information.

ITEM #501-12

MAILLARDVILLE: 1984 IN REVIEW

This report was received for information.

ITEM #501-13

135 SQUARE METRES IN RT-2 ZONES

The Committee discussed this matter and asked that an exemption for second storeys, with no access thereto or kitchen facilities, be considered by staff.

TABLED ITEM:

Design Committee Minutes of January 15, 1985



D.M. Buchanan
Executive Secretary

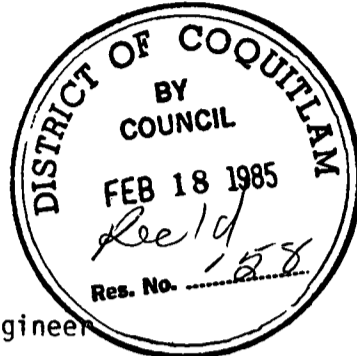
FEBRUARY 11, 1985

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 11, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. L. Bewley
- Ald. M. Reid



STAFF:

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

ITEM #501-1

BLUE MOUNTAIN BODY SHOP AT 960 BRUNETTE AVENUE

Mr. A. Mansukh appeared regarding this use and address. The Chairman gave background on the zoning and the non-conforming use situation. Ald. Bewley and the Chairman indicated that rezoning was unlikely due to the Community Plan and the neighbouring uses in the area.

ITEM #501-2

Z-31-83 - SINGLE-FAMILY AND MOBILE HOME PARK DEVELOPMENT IN THE 1400 BLOCK PIPELINE ROAD

The Committee referred this item to the in-camera meeting in order that the legal position of the District could be discussed in Executive Committee of Council.

ITEM #501-3

COCHRANE AVENUE HOME FOR THE MENTALLY HANDICAPPED - 567 COCHRANE AVENUE

The Chairman reviewed this subject. Mrs. E. Nixdorf appeared before the Committee regarding noise, i.e. "screaming" by one resident. This was followed by extensive discussion.

The Committee recommends:

"That the Land Use Committee meet with representatives from the Simon Fraser Society for Mentally Handicapped People, staff representatives of the Ministry of Human Resources and the Ministry of Health, and the Municipal Planning Department, to discuss:

- 1) procedures to consult with neighbours before establishing community care facilities in Coquitlam; and
- 2) guidelines for moving handicapped people into residential settings;

this to be at a special meeting to be held as soon as it can be arranged."

COUNCIL ACTION

Handwritten notes:
 P12
 R33
 12/9/87

LAND USE COMMITTEE MINUTES
OF FEBRUARY 11, 1985

ITEM #501-4

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1463
1124 WESTWOOD STREET

The Committee recommends, subject to the signing and sealing of the development permit and the required monies being paid and deposited prior to the Council meeting:

- COUNCIL ACTION # 100/84
- 1) That Council finally adopt By-law No. 1462, given three readings on July 9, 1984.
 - 10/84 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
 - 10/84 3) That Council approve signing and sealing of the restrictive covenant by the Mayor and Clerk, and such restrictive covenant shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-5

DEVELOPMENT PERMIT FOR SHELL CANADA LTD. - 3051 LOUGHEED HIGHWAY

Mr. Robert Lawryshyn of Cedar Acres Trailer Court raised concern with regard to the facilities proposed adjacent his property line.

The Committee recommends, subject to approval by the Fire Chief of the proposed location of the facilities adjacent the northern boundary of the site:

- COUNCIL ACTION
- PP'D
Co. Res # 102/84
- 10/84 "That Council approve the signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-6

APPLICATION FOR EXTENSION TO REZONING APPLICATION Z-26-83, PARK LANE HOMES

The Committee recommends:

- COUNCIL ACTION
- PP'D
Co. Res # 104/84
- "That application Z-26-83 be given a six-month extension to July 4, 1985."

LAND USE COMMITTEE MINUTES
OF FEBRUARY 11, 1985

ITEM #501-7

Z-36-84 - PARKING STANDARDS FOR FITNESS CENTRE

The Planning Director reviewed a letter dated January 31, 1985 from MacLaren Plansearch in response to Committee discussion in December of 1984. The Assistant Municipal Engineer reviewed the letter indicating that the "expected" standard was 0.17 versus 0.1 spaces per square metre as part of the discussion of the issue. The Committee authorized the Planning Department to pass along the letter to the two parties on Falcon Drive and on Glen Drive for their review.

TABLED ITEMS:

1. Subdivision Committee Minutes of January 22, 1985
2. Design Committee Minutes of January 29, 1985

D.M. Buchanan
Executive Secretary

FEBRUARY 20, 1985

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Wednesday, February 20, 1985 in the Council Chambers, with the following persons present:

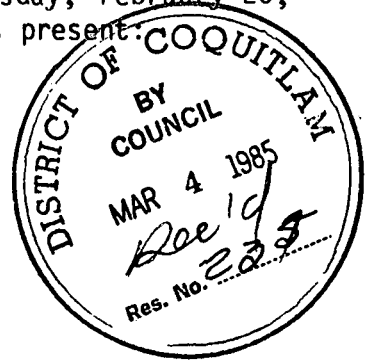
COMMITTEE:

Ald. W. LeClair, Chairman
Ald. M. Reid

STAFF:

E. Tiessen, Deputy Planning Director
S. Jackson, Community Planner

G. Halsey-Brandt, Consultant Planner, McElhanney Engineering Services Ltd.



1. "PRELIMINARY INVESTIGATION TOWARDS AN OFFICIAL COMMUNITY PLAN FOR NORTHEAST COQUITLAM"

Mr. Halsey-Brandt summarized the contents and conclusions of his "Preliminary Investigation" report.

2. FURTHER WORK TOWARD A NORTHEAST COQUITLAM COMMUNITY PLAN

The Committee RECOMMENDS:

1. THAT staff be authorized to arrange for the consultant, staff and Chairman of the Land Use Committee to meet with executives of the Northeast Coquitlam Ratepayers and River Springs Strata Council, to report on results of the preliminary study and to indicate what further work is proposed.
2. THAT Council authorize an expenditure of \$30,600, in advance of 1985 budget consideration, under account #261310-000 (Planning Department - Consulting Services), for consultant work on a North-east Coquitlam Community Plan in 1985.
3. THAT work toward a Community Plan proceed on the basis of the second alternative approach described in the consultant's preliminary report, but with the possibility of more detailed treatment of appropriate areas.

COUNCIL ACTION

*APP. D/B
CO R's
#236/85*

Eric Tiessen
Acting Secretary

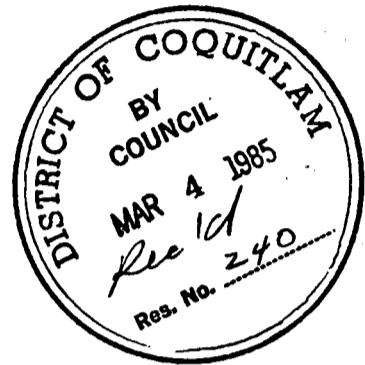
FEBRUARY 25, 1985

LAND USE COMMITTEE MINUTES

A special meeting of the Land Use Committee was held at 4:00 p.m. on Monday, February 25, 1985 in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman
Ald. L. Bewley
Ald. M. Reid

STAFF:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
S. Jackson, Community Planner

GUESTS:

M. Brown, Ministry of Health
R. Graham, Ministry of Human Resources
F. Milowsky, Ministry of Human Resources
D. Alexander
J. Childs
V. Commach
B. Fitzgerald
L. MacDonald

} Simon Fraser Society for
Mentally Handicapped Persons

1. DISCUSSION ON GUIDELINES AND PROCEDURES FOR ESTABLISHING COMMUNITY CARE FACILITIES FOR MENTALLY AND PHYSICALLY HANDICAPPED PEOPLE IN COQUITLAM

Copies of the Committee's Council-approved resolution were distributed to those present.

Ald. LeClair gave background information leading to this meeting. He noted that there can be no discussion of the proposed amending Zoning By-law dealing with Community Care Facilities, which was at Public Hearing February 21, 1985. He requested full discussion on:

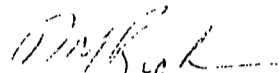
- 1) procedures to consult with neighbours before establishing community care facilities in Coquitlam; and
- 2) guidelines for moving handicapped people into residential settings.

Following a frank discussion on the need and desirability of community care facilities in residential settings in Coquitlam and the difficulties involved in their establishment, it was agreed:

- 1) That the Simon Fraser Society for Mentally Handicapped Persons will undertake, before establishing other residences, to send out a written communication to neighbouring residents, at the time of signing an interim agreement on purchase of property, explaining the nature of the facility, the number of residents to be accommodated, who will be caring for the residents, and other pertinent information.

LAND USE COMMITTEE MINUTES
OF FEBRUARY 25, 1985

- 2) That the Society will give consideration to following up the letter say within a week, with an informal meeting with neighbouring residents, and will inform the Committee shortly of their decision in this regard.



D.M. Buchanan
Executive Secretary

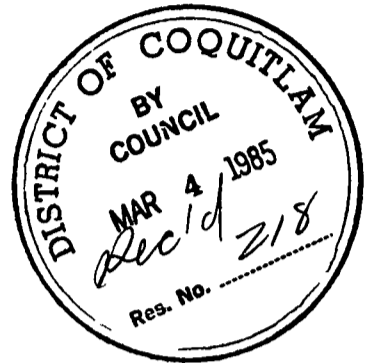
FEBRUARY 25, 1985

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held at 7:30 p.m. on Monday, February 25, 1985 in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman
 Ald. L. Bewley
 Ald. M. Reid
 Mayor Sekora

STAFF:

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

ITEM #501-1545 CLARKE ROAD - E. MCDANIEL

A letter dated February 23, 1985, addressed to members of the Land Use Committee, was referred to by Mr. McDaniel. This had not been made available to municipal staff by Mr. McDaniel prior to his presentation. He went on to describe his concerns about the appraisal and that he would only wish to proceed on the commercial portion of his development. In response to a question from the Mayor, he advised that he would be asking for 100 suites in future rather than the 66 currently proposed, due to mortgage rates and projected rent levels.

The Committee asked that the Municipal Solicitor report to Executive Committee on March 4, 1985 in regard to the matters referred to in the February 23, 1985 letter.

ITEM #501-2REPORT FROM THOMAS CONSULTANTS INC. RE 2773 BARNET HIGHWAY

Mr. Geoffrey Coghlin appeared regard this property and outlined the views of Thomas Consultants as to C-2 zoning of the land involved.

The Committee requested that staff review this proposal in regard to:

- 1) the tenant relocation program to Mill Creek Village;
- 2) the possible traffic impact of "Superstore" or other C-2 uses versus CS-1 usage;
- 3) the presence of one-family housing to the west of Lansdowne Street and possible designation of the portion of the site north of the extension of Runnel for housing.

LAND USE COMMITTEE MINUTES
OF FEBRUARY 25, 1985

ITEM #501-3

REZONING APPLICATION Z-5-85 - MOLIMO INVESTMENTS CORPORATION - GLEN DRIVE AND JOHNSON STREET

Mr. Andre Molnar appeared before the Committee in regard to this application.

The Committee recommends:

- "1) That application Z-5-85 be referred to Public Hearing on the basis of a conventional strata title development under RT-2 zoning, the proposed park to be P-5 zoning, and a regulatory amendment to allow detached one and two-family dwellings in the RT-2 zone.
- 2) That the applicants be requested to resolve Zoning By-law and Design Committee concerns prior to the Public Hearing."

COUNCIL ACTION
APPROVED
Co. Res
2/19/85

ITEM #501-4

PROPOSED EXTENSION TO REZONING APPLICATION Z-37-79 - 2500 BLK. CAPE HORN

Mr. Ron Emerson of Royal LePage appeared with regard to a ninth extension to this rezoning application. The Committee discussed how appropriate a further extension would be in view of the five years which had passed since a Public Hearing on this development.

The Committee recommends:

"That no extension be granted in view of the length of time since Zoning Amendment By-law No. 1048, 1980 was given three readings on April 8, 1980."

COUNCIL ACTION
APPROVED
Co. Res
2/20/85

ITEM #501-5

PROPOSED DUPLEX AT 994 IRVINE STREET

The Committee recommends:

"That Council finally adopt By-law No. 1500, 1985, given three readings on January 7, 1985."

COUNCIL ACTION
APPROVED
Co. Res
2/21/85

ITEM #501-6

,1985 COMMERCIAL AND INDUSTRIAL COMMUNICATIONS PROGRAM

This item was received for information.

LAND USE COMMITTEE MINUTES
OF FEBRUARY 25, 1985

ITEM #501-7

GVS & DD TENDER CALL FOR SOLID WASTE RECOVERY PLANT - COQUITLAM LANDFILL SITE

This item was referred to the in-camera meeting of the Committee at the request of the Municipal Manager.

ITEM #501-8

LETTER FROM A.G. CILLIS RE PROPERTIES ON WESTWOOD STREET

This item was received for information.

ITEM #501-9

APPLICATION Z-4-85 - REZONING OF PROPERTY ON WALTON AVENUE FROM A-3 TO P-1 FOR TOWN CENTRE FIREHALL AND TRAINING CENTRE

The Committee recommends:

COUNCIL ACTION
APP'D B
Co. # 222/85

- "1) That the Town Centre Plan be modified in the area west of Pinetree Way south of Pathan Avenue to reflect the firehall site, compact one-family subdivision area and park/walkway, shown on the plan attached to the Planning Director's report of February 21, 1985.
- "2) That the rezoning of the firehall site to P-1 be referred to the April 25, 1985 Public Hearing."

