

1996

MINUTES

LAND USE COMMITTEE

DESIGN COMMITTEE

SUBDIVISION COMMITTEE

CITY OF

COQUITLAM



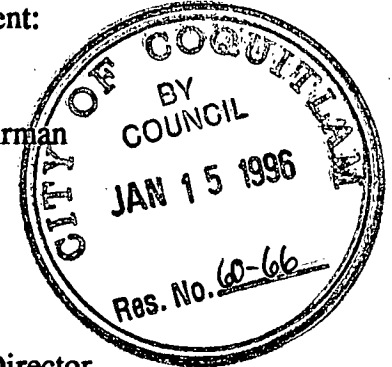
501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 08, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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



STAFF:

Norm Cook, City Manager
Deborah E. Day, Planning Director
Eric Tiessen, Deputy Planning Director
Rob Innes, Planner
Tim Murphy, Traffic & Transportation
Perry Halabuza, Permits & Licences
Rosa Telegus, Engineer, Environment & Deve.

ITEM I - MINUTES OF DECEMBER 11, 1995

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application Z-26-95 by Gerry Blonski to rezone 145 Schoolhouse Street to Mixed Use Industrial with Banquet and Office Facilities

Mr. Gerry Blonski presented the planning and locational rationale underlying the proposed industrial, office, retail and banqueting facilities in terms of compatibility with adjacent users, transportation accessibility, and hours of operation. He dealt with a number of identified issues related to transportation access/egress, truck loading and parking adequacy; mix of uses (particularly assembly uses) and related building code requirements; potential noise impacts; potential security; design aspects; and potential contamination.

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

He felt that the transportation study would adequately address a number of the outstanding concerns, once the City has reviewed the report which has been submitted. He cited an example of a similar project in Surrey that allowed a 30 percent sharing of parking among the uses. In the Vancouver and Richmond examples, the basic regulations are different so shared use of parking was not considered. He stressed the advantages of a more efficient use of the business facilities.

Questioning ensued regarding the City's planning policy for the Schoolhouse area to support an industrial base that allows small scale businesses to be established. With respect to the site layout, there were specific questions regarding the access to the loading doors as well as the potential for small car parking and parking standards for banqueting halls.

In response to concerns about the potential erosion of the City's industrial base, Mr. Dhillon indicated that his intention as owner is to provide small industrial uses at the base consistent with the Zoning Bylaw and then enhance the project's viability and diversity with offices and banqueting uses on the second floor. He preferred this to his second choice of pursuing a mini-warehouse project, which would be allowed by the existing zoning.

If just a banquet hall were contemplated, that use would be directed to CS-1 Service Commercial lands, not industrial sites. There was a discussion of the type of industrial uses that could be contemplated and that could be compatible with the banquet hall. The timing of roadway improvements in the area remains beyond the 5-year budget horizon.

The Committee discussed whether the applicants should expend a great deal of resources in trying to resolve all the technical issues if the fundamental planning policy change were not acceptable ultimately to Council. It was decided that the recommendations as proposed should be approved for forwarding to Council.

The Committee recommends:

COUNCIL "1. That Council decline application Z-26-95."

ACTION

*Application declined
Reslin # 61*

ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - Z-42-94 - Text Amendment to Single Family Zoning Regulations
"Neighbourly House" and Retaining Wall Regulations**

Rob Innes outlined the ongoing monitoring work that has been undertaken by both the Planning and Permits & Licences Departments to identify amendments that will address concerns. The Councillors discussed the concerns regarding large new homes that occasionally arise among citizens from time to time and felt that the amendments should be supported.

The Committee recommends:

- COUNCIL ACTION** "1. That Bylaw No. 2911, 1995, a Bylaw to amend the City of Coquitlam Zoning Bylaw No. 1928, 1971, as amended, receive first reading;
2. That Bylaw No. 2911, 1995, be referred to Public Hearing."