ITEM #501-10

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT COVERING A PROPOSED 45-UNIT TOWNHOUSE DEVELOPMENT AT 2721 ATLIN PLACE

The Committee recommends:

COUNCIL ACTION
APP'D B
Co. # 222/85

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

TABLED ITEMS:

- 1. Subdivision Committee Minutes of February 5, 1985
- 2. Design Committee Minutes of February 12, 1985

D.M. Buchanan
Executive Secretary

LAND USE COMMITTEE MINUTES

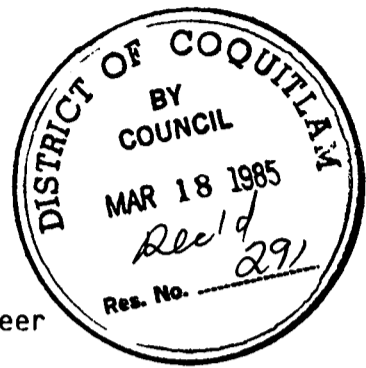
A meeting of the Land Use Committee was held at 7:30 p.m. on Monday, March 11, 1985 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. L. Bewley
- Ald. M. Reid

STAFF:

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



ITEM #501-1

8-3840 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 1191-1197 HAMMOND AVENUE

Mr. Bob Lothian spoke with regard to this application and answered the Committee's questions.

The Committee recommends:

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata title lots of Lot 129, District Lot 109, Plan 42467.

COUNCIL ACTION

APPR'D BY Co. Res 292/85

ITEM #501-2

REM. 127, DISTRICT LOT 45 - SOUTH OF FOYER MAILLARD

The Planning Director gave background as to:

- 1) the reference from the Maillardville Redevelopment Committee to Council and their referral to the Land Use Committee of March 4, 1985;
- 2) the restrictive covenant which was placed on the property to limit use until full street access was available;
- 3) the fact that about 11 units under RT-2 and 14 units under RM-1 zoning would be possible on Rem. 127.

Mr. Fern Bouvier spoke on the Co-operative Society which basically represents the Executives of the Foyer Maillard and the Caisse Populaire. The Co-op has evidently existed for a number of years since the Bicultural Society terminated. He advised that Lot 12 is owned by the Caisse Populaire to provide better access. A 60-foot wide access could be provided to the site since Lot 12 is 40 feet wide and there is a 20-foot lane to the south. Strata title units are being considered. He advised that the Caisse Populaire was not involved in this proposal for financial gain, but interested in Maillardville "amelioration".

A re-application to CMHC is underway for a three-storey apartment of 52 units; a 28-unit townhouse is their second choice.

The Committee asked the Planning Department to meet with Mr. Bouvier and his colleagues in order for them to formulate a potentially feasible proposal.

LAND USE COMMITTEE MINUTES
OF MARCH 11, 1985

ITEM #501-3

LETTER FROM BLOCK BROS. REALTY LTD. DATED MARCH 6, 1985 REGARDING PROPOSED DEVELOPMENT AT CRABBE AND WESTWOOD

This item was referred to the in-camera portion of the meeting.

ITEM #501-4

Z-26-83 - FINAL ADOPTION OF BY-LAW NO. 1427, 1984

The Committee recommends:

COUNCIL ACTION *APPROVED BY Co. Res 292/85* "That Zoning By-law No. 1427, 1984 be reconsidered, finally passed and adopted."

ITEM #501-5

Z-20-83 - ADOPTION OF BY-LAW NO. 1389, 1983 - REZONING OF 2729 BARNET HWY.

The Committee recommends:

COUNCIL ACTION *APPROVED BY Co. Res 294/85* "That Council finally adopt By-law No. 1389, 1983, given three readings on April 2, 1984."

ITEM #501-6

DEVELOPMENT PERMIT TO ALLOW RENOVATIONS AND REPAIRS TO "ROCKY'S CABARET" AT 801 BRUNETTE AVENUE

The Committee recommends:

COUNCIL ACTION *APPROVED BY Co. Res 292/85* "That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-7

1985 MUNICIPAL PLANNING GRANT

The Committee received the letter from the Ministry of Municipal Affairs dated March 6, 1985 for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of February 19, 1985
2. Design Committee Minutes of February 26, 1985



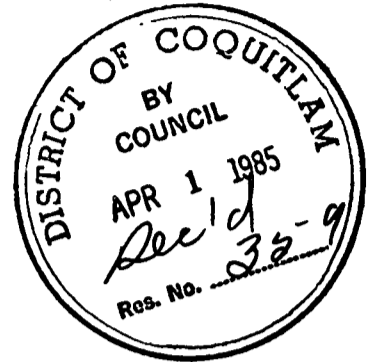
D.M. Buchanan
Executive Secretary

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held at 7:30 p.m. on Monday, March 25, 1985 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. M. Reid, Deputy Chairman
- Ald. L. Bewley
- Mayor L. Sekora



STAFF:

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

ITEM #501-1

DEVELOPMENT OF LAND AT SHERWOOD AND BLUE MOUNTAIN (G. Jope)

The Planning Director advised the Committee on the land in question. The item was then tabled for Mr. Jope to appear.

ITEM #501-2

CRITERIA FOR RELOCATION OF TRANQUILLE RESIDENTS

This item was received for information.

ITEM #501-3

Z-37-83 - EXTENSION TO REZONING APPLICATION - 1112 KING ALBERT AVENUE

The Committee recommends:

"That application Z-37-83 be granted a six month extension to 1985 10 02."

ITEM #501-4

AUSTIN AVENUE EAST - RESIDENT QUESTIONNAIRE

This item was received and the date and other insert information left to staff to work out with the Parks and Recreation Department.

ITEM #501-5

Z-36-81 - MAXIMUM SIZE OF DUPLEX UNITS IN RT-1 ZONES

This item was discussed at length by the Committee. It was then held over for the next meeting until the whole Committee was present.

ITEM #501-6

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1509, 1985 - COMMERCIAL BLDG. FOR KEVINGTON BUILDING CORPORATION LTD. AT 581 CLARKE ROAD

The Committee discussed the reduction of the two-way aisle varying from 12 feet to 16.12 and 16.79 feet from the 19.085 feet (6 meter) minimum in the By-Law, plus the elimination of the 3.937 ft. (1.2 meter) landscape strip. The Planning Director noted that a one-way aisle of 11.483 ft. (3.5 meter) plus the landscape strip could be accommodated. However, the conclusion was that a two-way aisle made sense and that a one-way aisle system would not likely be adhered to by drivers.

COUNCIL
TION

Handwritten notes:
B1
Co. 340185

LAND USE COMMITTEE MINUTES
OF MARCH 25, 1985

MARCH 25, 1985

ITEM #501-6 Con't.

The Committee recommends:

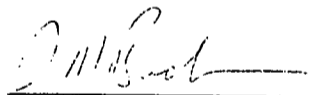
"That Kevington Building Corporation Ltd. be advised that the variations in Section A of Schedule 'A' of the draft development permit are not acceptable to Council and that revised plans be required which meet the 6 meter minimum width for a two-way aisle, provide for the 1.2 meter landscaping strip, and meet the by-law in regard to the setback for future widening along Como Lake Avenue.

COUNCIL
ACTION

See Co. Res.
122 30/1/85

TABLED ITEMS

1. Subdivision Committee Minutes of March 5, 1985
2. Special Subdivision Committee Minutes of March 7, 1985
3. Design Committee Minutes of March 12, 1985

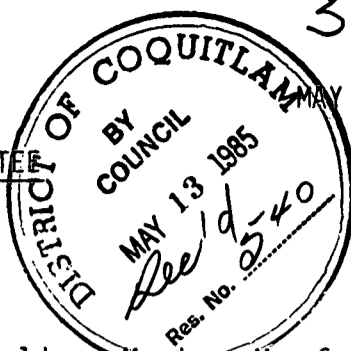


D.M. BUCHANAN
Executive Secretary

DMB/dm

LAND USE COMMITTEE

MINUTES



MAY 6, 1985

A meeting of the Land Use Committee was held on Monday, May 6, 1985 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman
Ald. M. Reid
Ald. L. Bewley
Mayor L. Sekora

STAFF:

R. White, Chief Building Inspector
T. Murphy, Supervisor, Traffic & Transportation
A.J. Edwards, Assistant Municipal Engineer
T. de Jong, Long Range Planner
D.M. Buchanan, Planning Director

ITEM #501-1

PROPOSED USES AT 2773 BARNET HIGHWAY

Mr. Buchanan gave background as to the three matters raised on Feb. 25, 1985 by the Land Use Committee after hearing from Thomas Consultants. The first matter was the tenant relocation program. After some Committee discussion, Mr. Al Williams advised that only five tenants have been accepted according to his information and he advised on the status of other mobile home tenants. This matter was left to Mayor Sekora to discuss with Mr. Ken Stinson for clarification.

The second matter was the traffic impact as reviewed by Mr. Tony Edwards, with reference to his report of May 1, 1985 and drawings attached thereto. The conclusion was that C-2 usage would generate traffic necessitating a signalized intersection at Runnel and Lansdowne, which would not be appropriate so close to Barnet.

The third matter involved land use implications regarding the northerly townhousing site and also C-2 versus CS-1 usage. The elementary school site to the north and one-family homes with individual driveways adjacent the townhousing site were emphasized. It was noted that a significant amount of CS-1 land has been zoned CS-2 and that most of the vacant floor space referred to by Thomas Consultants is retail in nature. Reference was also made to Town Centre development objectives.

The Committee discussed the traffic and other implications of non-superstore C-2 usage and concluded that a more specific proposal along these lines, excluding the townhousing lands, should be presented by the proponent, indicating how traffic flows would be managed adjacent to the site.

LAND USE COMMITTEE MINUTES
OF MAY 6, 1985

ITEM #501-2

PROPOSED DUPLEX AT 1745 HIE AVENUE

Mr. L. Bortolazzo appeared before the Committee regarding his duplex design. He distributed material as to costs of changing the proposed design to roof trusses; this information was passed on to the Chief Building Inspector. Mr. Bortolazzo indicated that trusses would be too costly.

After some discussion, the conclusion was that standard conventional framing should be utilized, which would not support usable "attic" floor space. This approach appeared to be accepted by Mr. Bortolazzo after being put forward by the Chief Building Inspector.

ITEM #501-3

RENTAL OF VIDEO TAPES IN C-1 ZONE - 1500 AUSTIN AVE. & 1393 GABRIOLA DR.

Terry Cashin of Southland Canada appeared before the Committee regarding this issue. He indicated that a general retail grocery business was felt to include such rentals in his company Solicitor's opinion. He also indicated the expanding nature of 7-Eleven as a business entity and changing needs of their clientele. He asked for a review of the objection to this activity. He recalled the closing of the store during the night on a voluntary basis. The low rental costs were indicated, as well as the high quality of "titles" made available. Mr. Elliott Martin also presented background from the video rental company, Consolidated Video Systems, who supply the product to Southland. This is a B.C. company operating across Canada.

The Committee recommends:

"That the 1984 decision of Council be upheld as to turning down rental of video tapes and machines in the C-1 zone."

COUNCIL ACTION
APPRO'D
Co. 5/11/85

ITEM #501-4

Z-8-85 - PROPOSED REZONING OF PROPERTY AT 2850 BANBURY AVENUE FROM RS-2 TO RS-4

The Committee recommends:

"That application Z-8-85 be tabled, pending a subdivision layout being found technically feasible by the Subdivision Committee."

COUNCIL ACTION
APPRO'D
Co. 5/21/85

ITEM #501-5

PROPOSED RETAIL DEVELOPMENT AT 230 BLUE MOUNTAIN STREET

Tomina de Jong noted that she had discussed the report's conclusions earlier in the day with the proponent. Mr. K.C. Mooney briefly spoke to the need for the retail development.

The Committee recommends:

"That, subject to a favourable consideration of this matter by the Maillardville Redevelopment Committee, the applicant be encouraged to apply for C-2 zoning."

COUNCIL ACTION
APPRO'D
Co. 5/22/85

LAND USE COMMITTEE MINUTES
OF MAY 6, 1985

ITEM #501-6

Z-35-83 - AMENDMENT TO CONSERVATION BY-LAW NO. 1199, 1982

The Committee recommends:

"That three readings be given to By-law No. 1529, 1985."

COUNCIL ACTION

ITEM #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW 1482 -
COMMERCIAL BUILDING AT 555 CLARKE ROAD

Ald. Reid withdrew from the table on this item.

The Committee recommends:

"1) That Council finally adopt By-law No. 1482, 1984, given three readings on October 9, 1984.

COUNCIL ACTION

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

ITEM #501-8

CORRESPONDENCE FROM FEDERATION OF CANADIAN MUNICIPALITIES RE RRAP PROGRAM

This item was tabled for the next meeting.

ITEM #501-9

POTENTIAL REDEVELOPMENT IN BERNATCHEY STREET VICINITY

This item was tabled for the next meeting. Two persons in the audience interested in this matter were given copies of the Planning Department report.

ITEM #501-10

WATERMAIN EXTENSION EAST OF BAYCREST IN NORTHEAST COQUITLAM

The Chairman raised this item.

The Committee recommends:


"That the Municipal Engineer be instructed to review the feasibility of a temporary watermain extension from Baycrest to Gilley's Trail, along Victoria Drive, and report back to Council."