*App'd
Res'n 62+63*

**Item #501-3 - Authorization for Issuance of a Development Permit - DP-41-95 -
Addition to an Industrial Building at 823 Tupper Avenue**

The Committee recommends:

- COUNCIL ACTION** " That Council approve signing and sealing of Development Permit DP-41-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam.

*App'd
Res'n 64*

**Item #501-4 - Authorization for Issuance of an Amendment to Development Permit DP-22-94 to Allow for Reduction in Securities for an
Apartment Project under Construction at 1204-1210 Pipeline Road**

The Committee recommends:

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

*App'd
Res'n 65*

**Item #501-5 - Development Variance Permit Application DVP-42-95 Reduction of
Required Setbacks for a Proposed Subdivision at 1940 Jasper Court**

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-42-95 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n 66*

ITEM IV - OTHER BUSINESS

None.

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes December 05, 1995
- T-2 Subdivision Committee Meeting Minutes December 19, 1995
- T-3 Design Committee Meeting Minutes December 12, 1995

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

MINUTES CERTIFIED CORRECT

D. E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 29, 1996 at 5:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
Councillor B. Robinson

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

ITEM I - MINUTES OF JANUARY 8, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

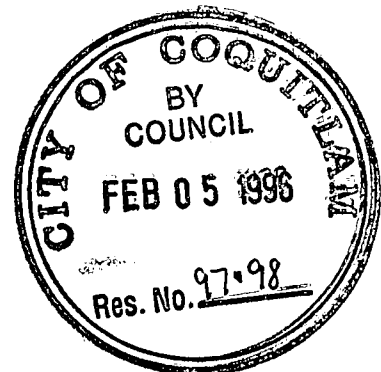
ITEM III - NEW BUSINESS

Item #501-1 - Riverview Advisory Committee

The Committee received the Planning Director's report of January 16, 1996 for information.

Item #501-2 - Proposed Increase in Density, Parcel 5F, Westwood Plateau 1681 Sugarpine Court; OCP - Northwest Coquitlam

Michael Audain outlined Polygon's proposal for Parcel 5F on Westwood Plan and introduced the representatives from Polygon and Wesbild. He indicated his firm's commitment to provide ground-oriented townhousing at medium to high density and thereby to provide a different choice to the marketplace. Their target price would start at roughly \$169,000 for a unit which can be supported by a household income of approximately \$45,000. They see this project as timely because interest rates remain relatively low and these price levels could be achieved, if construction could commence this summer.



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ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

John O'Donnell of Polygon then presented the project in more detail, addressing the question of whether the area was being underbuilt or not. The City Planning staff has concurred with the study prepared by Ekistics that there is some level of underbuilding overall, which is of concern to ensure there is not under-use of existing servicing capacity.

Turning to the question of whether some use of this unit shortfall should proceed in advance of a comprehensive plan, Mr. O'Donnell advocated the need to adjust the plan on a timely basis through incremental decisions on individual sites, such as their proposal. He also saw the ground-orientation of the units as proposed on Parcel 5F as positive and as not necessarily the solution that would be achieved by a shift of density southward to the lands closer to the Town Centre. He is concerned that a global planning review would be a lengthy process, especially if all of the interested parties did not co-operate, and a particular development opportunity might be lost. He then focused on the proposed project relative to pedestrian routes, impacts on existing homes, the specific type of townhousing proposed, the design "fit" into the streetscape, the relationship with adjoining homes and Hoy Creek, and the impact on school needs throughout the neighbourhood life-cycle. However, he highlighted that Polygon is seeking a policy and zoning change, not tied to a specific site layout and design, which can be resolved in the subsequent design review process. Polygon is seeking Council's approval of the project moving forward to preparation of a rezoning Bylaw and policy amendment.

There then was questioning regarding what a comprehensive planning review would entail.