COUNCIL ACTION

LAND USE COMMITTEE MINUTES
OF MAY 6, 1985

TABLED ITEMS:

1. Design Committee Minutes of April 23, 1985
2. Design Committee Minutes of April 30, 1985



D.M. Buchanan
Executive Secretary

APRIL 9, 1985

LAND USE COMMITTEE MINUTES

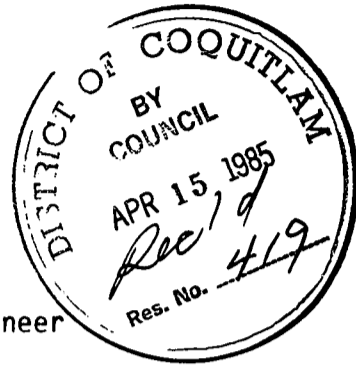
A meeting of the Land Use Committee was held at 7:30 p.m. on Tuesday, April 9, 1985 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. L. Bewley
- Ald. M. Reid
- MAYOR L. SEKORA *

STAFF:

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



ITEM #501-1

PROPOSAL TO CONSTRUCT A RETAIL SHOPPING MALL ON BLUE MOUNTAIN STREET BETWEEN RODERICK AND GAUTHIER AT 230 BLUE MOUNTAIN STREET

Mr. K.C. Mooney appeared before the Committee regarding this site, describing the proposed development as illustrated on plans and perspective. He indicated that Mr. Jang of the Maillardville Shopping Centre had indicated some support of the concept to the proponent and also indicated a desire to pursue reconstruction of said Centre. The Chairman, however, advised on the Maillardville Redevelopment Committee and the need to analyze commercial potential and impacts.

This item was tabled for the Planning Department to proceed with this analysis and for review by the Maillardville Redevelopment Committee.

ITEM #501-2

REDUCTION IN AMOUNT OF LETTER OF CREDIT FOR 52-UNIT TOWNHOUSE PROJECT WITHIN "EAGLE RIDGE" AT 1210 FALCON DRIVE

Ald. Reid raised a question about the safety of having a pond in this development on the basis of concerns raised by a resident with her. The Planning Director advised that staff will investigate this concern.

The Committee recommends:

"That Council authorize staff to carry out the necessary work to replace the existing \$78,348 Letter of Credit with a \$40,000 Letter of Credit, noting that no further partial reductions in the bonding amount will be accepted."

*APPR'D By
Co. Res
#420/85*

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-7-85 FOR PROPOSED REZONING OF PROPERTY AT 2665 RUNNEL DRIVE TO RS-3

The Committee recommends:

"That application Z-7-85 be referred to Public Hearing."

*APPR'D By
Co. Res
#421/85*

LAND USE COMMITTEE MINUTES
OF APRIL 9, 1985

ITEM #501-4

Z-36-81 - MAXIMUM SIZE OF DUPLEX UNITS IN RT-1 ZONES

The Committee discussed larger one-storey and two-storey duplex units and the difficulty in using generalized wording in by-laws to regulate design of floor space. However, it was felt that enclosed garages should be treated similarly to open carports.

The Committee recommends:

*PP'D B^y
Co. R^y
422/85*

"That a by-law change be drafted excluding the floor area of enclosed garages from the maximum 135 m², as suggested in the Planning Director's report of March 20, 1985."

Ald. Reid indicated opposition as she felt these changes were insufficient.

ITEM #501-5

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & ADOPTION OF BY-LAW NO. 1509 COMMERCIAL BUILDING FOR KEVINGTON BUILDING CORP. AT 581 CLARKE ROAD

The Planning Director reviewed the site plan available to the Public Hearing, the one proposed for reference in the development permit and an alternative for a one-way aisle with increased landscaping as per by-law requirements. The Committee concluded that the two-way aisle and reduced landscaping, as shown on the plan available at the Public Hearing and shown on the proposed development permit plans, should be implemented.

The Committee recommends:

*PP'D B^y
Co. R^y
423/85
Ald. Reid
424/85*

- 1) That Council finally adopt By-law No. 1509, given three readings on March 4, 1985.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

ITEM #501-6

ENLARGED RRAP AREA FOR MAILLARDVILLE IN COQUITLAM

This item was received for information. The Planning Director noted that staff would be reporting on new qualification regulations issued by CMHC for RRAP applicants.

LAND USE COMMITTEE MINUTES
OF APRIL 9, 1985

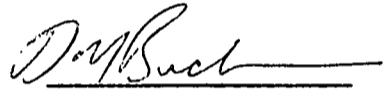
ITEM #501-7

8-3831 - SHERWOOD AVENUE AND BLUE MOUNTAIN STREET

Since Mr. Jope did not attend the Committee meeting, the Planning Department will be writing to him to clarify the proposed approach for development of M-1 properties in this area and to determine if he still wishes to attend a Committee meeting.

TABLED ITEMS:

1. Subdivision Committee Minutes of March 19, 1985
2. Design Committee Minutes of March 26, 1985


D.M. Buchanan
Executive Secretary

501

APRIL 22, 1985

LAND USE COMMITTEE MINUTES

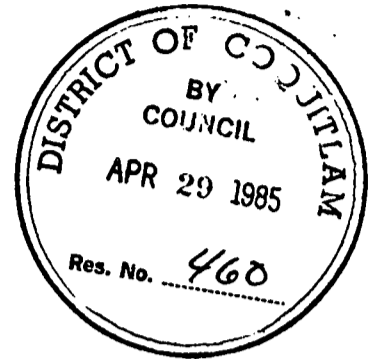
A meeting of the Land Use Committee was held at 7:30 p.m. on Tuesday, April 22, 1985 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. L. Bewley
- Ald. M. Reid

STAFF:

- R. White, Chief Building Inspector
- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

PROPOSED DAY CARE USE UNDER P-4 ZONING AT 3133 GAMBIER AVENUE

Dr. Kassam appeared before the Committee regarding a day care centre proposal. He stated that Mr. Grant Reich would build the house and include a handicapped washroom and a fire alarm system. He indicated, in answer to Ald. Reid, that spaces for four cars will be provided, the same as at the Eagle Ridge Day Care Centre.

The Committee recommends:

- "1) That Dr. Kassam be advised to apply for P-4 zoning of the lot at 3133 Gambier Avenue;
- 2) That Dr. Kassam be advised to further apply for an amendment of the P-4 regulations to permit a P-4 use on a lot of not less than 375 m²;
- 3) That staff be authorized to place such application on the agenda of a Public Hearing."

COUNCIL ACTION

See Res 461 App'd.

ITEM #501-2

PROPOSED DUPLEX AT 1745 HIE AVENUE

The Chief Building Inspector reviewed the plans with the Committee.

The Committee recommends:

"That Mr. Bortolazzo be requested to provide revised architectural drawings reflecting a building design, in keeping with the 135 m² maximum for each dwelling unit, in a two-family dwelling in the RT-1 zone."

ITEM #501-3

REZONING APPLICATION Z-9-85 - 2710 BARNET HIGHWAY - M-1 TO M-6

The Committee recommends:

"That application Z-9-85 be tabled for the applicants to receive preliminary approval of the rezoning from the Ministry of Transportation and Highways, including any conditions upon which a zoning amendment by-law would be approved by them."

COUNCIL ACTION

App'd Res 462

LAND USE COMMITTEE MINUTES
OF APRIL 22, 1985

ITEM #501-4

Z-34-74 - CARDLOCK SERVICE STATION OPERATIONS - AMENDMENT TO ZONING
BY-LAW AND TRADES LICENCING BY-LAW

The Committee recommends:

COUNCIL ACTION *Ass. 463*
3 RES
Ass. 464
Ass. 465

- "1) That the District of Coquitlam Zoning Amendment By-law No. 1501, 1985, be reconsidered, finally passed and adopted, and the Seal of the Corporation affixed;
- 2) That By-law No. 1499, 1984 be amended, as shown on the revised version to By-law No. 1499, 1984, attached to the Planning Director's report dated April 12, 1985;
- 3) That the District of Coquitlam By-law No. 1499, 1984, as amended, be reconsidered, finally passed and adopted, and the Seal of the Corporation affixed."

ITEM #501-5

REQUEST FOR EXTENSION TO REZONING APPLICATION Z-1-84 - 18-UNIT APARTMENT
BUILDING AT 1150 DUFFERIN STREET

The Committee recommends:

Ass. 464
COUNCIL ACTION

"That application Z-1-84 be granted a six-month extension to October 7, 1985."

ITEM #501-6

LAVAL SQUARE REDEVELOPMENT


Ald. Reid raised the question of subdivision 8-3287A at 311 Laval Square and development concepts discussed by members of the Maillardville Redevelopment Committee.

The Committee recommends:

- "1) That staff make the Maillardville Redevelopment Committee aware of this subdivision proposal;
- 2) That the applicant be advised of the work of the Maillardville Redevelopment Committee."

TABLED ITEMS:

- 1. Subdivision Committee Minutes of April 2, 1985
- 2. Design Committee Minutes of April 9, 1985
- 3. Subdivision Committee Minutes of April 16, 1985


D.M. Buchanan
Executive Secretary

MAY 21, 1985

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Tuesday, May 21, 1985 in the Council Chambers at 7:30 p.m., with the following persons present:

COMMITTEE:

Ald. LeClair, Chairman
Ald. Bewley

STAFF:

E. Tiessen, Deputy Planning Director
T. de Jong, Long Range Planner
A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1BERNATCHEY STREET VICINITY

The owners of 219 and 221 Bernatchey Street were present as a delegation. Their spokesman stated that these two owners are willing to amalgamate their properties for a body shop or similar use. He stated further that with proper building design, body shop noise could be controlled, and that the two adjacent neighbours would not object.

The Committee noted that a body shop as an initial use could be controversial and advised the delegation to consider alternate uses permitted in the CS-1 zone.

The Committee recommends:

- "1) That Council retain the present designation of service commercial and the policy to encourage only uses or developments having minimal potential for disturbing existing residents, in the area described in the Planning Director's report of May 1, 1985.
- 2) That Council amend its policy of requiring larger land assemblies in this area prior to rezoning, by indicating that sites down to approximately 1560 m² may be considered, provided the proposal allows for proper assemblies of similar quantities of land over the remaining block frontage.
- 3) That Council endorse the access policy for Bernatchey Street between the Lougheed Highway and Brunette Avenue, as outlined under Section 3.01 of the (attached Assistant Municipal Engineer's report of April 17, 1985.)
- 4) That property owners recently canvassed be advised by letter as to the outcome of this review."

ITEM #501-2DELEGATION FROM COQUITLAM FINE ARTS COUNCIL

Beulah Paugh addressed the Committee on behalf of the Fine Arts Council's proposal to conduct a feasibility study for a regional arts centre. She estimated study costs to be between \$15,000 and \$18,000; \$500 of this could be covered by the Fine Arts Council and \$2,000 by the Cultural Services Branch in Victoria, with the balance proposed to be shared by the three local municipalities, according to the Simon Fraser formula.

LAND USE COMMITTEE MINUTES
OF MAY 21, 1985

ITEM #501-2 cont'd

The Committee noted that Coquitlam Council fully supports the concept of such a facility and has reserved a site in the Town Centre as part of a social, recreational and administrative complex. Committee members asked for the Arts Council's views on a construction timetable, since a feasibility study done too far in advance of prospects for actual construction will be outdated and have to be repeated with a consequent wastage of funds.

The Committee also emphasized the importance that Council attaches to a Town Centre location for such a facility.

The Committee further noted that the Arts Council's request is not covered under present budget allocations, and that consideration by the Finance and Audit Committee would therefore be required, as part of budget amendments.

The Committee concluded that a prospective construction timetable in particular warrants further consideration by Council as a whole, and therefore referred the Arts Council's request to Executive Committee.

ITEM #501-3

CORRESPONDENCE FROM P.3 MANAGEMENT CORPORATION RE PARKLAND TRAILER PARK

Mr. Stinson's letter of May 15, 1985 was received for information.

ITEM #501-4

RRAP PROGRAM

The Committee received the Mayor's letter of 1985 05 14 for information.

ITEM #501-5

PROPOSED MINI TELEPHONE EXCHANGE - 1510 BRUNETTE AVENUE

The Committee recommends:

"That Council advise the B.C. Telephone Company to apply for P-1, Civic Institutional zoning at 1510 Brunette Avenue, for purposes of an unattended mini telephone exchange facility."

COUNCIL ACTION
PP'D
Co. # 254/85

ITEM #501-6

8-3851 - PROPOSED STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 945-947 DELESTRE AVENUE

The Committee recommends:

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata title lots of Lot 273, District Lot 45, Plan 48115, subject to the applicants first installing the necessary smoke detectors, to the satisfaction of the Building Inspector."

COUNCIL ACTION
PP'D
Co. # 540/85

LAND USE COMMITTEE MINUTES
OF MAY 21, 1985

ITEM #501-7

Z-34-83 - FINAL ADOPTION OF BY-LAW NO. 1445, 1984 - FINAL PHASE, EAGLE RIDGE SUBDIVISION

COUNCIL ACTION

The Committee recommends:

"That Council reconsider and finally adopt By-law No. 1445, 1984, given three readings on May 28, 1984."

APPROVED
Co. Res # 586/85

ITEM #501-8

PROPOSED INCORPORATION OF ANMORE/IOCO AREA

The Committee recommends:

"That Council table taking a position on the proposed incorporation of the Anmore/Ioco area until such time as further information has been supplied on:

COUNCIL ACTION

- a) the responsibilities Coquitlam would be expected to undertake in regard to provision of services, and
- b) the specifics of revenue-sharing from the refinery tax base and B.C. Hydro grant in lieu of taxes."

APPROVED
Co. Res # 587/85

ITEM #501-9

VIDEO RENTALS FROM 7-ELEVEN STORES IN C-1 ZONES

Ald. LeClair informed the Committee that he had been contacted by Joan Gadsby of Southland Corp. Inc., with a view to having Council reconsider its position in regard to the rental of video machines and tapes in the C-1 zone. After some discussion, the Committee resolved to recommend:


"That Council advise Southland Corp. Inc. that Council is not prepared to amend its by-laws to permit the rental of video machines and tapes in locations in the C-1 zone."

COUNCIL ACTION

TABLED ITEMS:

1. Subdivision Committee Minutes of April 30, 1985
2. Design Committee Minutes of May 7, 1985

APPROVED
Co. Res # 588/85


Eric Tiessen
Acting Secretary

JUNE 3, 1985

LAND USE COMMITTEE

MINUTES

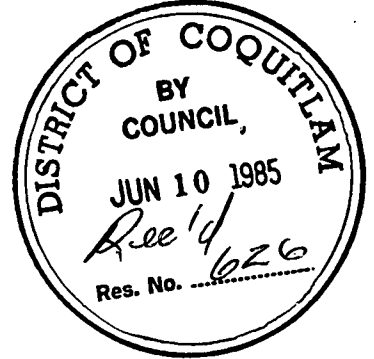
A meeting of the Land Use Committee was held on Tuesday, June 3, 1985, at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid
- Ald. L. Bewley

STAFF:

- J.L. Tonn, Municipal Manager
- D. Jackson (Fire Chief (for Item 1)
- R. White, Chief Building Inspector
- D.M. Buchanan, Planning Director



ITEM #501-1

Z-4-85 - CONSIDERATION OF THIRD READING TO BY-LAW NO. 1519, 1985

Mr. R. White and Mr. D. Jackson appeared in regard to the proposed fire hall in the Town Centre area. Ald. M. Reid questioned the green colour proposed for the metal roof and facade areas during discussion on the design in review of a model and coloured elevation drawings.

The Committee recommends:

- "1) That no development permit or separate site development bond be required for the construction of the fire hall.
- 2) That By-law No. 1519, 1985 be amended by the replacement of the original By-law No. 1519, 1985 with the amended Schedule A to By-law No. 1519, 1985, attached to the Planning Director's report of May 28, 1985.
- 3) That By-law No. 1519, 1985, as amended, be read a third time."

ITEM #501-2

EXTENSION TO REZONING APPLICATION Z-10-84 FOR COMMERCIAL/RESIDENTIAL BUILDING AT 2425 CAPE HORN AVENUE

The Committee recommends:

"That application Z-10-84 be granted a six-month extension to Nov. 28, 1985."

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-12-85 FOR ZONING BY-LAW AMENDMENT RE 901-903 DELESTRE AVENUE - RS-3 ZONING

The Committee recommends:

"That application Z-12-85 be referred to Public Hearing."

COUNCIL ACTION
 PP10 BY
 RES
 627/85
 PP10 BY
 RES
 628/85
 PP10 BY
 RES
 629/85

COUNCIL ACTION
 PP10 BY
 RES
 620/85

COUNCIL ACTION
 PP10 BY
 RES
 631/85

LAND USE COMMITTEE MINUTES
OF JUNE 3, 1985

ITEM #501-4

CHANGES TO THE DEVELOPMENT REVIEW PROCESS

The Committee discussed the report, point by point, particularly as to the policy of requiring plans at Public Hearings versus their misleading nature. Costs of \$20,000 for preliminary plans and \$75,000 for working drawings were cited by the Chief Building Inspector. The conclusion was that plans at the Hearing should still be considered; the Planning Director suggested a parallel development permit application with preliminary plans at the time of rezoning applications, with working drawings left until the building permit stage after final zoning. The Committee suggested that this approach be pursued.

ITEM #501-5

Z-7-85 - CONSIDERATION OF THIRD READING TO BY-LAW NO. 1521, 1985

The Committee recommends:

"That the applicant be requested to build a chain link fence along the north and west property lines adjacent the field house and park."

ITEM #501-6

EXTENSION TO REZONING APPLICATION Z-16-84 - CORNER KING EDWARD STREET AND LOUGHEED HIGHWAY

The Committee recommends:

"That application Z-16-84 be given a six-month extension to January 9, 1986."

ITEM #501-7

Z-8-85 - 2850 BANBURY AVENUE TO RS-4

The Committee recommends:

"That application Z-8-85 be referred to Public Hearing."

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-11-85 FOR ZONING BY-LAW AMENDMENT RE 1135 FALCON DRIVE - RS-4 ZONING

The Committee recommends:

- 1) That the Coquitlam Town Centre Plan be amended to change the designation of Lot 579, District Lot 237 and 346, Plan 63079, from Medium-Density Apartment to Compact One-Family.
- 2) That application Z-11-85 be referred to Public Hearing.

COUNCIL ACTION
R²⁹
6/22/85

COUNCIL ACTION
P¹⁰ D¹⁰ B¹⁰
R²⁹
6/22/85


COUNCIL ACTION
P¹⁰ D¹⁰ B¹⁰
R²⁹
6/24/85

COUNCIL ACTION
P¹⁰ D¹⁰ B¹⁰
R³⁵
6/22/85

LAND USE COMMITTEE MINUTES
OF JUNE 3, 1985

TABLED ITEMS:

1. Subdivision Committee Minutes of May 14, 1985
2. Design Committee Minutes of May 21, 1985


D.M. Buchanan
Executive Secretary

JUNE 17, 1985

LAND USE COMMITTEE MEETING

MINUTES

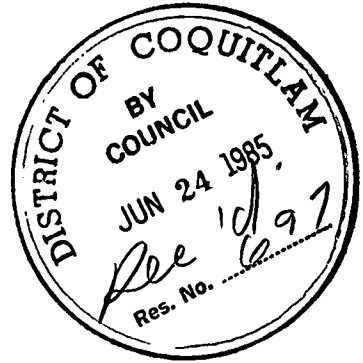
A meeting of the Land Use Committee was held on Monday, June 17, 1985 at 7:55 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid
- Ald. L. Bewley

STAFF:

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



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-13-85 FOR B.C. TELEPHONE COMPANY FOR REZONING OF PROPERTY AT 1510 BRUNETTE AVENUE FROM RS-1 TO P-1

The Committee recommends:

COUNCIL ACTION
*App'd B
 Co R 3/85
 6/9/85*

"That application Z-13-85 be tabled pending further review by the Design Committee in relation to their comment of June 4, 1985."

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-15-85 FOR COMO LAKE UNITED CHURCH FOR REZONING OF PROPERTY AT 1112 KING ALBERT AVENUE FROM RT-1 TO P-2

The Committee recommends:

COUNCIL ACTION
*App'd B
 Co R 3/85
 6/9/85*

"That application Z-15-85 be referred to the July 25, 1985 Public Hearing and that the Municipal Engineer report on the long-term availability of on-street parking on King Albert Avenue, in the vicinity of Marmont Street."

Upon Ald. Reid's question as to on-street parking, the Planning Director advised that the issue was possible removal of the angle parking for safety reasons in future.

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-16-85 FOR PRIMROSE LANE PROJECTS LTD. FOR REZONING OF PROPERTY AT 1140 FALCON DRIVE FROM RM-1 TO RT-2

The Committee recommends:

COUNCIL ACTION
*App'd B
 Co R 3/85
 #700/85*

"1) That the Coquitlam Town Centre Plan be amended from Low-Density Apartment to Townhousing for Lot 582, District Lot 238 and 346. Plan 63079.

2) That application Z-16-85 be referred to Public Hearing."

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 17, 1985

ITEM #501-4

CONSERVATION PERMIT APPLICATION - 3173 AND 3177 LEEWARD COURT

COUNCIL
ACTION

"That authorization be granted to Pacific Northwest Land Corporation to carry out earthworks on portions of Lots 14 and 15, District Lot 372, Plan 68948; Block N, District Lot 238, Plan 3565; Block S, District Lot 238, Plan 8360 (S&E Plan 42588); and portions of adjoining road rights-of-way; the earthworks to include:

- 11/17/85
12/1/85
7/01/85
- a) removal of all 'casual' fill, as described by Took Structural Laboratory Inc.;
 - b) earthworks to stabilize and make buildable Lots 14 and 15;
 - c) earthworks to facilitate construction of foundations for single-family dwellings on Lots 14 and 15;
- subject to:

- 1) all works to be carried out in accordance with the report and accompanying plans by Took Structural Laboratory Inc. dated May 31, 1985, and entitled 'Analysis of Stability of Structural Fill on Lots 14 and 15', and the report by Took Structural Laboratory Inc. dated June 5, 1985, and entitled 'Residential Subdivision at Buoy Drive North of Mariner Way, Coquitlam, B.C.';
- 2) Took Structural Laboratory Inc;
 - a) carrying out supervision of all works authorized by this permit, including the responsibility for compliance with all requirements of the permit;
 - b) providing written certification of the competency of the works upon completion of them, including specific comments on the buildability of Lots 14 and 15;
- 3) Took Structural Laboratory Inc. ensuring that all sloped areas are stabilized to their satisfaction, including hydro-seeding of said sloped areas;
- 4) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks or other machinery involved with the earthworks;
- 5) Took Structural Laboratory Inc. and/or the applicant supplying, prior to the commencement of any earthworks:
 - a) a letter undertaking supervision of the earthworks permitted by this permit by Took Structural Laboratory Inc.;
 - b) proof of liability insurance coverage, to the satisfaction of the Municipal Solicitor, in regard to works to be carried out on the road rights-of-way;
 - c) written approval of the B.C. Hydro and Power Authority, in relation to the works proposed on their lands, and including proof of compliance with any conditions of that written approval;
 - d) a clearing plan, to the satisfaction of the Municipal Engineer;
 - e) drainage plans by Hunter Laird Engineering, to the satisfaction of the Municipal Engineer;
 - f) written approval of all works in and around the watercourse by the Provincial Ministry of Environment and Federal Fisheries and Oceans;

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 17, 1985

ITEM #501-4 cont'd

- 6) all 'casual' fill, as described in the letter from Took Structural Laboratory Inc., dated June 5, 1985, being removed in accordance with that letter, and including:
 - a) all non approved pipe not approved by the Municipal Engineer being removed;
 - b) confirmation by Hunter Laird Engineering Ltd. that all utilities in the road rights-of-way are intact and functioning properly;
- 7) no foundations or associated earthworks being constructed on Lots 14 and 15 until:
 - a) all other earthworks permitted by this permit are complete and found acceptable by the Municipal Engineer, based on certification by Took Structural Laboratory Inc.;
 - b) Took Structural Laboratory Inc. supplying written confirmation as to the competency of the earthworks in relation to supporting foundations on these two lots, including any recommendations relating to foundation construction which, in their opinion, should be met;
- 8) the duration of the permit to be six (6) months, noting that under Clause 28(1) of By-law No. 1199, as amended, Council may suspend or revoke the permit if, at any time, in its opinion, the permit holder violates any of the provisions of the By-law, or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not been or are not being fulfilled;
- 9) review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed;
- 10) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM 501-5

ENLARGED RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM AREA

The Committee recommends:

- "1) That Council approve the enlarged Residential Rehabilitation Assistance Program area boundaries, shown on the map attached to the Planning Director's report of June 12, 1985.
- 2) That Council request CMHC to continue delivery of the program.
- 3) That, for the purposes of the program, Council accept CMHC standards for the rehabilitation of residential buildings, where these standards are more stringent than the requirements of Coquitlam's By-laws;
- 4) That Council approve an expenditure, to a maximum amount of \$500, from Account #219900 (Public Relations), for purposes of informing area property owners of the availability of funds for rehabilitation purposes in the enlarged program area."

COUNCIL
ACTION

Handwritten notes:
P.P. B.Y.
RES
7/02/85

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 17, 1985

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT FOR BUILDING #6 AT 329 NORTH RD.

The Committee recommends:

COUNCIL ACTION
APPROVED
CO. RES. # 702/85

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

ITEM #501-7

PROPOSED LAND USE AT 2150-2230 UNITED BOULEVARD

The Committee requested more information on this proposal from the proponent, based on the Planning Director's report of June 12, 1985.

ITEM #501-8

Z-34-74 - REQUEST FOR REDUCTION IN SECURITY FOR RIVER SPRINGS

Ald. LeClair withdrew from the table on this item. The Planning Director indicated that Mayor Sekora had requested tabling of this matter until the Committee met with representatives of the Strata Council. (There was concern raised as to the expiry date on the Letter of Credit; the full \$40,000 has been extended to August 14, 1985.)

ITEM #501-9

REQUEST FOR REDUCTION IN SECURITY FOR AN 80-UNIT APARTMENT PROJECT AT 1195 FALCON DRIVE

The Committee recommends:

COUNCIL ACTION
APPROVED
CO. RES. # 704/85

"That the request for a reduction in the security be denied."

ITEM #501-10

SEASONAL OUTDOOR SEATING FOR RESTAURANTS IN C-2 AND CS-2 ZONES

The Committee recommends:

COUNCIL ACTION
APPROVED
CO. RES. # 705/85

"That Council authorize the Planning Department to prepare and place on the agenda of a Public Hearing a Zoning By-law amendment to permit outdoor seating as a seasonal accessory use for restaurant uses in the C-2 and CS-2 zones."