Ted Ayerst of Wesbild outlined his firm's support of Polygon's proposal for a different housing type as a positive addition to the choices available in the Westwood Plateau area. Wesbild has reviewed the status of their development program and concurred that there is some shortfall so they saw merit in Polygon making up part of that shortfall. As to the larger question of engaging in a planning review and study for Westwood Plateau, Mr. Ayerst said that Wesbild prefers not to pursue such a study at this time. They would prefer to proceed in accordance with the OCP, but bringing forward for consideration on their individual merits any changes desired by prospective site purchasers, which Wesbild feels have merit. He is willing to enter a dialogue regarding density allocations and types working with the City.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Questioning and discussion ensued. Councillor Robinson raised some concerns regarding the availability of permanent school buildings; the project design specifics especially amenity areas suited to families; and timing of any comprehensive study. Kent Munro of Ekistics outlined his findings regarding the school capacity concerns. There are two school sites that have been developed and a further elementary school is slated for 1996. Westwood Plateau's preponderance of single family homes in the initial phases has put pressure on the schools since this housing type generates the most students. The future phases of the Plateau's development at higher densities will likely generate children at a lower rate than has been characteristic of the single family housing. It was recognized that the proponents need to be very clear about addressing the school capacity issues. The Planning Department affirmed that their concerns do not revolve around the ultimate school capacity although there may be difficulties with the timing of actual school construction budgeting.

Councillor Melville then focused his questioning on the dilemma of whether a decision should be made on this site in order to seize an opportunity or rather to await a comprehensive planning review. Councillor Robinson saw some benefit in letting this proposal proceed to first reading of the relevant Bylaw and policy changes and to Public Hearing for public input. Councillor Melville then raised the continuing need to review the overall plan through a focused and meaningful dialogue.

The Committee recommends:

COUNCIL

- ACTION**
- "1. That Council advise the proponents to make an application to rezone the site and to amend the relevant Official Community Plan policies for the proposed ground-oriented townhousing project for further consideration by Land Use Committee and Council;
 2. That Council affirm the need for the relevant interests to work with the Planning Department to review in a comprehensive manner the current development situation throughout the Westwood Plateau area, particularly to address the strategic achievement of residential potential relative to servicing capacity, and resolution of other outstanding problems."

App'd
Robln # 98

Land Use Committee Meeting Minutes
January 29, 1996

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes January 3, 1996
- T-2 Design Committee Minutes January 2, 1996

ADJOURNMENT - The meeting adjourned at 6:00 p.m.

MINUTES CERTIFIED CORRECT

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

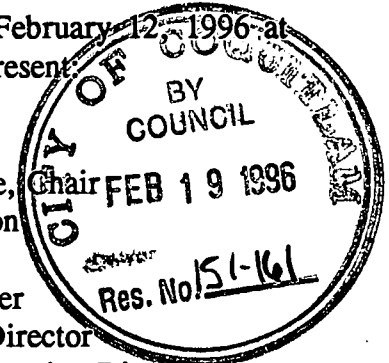
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 12, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville,
Councillor B. Robinson

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



ITEM I - MINUTES OF JANUARY 29, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application Z-28-95 by River Heights Developments Ltd. for a Text Amendment to the Southwest Coquitlam OCP and Rezoning of Property at 2644 Austin Avenue to C-5 Community Commercial

Councillor Melville observed that the design of the commercial component of the proposed mixed use project can be sensitively integrated with the residential component, as evidenced by a number of projects in Bellevue where the project siting, creative use of slopes and attractive landscaping are advantageously employed. Maillardville also holds some positive examples of medium density mixed use projects. Councillor Robinson was concerned that the engineering factors related to the slope and its runoff be dealt with adequately to avoid any off-site problems. There is also a need to fit into the established high quality of the adjoining residential neighbourhood, a factor which Mrs. Garrison said the architect was sensitive to and has addressed carefully.

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Land Use Committee Meeting Minutes
February 12, 1996

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

This site may be an experiment to test the broader applicability of C-5 zoning outside Maillardville, so the Committee encouraged the owner to produce a good mixed use project in this key location on Austin Avenue. If in future, C-5 zoning is considered for wider use, the Engineering Department would provide input regarding the servicing factors that would need to be considered.