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 17, 1985

ITEM #501-11

POLICY REPORT NO. 1, 1985 - UPDATING OF DEVELOPMENT COST CHARGES FOR OPEN SPACE ACQUISITION

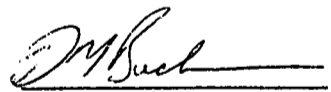
This matter was referred from the in-camera meeting of the Committee.

The Committee recommends:

- COUNCIL ACTION
- 1) That Council give three readings to By-law No. 1538, 1985, and that this By-law be forwarded, together with supporting documentation, to the Inspector of Municipalities for his approval.
Co. R-5 400/107/85
 - 2) That Table 3, attached to the Planning Department's Policy Report No. 1, 1985, be considered as the basis for amending the 1985-1989 Five-Year Capital Budget.
Co. R-5 409/85
 - 3) That staff be authorized to prepare for Council consideration an appropriate By-law to reserve for park purposes those lands proposed to constitute the municipal contribution to open space acquisition in 1985."
Co. R-5 410/85

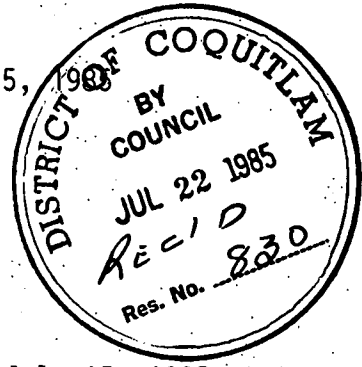
TABLED ITEMS:

1. Subdivision Committee Minutes of May 28, 1985
2. Design Committee Minutes of June 4, 1985


 D.M. Buchanan
 Executive Secretary

501

JULY 15,



LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, July 15, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair - Chairman
- Ald. M. Reid
- Ald. L. Bewley

STAFF:

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

ITEM #501-1

POSSIBLE ROAD CLOSURE - HENDERSON AVENUE AT LOUGHEED HIGHWAY

A Mr. Zipp and Mr. Austin spoke in opposition to any closure of Henderson at Lougheed. They stated that the existing access is essential for the businesses in the area, and that the proposed closure would make access by large trucks in particular very difficult.

The Committee referred this matter to the Traffic Section of the Engineering Department for further review.

✓ ITEM #502-2

Z-17-85 - PROPOSED REZONING FROM RS-1 TO RS-3 OF PROPERTY AT 1415 - 1423 KING ALBERT AVENUE

The Planning Director presented background information on this application, and noted the receipt of two opposing petitions.

Mr. Blewett spoke in favour of the application, and stated that the applicants do wish the application to proceed.

Mrs. Garcea spoke against the application, as owner of an adjacent property, and proponent of the petition opposing the application. She indicated a number of concerns:

- a) loss of privacy, because houses would face into her rear yard;
- b) a general increase in area density, if smaller lots are permitted;
- c) an increase in traffic with the additional three homes, which would not be serviced by a lane;
- d) the precedent created, for further rezoning and subdivision of RS-3 lots, which in her view would affect the character of the neighbourhood.

Mrs. Garcea noted that a large number of the neighbours present are opposed to the application. She noted that they are also opposed to the alternative of a five-lot subdivision under existing zoning, and were advising the Subdivision Committee of this position.

1111000
13

LAND-USE COMMITTEE MEETING
MINUTES OF JULY 15, 1985

✓ ITEM #502-2 - cont'd

The Committee recommends:

"That application Z-17-85 for RS-3 zoning be referred to the August 29, 1985, Public Hearing."

APPROVED
CO. RES. # 821/85

ITEM #502-3

PROPOSED DEVELOPMENT AT 230 BLUE MOUNTAIN STREET

The Committee recommends:

"That development of 230 Blue Mountain Street be encouraged as recommended by the Maillardville Redevelopment Committee; i.e.:

- a) the design of the facades for the project to be of a French-Canadian Heritage design, approved by both the Design Panel and the Maillardville Redevelopment Committee and following design guidelines to be set forth by the Committee;
- b) the architecture proposed for the 230 Blue Mountain site is complementary to architecture for the redevelopment of the Maillardville Shopping Centre (and related properties);
- c) the uses proposed for the project at 230 Blue Mountain Street are complementary with redevelopment intentions of owners of the Maillardville Shopping Centre site;

APPROVED
CO. RES. # 822/85

provided that Council can solicit and obtain written and appropriate assurances (from all relevant owners) regarding all of the above."

ITEM #502-4

CORRESPONDENCE FROM BEEDIE CONSTRUCTION CO. LTD. REGARDING RIVER SPRINGS BONDING

The Committee tabled consideration of this matter to its next meeting.

✓ ITEM #502-5

Z-18-85 - PROPOSED ZONING BY-LAW AMENDMENT FOR SITING OF IN-GROUND SWIMMING POOLS

The Committee recommends:

"That application Z-18-85 be referred to Public Hearing."

APPROVED
CO. RES. # 822/85

LAND USE COMMITTEE MEETING
MINUTES OF JULY 15, 1985

✓ ITEM #502-6

Z-20-85 - CHILKO DRIVE - MINOR ADJUSTMENT OF ZONING BOUNDARY ADJACENT RIVERVIEW HEIGHTS SCHOOL/PARK SITE

The Committee recommends:

"That application Z-20-85 be referred to Public Hearing."

*APP'D BY
CO. H 8/24/85*

- ITEM #502-7

Z-14-85 - MAXIMUM SIZE OF DUPLEX UNITS IN RT-1 ZONES

The Committee recommends:

"That application Z-14-85 be referred to Public Hearing."

*APP'D BY
CO. H 8/25/85*

ITEM #502-8

AMENDED RRAP AREA BOUNDARIES

The Committee recommends:

"That the revised RRAP Area Map of 85/07 be endorsed by Council."

*APP'D BY
CO. H 8/24/85*

ITEM #502-9

AUSTIN AVENUE EAST PUBLIC INPUT

The Committee received the Planning Director's report of July 2, 1985 for information. The Chairman also requested that this report be placed on the Agenda of the Executive Committee of Council, to permit full discussion by all members of Council.

✓ ITEM #502-10

PROVINCIAL-MUNICIPAL PARTNERSHIP PROGRAM

After some discussion, the Committee was unanimous in its decision to recommend:

"That Council inform the Provincial Government that the District of Coquitlam will not be applying for participation in a provincial-municipal partnership agreement pursuant to Bills 21 and 25."

*APP'D BY
CO. H 8/27/85*

LAND USE COMMITTEE MEETING
MINUTES OF JULY 15, 1985

ITEM #502-11

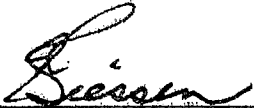
Z-36-84 - PARKING STANDARD FOR ARCADES, COMMERCIAL SCHOOLS,
FITNESS CENTRES AND WATERSLIDES

The Committee tabled this item for review by the Traffic Section of the Engineering Department.

TABLED ITEMS:

1. Subdivision Committee Minutes of June 11, 1985
2. Design Committee Minutes of June 18, 1985
3. Subdivision Committee Minutes of June 25, 1985
4. Design Committee Minutes of July 2, 1985
5. Subdivision Committee Minutes of July 9, 1985

FOR



D. M. Buchanan
Executive Secretary

JULY 29, 1985

LAND USE COMMITTEE MEETINGMINUTES

A meeting of the Land Use Committee was held on Monday, July 29, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman
 Ald. M. Reid
 Mayor L. Sekora
 Ald. R. Mitchuk (for items 3 and 4)

STAFF:

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

ITEM #501-1RIVER SPRINGS BONDING

Mr. Phil Nielson of the Strata Council appeared before the Committee. First, he requested whether a copy of the development agreements between Beedie Construction and the District could be provided to the River Springs Strata Council. This was referred to the Municipal Solicitor to consider same, upon Mr. Nielson requesting this in writing.

Mr. Nielson also indicated that his Council would wish certain landscaping to be dealt with beyond the 19 lots outstanding. For example, the buffer area along David Avenue west of Shaughnessy had been done, but not that adjacent Bluff Way. He also indicated a concern about poor landscaping on certain lots.

The Planning Director and Municipal Manager advised that the bonding only pertained to the 19 strata lots shown on a plan the Planning Director showed to the meeting and not to any common areas. Mr. Neilson asked that no reduction in the bond be considered by Council. This was referred to the Municipal Solicitor for review.

Mr. Nielson also asked for a copy of the map utilized by the Planning Director and the Director agreed to send a copy to him. A second map showing approximate boundary locations on a contour map will also be provided.

ITEM #501-2CORRESPONDENCE FROM DOUGLAS COLLEGE DATED JUNE 18, 1985 RE CENTRE FOR ENTERPRISE DEVELOPMENT

Mr. Bill Day, President of Douglas College, spoke regarding this subject. In answer to questions from the Committee, he advised that:

- 1) Randy Duke, one of his staff, was assisting the Chamber of Commerce Committee, and closely involved with their work.
- 2) Their initial focus is on business in New Westminster, but some initiatives will involve whole Douglas College jurisdiction.

LAND USE COMMITTEE MEETING
MINUTES OF JULY 29, 1985

ITEM #501-2 cont'd

- 3) The Coquitlam area is included in the "business competition" referred to in the letter of June 18, 1985.
- 4) The Ministry of Education is supporting this endeavour to try and increase the survival rate of small businesses by better preparation of the entrepreneurs, not in classrooms, but by other methods.
- 5) Support has also come from the Ministry of Industry and Small Business, Unions, Banks, Federal Business Development Bank, etc..
- 6) A non-profit society which is "freestanding" will be incorporated by the end of August, providing a separate, clear focus - separate from the College.

ITEM #501-3

ECONOMIC DEVELOPMENT QUESTIONNAIRE

This item was received for information. The Chairman advised of the Tri-Community Chamber Committee and the questionnaire to the business community. He indicated that endorsement from Coquitlam had been requested. Mayor Sekora indicated that such an endorsement letter had been signed by the three Mayors in this regard, along with signing by Richard Bell for the Economic Development Committee.

ITEM #501-4

RESOURCE EXTRACTION IN THE QUARRY ROAD AREA

Mr. Sol Jackson reviewed the report of July 25, 1985 from the Planning Department. This was followed by discussion with Mrs. E. Ward and her three colleagues from the Northeast Coquitlam Ratepayers.

The Committee recommends:

- "1) That staff be authorized to review the Truck Route By-law, with attention being given to the use of Quarry Road by trucks transporting resource material.
- "2) That the current policy of removing gravel from the Quarry Road area by barge be retained.
- "3) That staff be authorized to investigate appropriate restoration guidelines for mining plans in the Quarry Road area."

It was further requested that the Planning Department report back on the fisheries concerns to the Land Use Committee after more information is received.

COUNCIL
ACTION

*APP'D
Co. H
R:5
9/24/85*

LAND USE COMMITTEE MEETING
MINUTES OF JULY 29, 1985

ITEM #501-5

POSSIBLE CLOSURE - HENDERSON AND LOUGHEED

The Committee received this report and referred the issue of sale of Lot 60 and R61 to its in-camera meeting.

ITEM #501-6

AUSTIN AVENUE EAST AREA

The matter of the Community Plan review of this area was reconsidered by the Committee.

The Committee recommends:

"That the Planning Department be authorized to study further the scale and nature of commercial development and the area's extent of multiple-family housing in this area."

COUNCIL
ACTION

*APP'D B. ✓
D. R. 2/87
03/87*

ITEM #501-7


ITEMS POSSIBLY GOING TO COUNCIL DIRECTLY FOR CONSIDERATION AUG. 12, 1985

The Planning Director advised of certain items which may be referred to Council in the next two weeks:

- 1) a Development Permit for Pine Tree Village expansion;
- 2) a Development Permit for a facelift of McDonald's at 515 North Road;
- 3) a Development Permit for a facelift of the Cariboo Shopping Centre;
- 4) a report on rezoning for apartment development on Westwood, north of Lincoln (Z-32-84) since the watermain construction was now underway;
- 5) two development permits for one-family housing adjacent the crests of steep slopes.

TABLED ITEM:

Design Committee Minutes of July 17, 1985


D.M. Buchanan
Executive Secretary

AUGUST 19, 1985

LAND USE COMMITTEE MEETING

MINUTES

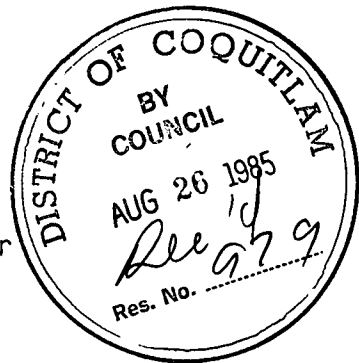
A meeting of the Land Use Committee was held on Monday, August 19, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. L. Bewley
- Ald. M. Reid

STAFF:

- N. Nyberg, Acting Municipal Manager
- E. Tiessen, Deputy Planning Director
- A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

TEMPORARY CAMPSITE ON LEEDER AVENUE

The Committee recommends:

UNCIL
TION *Bⁱ*
P¹D
Co. R²s
9/20/85

"That the applicants be encouraged to make application, strictly on the basis of a temporary use, and that staff be requested to submit a report on problems and requirements with this type of development, with particular reference to hazards, insurance and bonding requirements, means to ensure cessation of use, and regulations to control campground development."

ITEM #501-2

EXTENSION OF REZONING APPLICATION Z-17-84

The Committee recommends:

UNCIL
TION *Bⁱ*
App¹D
Co. R²s
9/11/85

"That application Z-17-84 be given a six-month extension to February 26, 1985."