The Committee recommends:

COUNCIL

- App'd
Res'n #
152, 153 & 154*
- ACTION " 1.** That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3001, 1996;
- 2.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3004, 1996;
- 3.** That Bylaw Nos. 3001 and 3004, 1996 and application Z-28-95 be referred to Public Hearing."

Item #501-2 - Final Adoption of Bylaw No. 2993, 1995 and Issuance of a Development Variance Permit - DVP-02-96 - Legalization of Existing Two-Family Residential Building at 1104 Madore Avenue

The Committee recommends:

COUNCIL

- App'd
Res'n #
155 & 156*
- ACTION " 1.** That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw 2993, 1995;
- 2.** That Council approve signing and sealing of Development Variance Permit DVP-02-96 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
February 12, 1996

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Consideration of Final Adoption of Zoning Amendment Bylaw
No. 2975, 1995 Pertaining to a Portion of the Property at
86 North Bend Street (Z-24-95)**

The Committee recommends:

COUNCIL

ACTION " That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2975, 1995."

**Item #501-4 - Authorization for Issuance of a Development Variance Permit
DVP-01-96 - Proposed 27-Unit Strata Title Townhouse
Development on Westwood Plateau at 1765 Paddock Drive**

The Committee reviewed the proposed site plan related to both vehicular and pedestrian movement as well as the proposed variances to yards and siting as well as site coverage.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-01-96 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-5 - Application for Strata Title Conversion of Existing Commercial
Building at 3030 Lincoln Avenue (8-4501)**

Deb Day briefly presented the strata title conversion proposal. Questioning focused on the responsibility of the applicant to ensure that the commercial tenants are properly notified and any concerns addressed.

The Committee recommends:

COUNCIL

ACTION " That Council, as Approving Authority under Section 9 of the Condominium Act, approve the proposed strata conversion of the existing commercial building at 3030 Lincoln Avenue, subject to:

Land Use Committee Meeting Minutes
February 12, 1996

ITEM III - NEW BUSINESS cont'd/

Item #501-5 cont'd/

1. Compliance with the requirements of the Fire Department as follows:
 - i) the fire alarm system is to be serviced and tested in accordance with CAN/ULC-S536-m86;
 - ii) the emergency lighting is to be serviced and tested in accordance with BC Fire Code 6.8;
 - iii) the sprinkler system is to be serviced and tested in accordance with BC Fire Code 6.5;
 - iv) a fire safety plan is to be prepared and posted in the common areas in accordance with the BC Fire Code;
 - v) copies of documents regarding the above tests are to be forwarded to the Fire Prevention Division of the Fire Department on completion;
2. Compliance with the requirements of the Permits & Licences Department as follows:
 - i) the applicant applying for and securing a building permit for any proposed demising walls to be created with the subdivision;
 - ii) the applicant applying for and securing a building permit for all existing plumbing pipes passing through the underground parking slab which require fire stopping;
3. Registration in the Land Title Office of a new Section 215 covenant which will replace existing covenant Z132279 and subsequent modification covenant #BE243533, in relation to accessory off-street parking, to the satisfaction of the City Solicitor. The new Section 215 covenant shall reference the new strata plan and shall be registered immediately after the registration of the new strata plan.
4. All underground and surface parking areas to remain as common property.

Land Use Committee Meeting Minutes
February 12, 1996

ITEM III - NEW BUSINESS cont'd/

Item #501-5 cont'd/

5. The applicant applying for and securing a Development Variance Permit from Council to resolve the parking deficiency or alternatively providing the City with written assurance that when Douglas College vacates the building, the subsequent use will comply with the parking requirements of the Zoning Bylaw."