ITEM #501-3

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1512 2865 GLEN DRIVE

The Committee recommends that if the development permit is signed, sealed and notarized, and the required monies deposited:

- UNCIL
TION *Bⁱ*
App¹D
Co. R²s
9/22/85
- 1) That Council finally adopt By-law No. 1512, 1985, given third reading on April 1, 1985.
 - 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for an on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MEETING
MINUTES OF AUGUST 19, 1985

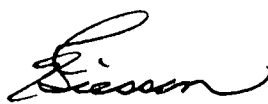
ITEM #501-4

TEMPORARY PERMIT FOR RV SPACES DURING EXPO
1355 GILLEY'S TRAIL

As the applicant was not present, the Committee tabled the application for the applicant to be present as a delegation.

TABLED ITEMS:

1. Subdivision Committee Minutes of July 23, 1985
2. Design Committee Minutes of July 30, 1985


E. Tiessen
Acting Secretary

SEPTEMBER 3, 1985

LAND USE COMMITTEE MEETING

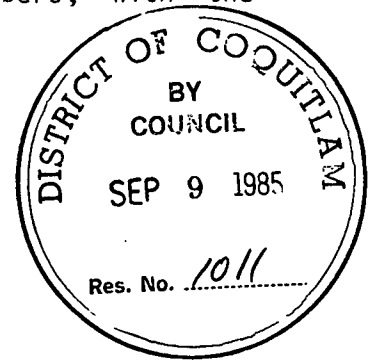
MINUTES

A meeting of the Land Use Committee was held on Tuesday, September 03, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid, Deputy Chairman
- Ald. L. Bewley, member
- Mayor L. Sekora

also: Ald. R. Mitchuk



STAFF:

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

ITEM #501-1

TEMPORARY PERMIT FOR RV SPACES DURING EXPO
1355 GILLEY'S TRAIL

Mrs. Lorna Klein appeared before the Committee regarding this proposal. She proposed that water would be supplied from their well to RV holding tanks while sanitary disposal would be into their septic facilities. A six month temporary proposal was indicated.

This was followed up by Committee discussion.

The Committee advised Mrs. Klein that they could not support the proposal.

ITEM #501-2

PROPOSAL FOR "TEE PEE VILLAGE" FOR GROUP CAMPING
201 NORTH ROAD

A Mr. W. Federation appeared before the Committee. He spoke of the international tour market. Up to 200 people would be accomodated.

This matter was tabled for review by staff as to:

- a) parking, access and right-of-way implications;
- b) flooding and fisheries constraints;
- c) determining the stance of GVS&DD staff as to leasing of the land involved.

ITEM # 501-3

PROPOSED 1 1/2 ACRE COMMERCIAL CENTRE
MAYFAIR INDUSTRIAL PARK

Mr. Bob Bow appeared regarding this site for commercial development. He clarified several matters:

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 03, 1985

ITEM #501-3 cont'd

- 1) The service station would be full service in view of Coquitlam's By-laws.
- 2) The restaurant lounge would be a holding bar.
- 3) Zoning in an SS category rather than CS-1 was acceptable.

The Committee recommends:

"That 293657 B.C. Ltd. be encouraged to submit an application and preliminary plans for a one and one-half acre commercial centre at 2550 United Boulevard, on the basis of C-2 zoning, including a restaurant use, on the northerly two-thirds of the site, and SS-1 or SS-2 zoning on the southerly one-third of the site; and

That the proponents be advised to be in contact with the traffic authorities at an early date, to ascertain what access arrangements will be acceptable."

COUNCIL
ACTION
APP'D
RES
No. 1012/85

ITEM #501-4

Z-27-84 - EXTENSION TO REZONING APPLICATION
ROYAL CANADIAN LEGION

The Committee recommends:

"That application Z-27-84 be granted a six-month extension to February 27, 1986."

COUNCIL
ACTION
RES
No. 1013/85

ITEM #501-5

AMENDMENT TO DEVELOPMENT PERMIT DP-2-84
"THE COURTYARDS" AT 1195 FALCON DRIVE

The Committee recommends:

"That Council approve signing and sealing of the amendment to Development Permit DP-2-84 by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL
ACTION
RES
No. 1014/85

ITEM #501-6

CONSERVATION PERMIT APPLICATION
1067 SPAR DRIVE

The Committee recommends:

"That authorization be granted to Gold's Development Corp. to carry out earthworks, and including construction of earth retaining structures, debris barrier and drainage system, to facilitate

COUNCIL
ACTION
APP'D
RES
No. 1015/85

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 3, 1985

ITEM #501-6 contd

construction of a single-family dwelling on Lot 153, D.L. 238, Plan 42895 NWD, being 1067 Spar Drive, subject to:

- CIL
ON
- 1) all works being carried out in accordance with the report by Golder Associates, dated August, 1985, and entitled 'Geotechnical Assessment - Proposed Single-Family Residence, Lot 153 Spar Drive, Coquitlam, British Columbia';
 - 2) Golder Associates being responsible for providing supervision and ensuring that all works authorized by this permit are carried out in accordance with their Letter of Supervision, dated August 28, 1985, entitled 'Supervision of Earthworks Construction - Sensitive Lands';
 - 3) Golder Associates providing confirmation as to the competency of the works upon completion;
 - 4) the applicant being responsible for keeping the streets clean in the opinion of the Municipal Engineer, from all dirt and debris resulting from machinery involved in the earthworks;
 - 5) the duration of the Permit being six months, noting that under Clause 28, No. 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time in its opinion, the permit holder violates any of the provisions of the By-law, or any of the terms and conditions of this permit, or if the duties and obligations set out in this permit have not or are not being fulfilled;
 - 6) Review of plans by Municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed;
 - 7) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-7

CONSERVATION PERMIT APPLICATION
1970 LEMAX AVENUE

The Committee recommends:

CIL
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"That authorization be granted to Mr. and Mrs. D. Oliver to carry out earthworks to facilitate construction of a single-family dwelling on Lot 98, District Lot 358, Plan 34604 subject to:

- 12
L.E.S.
10/16/85
- 1) all works to be carried out in accordance with the report by Hardy Associates (1978) Ltd. entitled, 'Geotechnical Assessment 1970 Lemax Street, Coquitlam, B.C.' and dated July 12, 1985;
 - 2) Hardy Associates (1978) Ltd.:
 - a) carrying out supervision of all works authorized by the Permit and
 - b) providing written certification confirming the competency of the works upon completion;

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 3, 1985

ITEM #501-7 contd

- COUNCIL
TION
- 3) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris;
 - 4) registration in the Land Titles Office of a restrictive covenant prior to commencement of the earthworks, the restrictive covenant to save harmless the District of Coquitlam from any damage due to flooding, and also to not require the District to enclose the watercourse in the future;
 - 5) compliance with the requirements of the Ministry of Environment in their letter dated March 4, 1985;
 - 6) compliance with the requirements of the Chief Building Inspector with regard to foundation design;
 - 7) the duration of the Permit to be one year, noting that under Clause 28(1) of By-law No. 1199, Council may suspend or revoke the Permit if at any time in its opinion the Permit holder violates any of the provisions of the By-law or any of the terms and conditions of this Permit or if the duties and obligations set out in the Permit have not or are not being fulfilled;
 - 8) the applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this Permit."

ITEM #501-8

GVRD REDEVELOPMENT SERVICES AGREEMENT - 1986

The Committee recommends:

"That Council approve the revised Schedule 'A' to the Development Services Agreement with the Greater Vancouver Regional District, in the form attached to the Deputy Planning Director's report of August 26, 1985."

COUNCIL
TION
10/17/85

ITEM #501-9

PARKING STANDARDS FOR ARCADES, COMMERCIAL SCHOOLS,
FITNESS CENTRES AND WATER SLIDES

The Committee recommends:

"That no changes to the Zoning By-law parking standards for arcades, commercial schools, fitness centres or water slides be initiated at this time."

COUNCIL
TION
10/18/85 No.

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 3, 1985

TABLED ITEMS:

1. Subdivision Committee Minutes of August 13, 1985

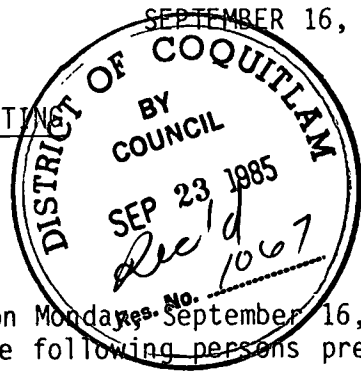


D.M. Buchanan
Executive Secretary

SEPTEMBER 16, 1987

LAND USE COMMITTEE MEETING

MINUTES



A meeting of the Land Use Committee was held on Monday, September 16, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid
- Ald. L. Bewley

STAFF:

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

ITEM #501-1

CHESAPEAKE DEVELOPMENTS - REQUEST FOR CONSIDERATION OF BARE LAND STRATA PLAN APPROACH ON DEVELOPMENT AT GLEN AND JOHNSON - 2865 GLEN DRIVE

Mr. Steve Shaw appeared before the Committee regarding bare land strata subdivision. He passed out:

- a) a summary of his arguments,
- b) a letter from D.B. McIntyre of Ladner Downs, Solicitors,
- c) a letter from J. Moodie, Consultant.

He advised that future owners could benefit in that exterior changes would be facilitated. The Planning Director noted a concern as to this encouraging many more changes to plans during initial construction since conventional strata lots could not be created (and sold) prior to floor space being in place for surveying. In answer to the questions, Mr. Shaw indicated that some 3,000 and some 4,000 square foot lots would be involved. The only physical change mentioned was related to fencing.

Alderman Bewley raised concern as to the owners' perception of their situation, while the Chairman indicated concerns as to the Zoning By-law.

The Committee referred the matter to their in-camera meeting since legal implications were apparent.

ITEM #501-2

FURTHER INFORMATION ON RESOURCE EXTRACTION IN SECTION 21 ON QUARRY ROAD

The Committee recommends:

"That the Planning Director's report, dated September 10, 1985, be sent to the Northeast Coquitlam Ratepayers Association for their information."

*Co. Recs
1068/85
PP'D
Co. R=5
1069/85*

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 16, 1985

ITEM #501-3

JACK CEWE LEASE APPLICATION

The Planning Director indicated Mayor Sekora had advised that he intended to write to the Minister and seek a meeting with him with regard to leasing of lands for gravel pit development. The Committee endorsed the Mayor's approach.

ITEM #501-4

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT FOR 73-UNIT TOWNHOUSE PROJECT AT 1140 FALCON DRIVE

The Committee recommends:

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

COUNCIL ACTION
PP'D B
Co. R's
1070/85

ITEM #501-5

APPLICATION UNDER BY-LAW NO. 1199 FOR PERMIT FOR EARTHWORKS IN SENSITIVE LANDS AND ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION ON LOTS WHICH HAVE SLOPES IN EXCESS OF 20 DEGREES - 1081 & 1092 CORONA CRESCENT

The Committee recommends:

- "1) That authorization be granted for earthworks and foundation construction to facilitate single-family residential dwellings on Lots 648 and 653, District Lot 371, Plan 63734, subject to:
 - a) Took Structural Laboratory Inc. of Surrey, B.C providing supervision of the earthworks, and including the responsibility for the placement of the excavated materials in accordance with the requirements of this permit, and more particularly in accordance with their letter dated Sept. 3, 1985;
 - b) Took Structural Laboratory Inc. providing written certification confirming the competency of the works on each lot upon completion of the works on each lot;
 - c) compliance with the reports by Took Structural Laboratory Inc., listed under Clause B of Schedule 'A' to Development Permit DP-23-85, as they pertain to the subsurface soil investigation and individual reports on each lot;
 - d) compliance with any and all restrictive covenants registered against the lands;

COUNCIL ACTION
PP'D B
Co. R's
1071/85

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 16, 1985

ITEM #501-5 cont'd

- e) no excavation taking place within any area covered by a right-of-way in favour of the District of Coquitlam, and no deposit of soil being made on any right-of-way in favour of the District of Coquitlam, without the prior consent of the Municipal Engineer of the District;
 - f) all buildings and structures being in compliance with the requirements of the District of Coquitlam By-law No. 1928, 1971, as amended, notwithstanding the recommended building envelopes contained in the Took Structural Laboratory Inc. reports listed under Clause B of Schedule 'A' to Development Permit DP-23-85;
 - g) removal of any excess backfill not specifically permitted to be left or placed on the property by the geotechnical report;
 - h) the holder of the building permit being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks involved with the earthworks on the lots;
 - i) the duration of the permit to be two years, noting that under Clause 28(1) of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the by-law, or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not been or are not being fulfilled;
 - j) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APPR'D
RES
Co. 10/22/85

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-23-85 FOR REZONING OF PROPERTY AT 3023 DEWDNEY TRUNK ROAD FROM RS-1 & RS-2 TO RS-3

The Committee recommends:

"That application Z-23-85 be referred to Public Hearing."

COUNCIL
ACTION
APPR'D
RES
Co. 10/22/85

- TABLED ITEMS:
- 1. Subdivision Committee Minutes of August 27, 1985
 - 2. Design Committee Minutes of September 3, 1985


D.M. Buchanan
Executive Secretary

SEPTEMBER 30, 1985

LAND USE COMMITTEE MEETING

MINUTES

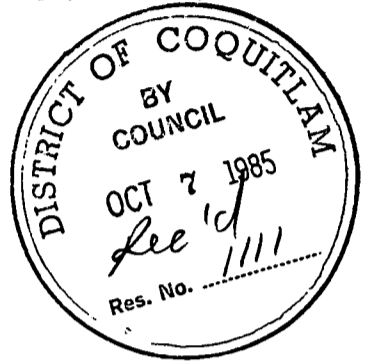
A meeting of the Land Use Committee was held on Monday, September 30, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid
- Ald. L. Bewley

STAFF:

- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director



ITEM #501-1

Z-9-85 - NORCO PRODUCTS LTD. - 2710 BARNET HIGHWAY - M-1 TO M-6

The Committee recommends:

"That application Z-9-85 be referred to Public Hearing."

COUNCIL ACTION
 APP'D
 CO. R. 11/2/85

ITEM #501-2

REQUEST FOR EXTENSION OF REZONING APPLICATION Z-1-84 - APARTMENT PROJECT AT 1155 DUFFERIN STREET

The Committee recommends:

"That application Z-1-84 be granted a six-month extension to April 7, 1986."

COUNCIL ACTION
 APP'D
 CO. R. 11/3/85

ITEM #501-3

8-3865 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 730-732 BRADA DRIVE

The Committee recommends:

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata lots of Lot 114, District Lot 106, Plan 25743, subject to the applicants first installing smoke alarms, to the satisfaction of the Building Department."

COUNCIL ACTION
 APP'D
 CO. R. 11/4/85

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 30, 1985

ITEM #501-4

PRELIMINARY REPORT ON REZONING APPLICATION Z-24-85 - 825 SHARPE STREET

The Committee recommends:

"That application Z-24-85 be tabled pending the Subdivision Committee finding subdivision of the lands technically feasible."

COUNCIL ACTION

APPRO'D B
Co. R-3
1116/85

ITEM #501-5

8-3867 - PROPOSED STRATA TITLE CONVERSION OF A SEVEN-UNIT TOWNHOUSE PROJECT AT 322 BEGIN STREET

The Committee recommends:

"That Council, as the Approving Authority under the Condominium Act, approve the proposed conversion into strata lots of the buildings located on Lot 50, District Lot 46, Plan 32934, subject to the applicants first:

COUNCIL ACTION

APPRO'D B
Co. R-5
1114/85

- 1) installing smoke alarms, to the satisfaction of the Building Department;
- 2) repainting the lines within the parking lot and providing wheel stops allowing for a minimum 0.9-metre overhang on all parking spaces;
- 3) completing Begin Street and Hachey Avenue to the standards required by Subdivision Control By-law No. 1023."

ITEM #501-6

PROPOSED DEVELOPMENT OF REM. 127 NORTH OF CAISSE POPULAIRE SITE AND LOT 12 TO THE WEST - 1010 JAMES AVENUE

The Committee recommends:

- 1) That Rem. 127 and Lot 12 be redesignated to Low-Density Apartment.
- 2) That landowners be encouraged to apply for RM-1 zoning, noting that the maximum number of units could be reduced from the currently proposed 16, after review of setback and other technical requirements."

COUNCIL ACTION

APPRO'D B
Co. R-5
1117/85

ITEM #501-7

DEVELOPMENT PERMIT APPLICATION - RESIDENTIAL SUBDIVISION AT 567 THOMPSON

The Committee recommends:

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

COUNCIL ACTION

APPRO'D B
Co. R-3
1118/85

LAND USE COMMITTEE MEETING
MINUTES OF SEPTEMBER 30, 1985

ITEM #501-8

WESTWOOD PLATEAU COMMUNITY PLAN UPDATE

Mr. Tiessen noted that, since the Planning Department has last reported on Northwest Coquitlam Community Plan work, work has been concentrated on servicing studies and a land use layout for the Westwood Plateau.

He outlined the process of arriving at a land use plan, based on analyzing the characteristics of the land such as slope and ravines; various constraints such as hydro easements, water pressure zones and any provincially-designated gravel excavation areas; and housing demand, as indicated by the Coriolis report and demographic projections. In regard to the latter, he emphasized that a housing mix providing for at least 75% single-family housing is now seen as appropriate.

He then described the proposed land use layout for Westwood Plateau, noting that it involves about 1,000 acres of developable land, and about 5,500 dwelling units, as well as a neighbourhood shopping centre, two smaller convenience centres, a junior high school site and four elementary school sites, as well as various park sites. He stated there had been some attempt to cluster various land uses to provide identity and focal points for various neighbourhoods. In this regard, Ald. Bewley pointed out that proximity of school sites to convenience centres does cause a problem for school administrators.

Mr. Tiessen described a process for completing the plan, involving the drafting of an Official Community Plan and negotiation of an agreement for off-site services and for recreational facilities. This would also involve obtaining public input and could lead to plan adoption in 1986.

Mr. Edwards then outlined the nature of servicing studies involved, dealing with sanitary sewer, drainage, water supply and transportation. He stated that negotiating a servicing agreement would involve comparing various studies commissioned by the Ministry, with an earlier comprehensive study conducted by the Engineering Department. He would see this process taking place over the next several months.

TABLED ITEMS

1. Subdivision Committee Minutes of September 10, 1985
2. Design Committee Minutes of September 17, 1985



D.M. Buchanan
Executive Secretary

501

OCTOBER 15, 1985

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 15, 1985 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman
Ald. M. Reid
Mayor Sekora



STAFF:

A.J. Edwards, Assistant Municipal Engineer
S. Jackson, Community Planner
D.M. Buchanan, Planning Director

ITEM #501-1

UMBERTINO'S AT 501 NORTH ROAD

Mr. T. Thompson, Architect, appeared representing Future World, the owners of this property. He indicated the small area for seating and the fact that this is not a restaurant under Health Act requirements since the premises have no cooking facilities. He indicated that most people are picking up food for taking home. Also, delivery is a major part of the business. He argued that the use is a retail store, comparable to Baskin Robbins Ice Cream, Salty's Fish and Chips, and certain delicatessens. He felt that the parking should be based on 15 seats rather than the total floor space at 1 space per 20 m².

The Committee indicated to Mr. Thompson that they were opposed to any relaxation or favourable reinterpretations regarding off-street parking.

Mayor Sekora left the meeting at this point.

ITEM #501-2

TEE PEE VILLAGE ON BRUNETTE RIVER AT 201 NORTH ROAD

Mr. W. Federation appeared before the Committee regarding tourism and his proposed development concept. He indicated that he had met with Fisheries and Water Management officials and felt he could meet their requirements.

The Chairman indicated that he considered the use unsuitable for this site at an entrance to Coquitlam opposite a major park.

Ald. Reid indicated concerns with traffic generation. This was followed by discussion as to tourism benefits to Coquitlam of the proposal.

Since no conclusion was reached, this item was referred to Council for consideration.

*3
11/27/85
Co. Res*

COUNCIL
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LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 15, 1985

ITEM #501-3

CARDLOCK FUEL DISPENSING FACILITY FOR IMPERIAL OIL LTD. AT 960 LOUGHEED

The Committee received the Planning Director's report dated October 3, 1985 for information.

ITEM #501-4

CONSERVATION PERMIT APPLICATION - 354 BALFOUR DRIVE

The Committee recommends:

"That authorization be granted to Dennis and Gwen Friesen for filling at the rear of their property at 354 Balfour Drive, Lot 514, District Lot 113, Plan 59946, subject to:

- 1) all works being in accordance with the application submitted for a conservation permit on August 13, 1985;
- 2) Mr. and Mrs. Friesen being made aware that if the sewer installation ever requires maintenance, their landscaping could be disturbed;
- 3) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-5

MOVE BY HAMILTON HOUSE RESIDENCE FOR CHILDREN TO 809 CATHERINE AVENUE

This item was received for information after some discussion.

Mayor Sekora returned to the meeting at this point.

ITEM #501-6

REQUEST FOR REDUCTION IN SECURITY FOR HOUSING PROJECT KNOWN AS "RIVER SPRINGS" (Z-34-74)

Ald. LeClair removed himself from the table on this item.

This item was left for Council consideration since no consensus emerged.

COUNCIL
ACTION

*COPIED BY
CO. RES.
1158/85*

COUNCIL
ACTION

*SEE CO.
RES # 1160/85*

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 15, 1985

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - 1102 AUSTIN AVENUE

The Committee recommends:

COUNCIL ACTION
APPRO'D BY
CO. RES. # 1161/85
"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall becoming binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT TO FACILITATE SUBDIVISION AT 2664 MATHEWSON AVENUE

The Committee recommends:

COUNCIL ACTION
APPRO'D BY
CO. RES. # 1162/85
"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-9

APPROVAL OF DEVELOPMENT PERMIT TO VARY SETBACK PROVISIONS OF ZONING BY-LAW FOR SINGLE-FAMILY DWELLING - 2614 AUBURN PLACE

The Committee recommends:

COUNCIL ACTION
APPRO'D BY
CO. RES. # 1163/85
"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-10

PROPOSED CABARET AT 2745 BARNET HIGHWAY

The Planning Director tabled a letter dated September 19, 1985 from the Liquor Control and Licencing Branch regarding a proposed cabaret for "The Haven" site. Mayor Sekora and Ald. LeClair had raised this matter due to concerns being raised by Eagle Ridge residents. The question of the need for a Council resolution has been questioned by Mr. John Saric, the proponent. Zoning and off-street parking are appropriate for the use.

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 15, 1985

ITEM #501-11

NORTHEAST COQUITLAM COMMUNITY PLAN

Sol Jackson, Community Planner, reported verbally on the status of the Official Community Plan for Northeast Coquitlam.

The consultant's representatives, Greg Halsey-Brandt and Ken Wright of McElhanney Engineering Services Ltd., are still collecting and analyzing data. To determine population projections for the next 5-10 year period, they looked at slopes and capacities of available services. They have prepared a contour base map for Northeast Coquitlam showing creeks and floodplain areas; and other maps delineating areas with slopes under 20%, 20%-30% and over 30%, as well as contour lines at 625 feet, 1,065 feet and 1,200 feet; land ownership and engineering service areas.

Lands with slopes less than 20% and under 625 feet are developable at reasonable cost. Lands with 20%-30% slopes are also developable but servicing costs would be double, while over 30% slopes are developable only at great cost.

At present, water pressure zones are limited to 625 feet levels and costs to service areas above this increase dramatically.

The process of arriving at an Official Community Plan includes an Open House at Farmers' Institute (Dogpatch) Hall on Thursday, November 28, 1985, where there will be maps, a tentative land use plan, suggested alternative policy statements, and forms on which residents and owners can put in writing their comments on the proposals.

A draft plan would be prepared by the end of 1985 and distributed early in 1986. A public meeting in Northeast Coquitlam would be scheduled for late January, and a formal Public Hearing in the Council Chambers would follow in late February.

An Official Community Plan could be adopted by Council in March of 1986.

The Planning Director noted that the major decision area facing Council as part of the Official Community Plan involves whether some urban residential development should be considered adjacent the Port Coquitlam boundary in the short term, with attendant services and facilities.

TABLED ITEMS:

1. Subdivision Committee Minutes of September 24, 1985
2. Design Committee Minutes of October 1, 1985



D.M. Buchanan
Executive Secretary

501

OCTOBER 28, 1985

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, October 28, 1985, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair
Ald. L. Bewley

STAFF

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



ITEM #501-1

1400 BLOCK BRUNETTE AVENUE

Mr. P. Hansen, landowner and architect, appeared with colleagues regarding land at 1402, 1404, 1406 and 1408 Brunette Avenue regarding Council's desire for well-designed ground-oriented family housing in this Medium-Density Apartment area. He indicated a desire for a mix of units rather than all being three-bedroom units, and that parking be at ground level with a straight walk-in to each unit with two storeys rather than three.

Another concern he raised was in regard to the Maillardville Redevelopment Committee objectives and its discussions with the Design Committee for a French-Canadian Heritage design theme for new developments. He advised that the land on the south side of Brunette Avenue between Casey Street and Millside School has a lane allowance to the south which may be redundant. He wanted Casey Street to be stubbed rather than continue through south of the access to a development site to the east.

A 0.9 GFA was also indicated as desired. A Mr. Ron Hopper then spoke with regard to the development. Mr. Hansen confirmed Centaur (1972) Developments is the tentative name of the company involved.

Ald. LeClair referred Mr. Hansen to staff to discuss these items.

ITEM #501-2

1206-1212 BRUNETTE AVENUE

The Planning Director noted that he would be referring this letter to the Chief Building Inspector for him to review with the Fire Department and report to the Legal Department. The Municipal Manager advised that the Municipal Solicitor's report would come back to the Land Use Committee in two weeks. The signees of the letter of October 21, 1985 spoke, followed up by Mrs. V. Morrow, as to 1206 Brunette Avenue. Concern was raised about undesirable depictions on windows and as to safety with potential fire hazards.

This matter was left for the report from the Municipal Solicitor. Mrs. Morrow indicated that a Receiver-Manager was in control of the subject properties.

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 28, 1985

ITEM #501-3

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

The Committee recommends:

"That School District No. 43 be advised that application Z-45-81 has expired and that a new application will be required at such time as building of the facility is envisaged."

COUNCIL ACTION
APP'D BY
CO. RES #1200/85

ITEM #501-4

8-3876 - APPLICATION FOR STRATA TITLE CONVERSION OF EXISTING DUPLEX AT
1024-1026 ROCHESTER AVENUE

The Committee recommends:

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata lots of Lot 7, Block 13, District Lot 5, Plan 1481."

COUNCIL ACTION
APP'D BY
CO. RES #1201/85

ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-26-85 RE 565 CLARKE ROAD

Mr. Larry Davis of Sabre Realty appeared before the Committee on behalf of Mr. J. MacIsaac. He advised that one side of the building is occupied by Apex Rentals. He also advised that Mr. MacIsaac's business involves long-term rentals, akin to car leasing, and not 24-hour rentals, and that any idea of sale of items should be dropped.

This issue was referred back to the Planning Director to review further with Mr. Davis and Mr. MacIsaac.

ITEM #501-6

CONSIDERATION OF ADDITIONAL USE AT 1953 COMO LAKE AVENUE

Mr. F. Monssen spoke regarding his letter of October 28, 1985, which was circulated.

This item was referred to the Planning Director for discussions with the Municipal Manager, Municipal Solicitor and Municipal Licence Inspector, to determine if a small office for Mr. Monssen could somehow be accommodated without opening up the C-3 zone to contracting businesses.

ITEM #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & ADOPTION OF BY-LAW NO. 1546 -
UNMANNED MINI-TELEPHONE FACILITY FOR B.C. TELEPHONE AT 1510 BRUNETTE AVE.

The Committee recommends:

"1) That Council finally adopt By-law No. 1546, given three readings on July 22, 1985.

COUNCIL ACTION
APP'D BY
CO. RES #1202/85

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 28, 1985

ITEM #501-7 cont'd

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

*APP'D BY
CO. CLERK
1202/85*

ITEM #501-8

DEVELOPMENT OF ADVANCE PLAN IN THE CHAPMAN/THOMPSON AREA

This item was received with no action to be taken. The consensus was that the limited nature of complaints did not justify the scale of effort implied.

ITEM #501-9

REZONING APPLICATION Z-24-85 - 825 SHARPE STREET

The Committee recommends:

"That application Z-24-85 be referred to Public Hearing."

*COUNCIL
ACTION
APP'D BY
CO. CLERK
1204/85*


ITEM #501-10

REPORT UPDATE FOR LAND USE COMMITTEE ON NORTHEAST COQUITLAM OFFICIAL COMMUNITY PLAN

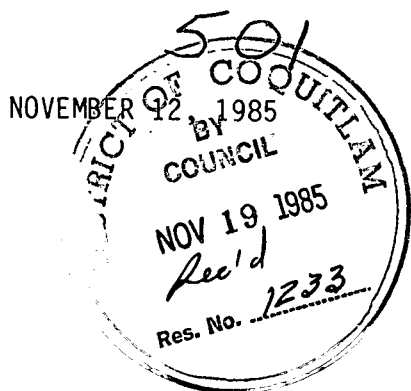
This item was received, to be made available to any persons interested in the status of the Northeast Coquitlam Official Community Plan work being undertaken in 1985.

TABLED ITEMS:

1. Design Committee Minutes of October 15, 1985
2. Subdivision Committee Minutes of October 8, 1985
3. Subdivision Committee Minutes of October 22, 1985.


D.M. Buchanan
Executive Secretary

LAND USE COMMITTEE MEETING
MINUTES



A meeting of the Land Use Committee was held on Tuesday, November 12, 1985, at 7:30 p.m., in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid, Deputy Chairman
- Ald. L. Bewley

STAFF:

- S. Jackson, Community Planner
- A.J. Edwards, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director

ITEM #501-1

PROPERTY AT 1953 COMO LAKE AVENUE - F.W. MONSSEN

The Committee received this item.

ITEM #501-2

PERMIT FOR TEMPORARY OVERNIGHTERS AT COQUITLAM HIDEAWAY MOBILE HOME PARK AT 4200 DEWDNEY TRUNK ROAD

The Committee recommends:

COUNCIL ACTION "That the proponent be advised that temporary use of mobile home park recreation space for tourist accommodation is not acceptable."

ITEM #501-3

REQUEST FOR EXTENSION TO REZONING APPLICATION Z-31-84 - EAGLE RIDGE UNITED CHURCH AT 2813 GLEN DRIVE

The Committee recommends:

COUNCIL ACTION "That application Z-31-84 be granted a six-month extension to May 5, 1986."

ITEM #501-4

PRELIMINARY REPORT ON REZONING APPLICATION Z-29-85 FOR PROPERTY AT 906 COMO LAKE AVENUE - RS-1 TO RT-1

COUNCIL ACTION The Committee recommends:

"That application Z-29-85 be referred to Public Hearing."

*APPRO'D BY
Co. Res # 1232/85*

*APPRO'D BY
Co. Res # 1233/85*

*APPRO'D BY
Co. Res # 1234/85*

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 12, 1985

ITEM #501-5

GVRD - MOVEMENT OF DANGEROUS GOODS BY RAIL

The Committee recommends:

COUNCIL ACTION "That Council endorse the position expressed in Mayor Baker's letter of October 28, 1985."

*APPR'D BY
CO. RES # 12379/85*

ITEM #501-6

Z-27-85 - PROPOSED TEMPORARY CAMPSITE ON UNITED BLVD. WEST OF LEEDER

Mr. Sol Jackson reviewed the Planning Department report of November 7, 1985. Mr. Rossen indicated concurrence with the conclusions after questioning on the bonding amount and its being based on the costs of dismantling the facility. A Mr. Mike Baker also appeared with Mr. Rossen.

The Committee recommends:

- COUNCIL ACTION
1. That the rezoning by-law for this application include a clause amending Section 308 of the Zoning By-law so that the application fee to rezone lands to CS-3 shall be \$400 plus \$2 per 100 m² or portion thereof, and that the applicants be directed to pay the balance of the application fee owing on this basis, prior to the by-law proceeding to Public Hearing.
 2. That the applicants be advised to submit an application without fee, signed by the owner, requesting rezoning from CS-3 back to M-1, General Industrial, before the application for rezoning to CS-3 proceeds to Public Hearing.
 3. That the applicants be advised to submit, prior to having the application referred to Public Hearing, plans which provide accurate and adequate information responding to the problems and hazards noted in this report and which comply with the requirements of the Zoning By-law.
 4. That this application proceed on the basis of:
 - a) submission of a bond, acceptable to the Municipal Treasurer, to ensure the removal of all temporary structures, and the cessation of the commercial uses on the site; and
 - b) a restrictive covenant being registered against the land which would restrict the use of land to industrial use after October 31, 1986.
 5. That provision be made for appropriate fencing and signs along the riverside slope area and in other possible danger areas."


*APPR'D BY
CO. RES # 12379/85*

The Planning Director sought advice as to certain issues and was advised by the Committee that contiguous servicing, consolidation of the parcels and Design Committee review should be waived. Off-street parking was to be maintained at by-law standards unless very minimal variation needed to be entertained.

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 12, 1985

TABLED ITEM:

Design Committee Minutes of October 29, 1985



D.M. Buchanan
Executive Secretary

501

NOVEMBER 25, 1985

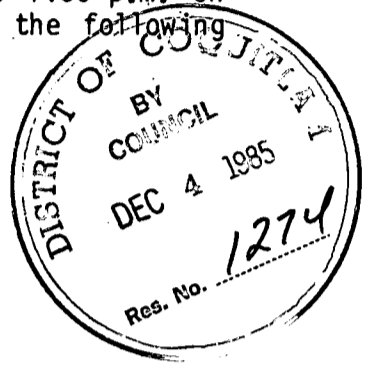
LAND USE COMMITTEE MEETING

MINUTES

A regular meeting of the Land Use Committee was held at 7:30 p.m. on Monday, November 25, 1985, in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid



STAFF:

- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- J.L. Tonn, Municipal Manager
- R. Munro, Acting Parks & Recreation Director
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

ACCESSORY HOME OCCUPATION USE - DOG GROOMING - 1919 COMO LAKE AVENUE

The Committee heard Mrs. Sipos, who argued that the specific location is a good one for the proposed use. The Committee discussed the matter at length, but found difficulty with the possibility that a change in by-law or interpretation would permit this type of use in less suitable areas.

The Committee recommends:

"That Council maintain the present interpretation that a dog grooming use would not be permitted as a home occupation in residential zones."

COUNCIL ACTION

*SSEA
ALCS
1275*

ITEM #501-2

EAGLE RIDGE DEVELOPMENT

The Committee recommends:

1. That Council initiate a rezoning to RS-3 of the municipal land adjacent to the subject lands, and invite Genstar to have their lands included in the same rezoning (~~at the same time~~).
2. That staff report in due course on additional plans, enforcement, and other measures that may be deemed advisable for building permit applications on steeply sloping lands.
3. That Council advise Genstar that the Scott Creek ravine should be dedicated, with a survey plan, so as to establish clear boundaries."

*SSEA
ALCS
1276*

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 25, 1985

ITEM #501-3

SITE COVERAGE - RMH-1 ZONE

The Committee recommends:

"That Council inform Mr. Watson that it has reviewed the existing mobile home coverage regulation and has determined to retain that regulation."

See Res. 1278
COUNCIL ACTION

ITEM #501-4

EXTENSION TO REZONING APPLICATION Z-10-84 - COMMERCIAL/RESIDENTIAL BUILDING AT 2425 CAPE HORN AVENUE

The Committee recommends:

"That application Z-10-84 be granted a six-month extension to May 28, 1986."

APP'D RES 1279
COUNCIL ACTION

ITEM #501-5

ADDITION TO CHURCH COMPLEX AT 535 MARMONT STREET

The Committee recommends:

- "1) That Council finally adopt By-law No. 1544, 1985, given three readings on July 22, 1985.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION

ITEM #501-6

DRAFT BY-LAW NO. 1572, 1985

The Committee recommends:

"That By-law No. 1572, 1985 be referred to Public Hearing."

COUNCIL ACTION

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 25, 1985

ITEM #501-7

Z-28-85 - LIMITATIONS ON LOCATIONS OF AMUSEMENT ARCADES AND CABARETS

The Committee recommends:

- "1) That the By-law attached to the Planning Director's report of November 21, 1985 be referred to Public Hearing, with some refinement of Clause 1, to more clearly differentiate 'cabaret' use.
- 2) That the two existing cabarets and two representatives of affected residential groups be notified by letter of Council's intention."

ITEM #501-8

MUNICIPAL AFFAIRS REVITALIZATION PROGRAM

The Committee received Ald. Robinson's report for information.

TABLED ITEMS:

1. Design Committee Minutes of November 12, 1985
2. Subdivision Committee Minutes of November 5, 1985


E. Tiessen
Acting Secretary

APPRO
NOV 12 1985
COUNCIL
ACTION

DECEMBER 9, 1985

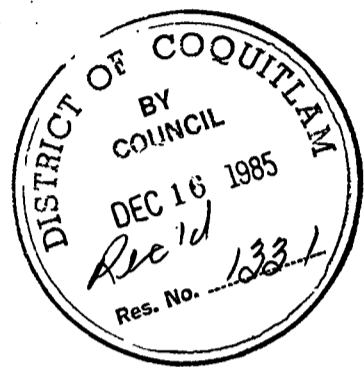
LAND USE COMMITTEE MEETING

MINUTES

A regular meeting of the Land Use Committee was held on Monday, Dec. 9, 1985 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. E. Parker
- Mayor L. Sekora



STAFF:

- J.L. Tonn, Municipal Manager
- T. de Jong, Long Range Planner
- D.M. Buchanan, Planning Director

ITEM #501-1

MILL CREEK VILLAGE - SITE COVERAGE REGULATION - RMH-1 ZONE

Mr. Ken Watson, owner of Watson Mobile Homes, appeared before the Committee. He indicated that he represents one of three suppliers of mobile homes to this development. He spoke regarding the 40% coverage maximum on each space. He indicated that this 40% should apply only to the home itself and that an additional percentage was needed for carports and other allowed additions. Canopies of 429 square feet are the smallest, most common size, he indicated, for carport and sundeck, with homes of 1,100 square feet, so that the 40% is exceeded for normal 3,900 to 4,000 square foot spaces. He also indicated that specific yard setbacks should preferably provide the regulation, not maximum percentage, in answer to a question from Mayor Sekora.

The Committee recommends:

"That Mr. Watson be informed Council has reviewed the existing mobile home coverage regulation and has determined to retain that regulation."

COUNCIL ACTION

*1380010 Bv
Co Res 12/32/85*

ITEM #501-2

COQUITLAM HIDEAWAY MOBILE HOME PARK

Mr. Zukowski appeared before the Commtee regarding accommodation of up to 20 temporary recreational vehicles on the "recreational" area required by By-law. He indicated that this area is not used by the 65 tenants.

The Committee indicated that a survey of the 65 tenants should be provided by the proponent and that a review by the Municipal Solicitor of a temporary permit/bonding approach should be undertaken, both aspects to be placed before the Committee on January 13, 1986.

LAND USE COMMITTEE MEETING
MINUTES OF DECEMBER 9, 1985

ITEM #501-3

Z-26-85 - TV SALES/RENTALS AT 565 CLARKE ROAD

Mr. Larry Davis spoke in favour of the proposal to allow TV rentals in the CS-1 Zone. After considerable discussion, the Committee recommended:

"That the application by J. MacIsaac, received on October 22, 1985, for amendment to the CS-1 regulations, be denied."

COUNCIL ACTION
APPRO'D
RES
Co. # 1222/85

ITEM #501-4

WITHDRAWAL OF REZONING APPLICATION Z-23-84

This item was received for information.

ITEM #501-5


BUN'S MASTER BAKERY AT 2634 BARNET HIGHWAY

This item was left for discussion at Council due to time constraints.

COUNCIL ACTION
RES
Co. # 1223
1223
1224/85

TABLED ITEMS:

1. Subdivision Committee Minutes of November 19, 1985
2. Design Committee Minutes of November 26, 1985


D.M. Buchanan
Executive Secretary