**Item #501-6 - Application Z-1-96 - Amendment to Town Centre Official
Community Plan and Additional C-2 Zoned Area for Coquitlam
Plaza at 2773 Barnet Highway**

The Committee recommends:

COUNCIL

- App'd
Res'n #160 1/16/96*
- ACTION** " 1. That the Committee advise the proponents that before the Committee can offer an opinion on whether a formal application should be made, more specific information needs to be submitted as to the specific uses proposed; whether these are local-serving and where on the site they are proposed to be located;
2. That the Committee advise the proponents that in the event a C-2 rezoning is found to be appropriate by Council, final approval would be subject to a restrictive covenant to limit additional C-2 uses to those of a "local-serving" nature, consistent with Council's Town Centre objectives."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes January 30, 1996
T-2 Subdivision Committee Meeting Minutes January 16, 1996

Land Use Committee Meeting Minutes
February 12, 1996

ADJOURNMENT - The meeting adjourned at 7:55 p.m.

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



Mayor L. Sekora

501

LAND USE COMMITTEE MINUTES

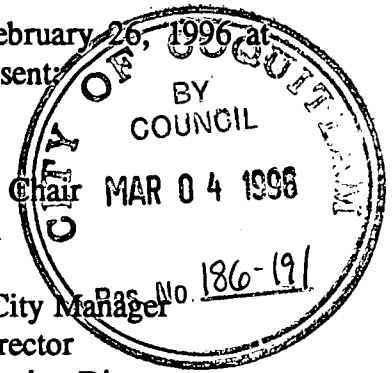
A meeting of the Land Use Committee was held on Monday, February 26, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor B. Melville, Chair
Councillor B. Robinson

STAFF:

D.M. Buchanan, Act. City Manager
D.E. Day, Planning Director
E. Tiessen, Deputy Planning Director
K. McLaren, Dev. Control Tech.
R. Telegus, Asst. City Eng. & Dev.



ITEM I - MINUTES OF FEBRUARY 12, 1996

Received as amended relative to Item #501-6, to substitute the following recommendation:

"That the Committee defer consideration of application Z-1-96, pending the applicants providing the survey information required to prepare OCP and rezoning Bylaws for Council's consideration."

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

**Item #501-1 - Rezoning Application Z-1-96 - Coquitlam Plaza at
2773 Barnet Highway - Request for C-2 General
Commercial Zoning**

Eric Tiessen outlined the recommendations, particularly the floor area limits and the potential range of local-serving commercial uses. Councillor Robinson raised concerns with vehicular access and egress in the vicinity of this site at the Barnet Highway and Runnel Drive connections with Lansdowne Drive. There will be input sought from the Ministry of Transportation and Highways after first reading.

Land Use Committee Meeting Minutes
February 26, 1996

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

COUNCIL

ACTION

1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3009, 1996;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3010, 1996;
3. That Bylaws No. 3009, 1996 and 3010, 1996 and application Z-1-96 be referred to Public Hearing;
4. That if the application proceeds to the third reading stage, the applicants have prepared the necessary restrictive covenant amendment and the new covenant with regard to the range of uses within the floor space and that these covenants be brought forward at the time of consideration of final adoption of the Bylaws."

*App'd
Res'n etc
187, 188, 189, 190*

Item #501-2 - Implementation Schedule for New Development Review Process (Development Review Process)

Ken McLaren presented an overview of the new Development Review Process and the interdepartmental computerized tracking system, including illustrations of basic computer screens and the built-in functionalities. For example, the computer system will have the capability in the future to generate labels for public notification of neighbours regarding Council's consideration of a project which would be a positive time-saving feature.

The Planning Department has also prepared a series of information brochures on planning processes for use by customers. The Department will incorporate the input from the Councillors to place the disclaimer in a different position on the newsletter to be more welcoming to the reader. The proposed letter to the development industry was also reviewed and suggestions made as well as raising the possibility of issuing a press release to announce the changes.

Land Use Committee Meeting Minutes
February 26, 1996

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Authorization for Issuance of a Development Variance Permit -
DVP-09-96 - Proposed Variance to the Sign Control Bylaw for
Henderson Centre at 1151 Pinetree Way**

Mr. Ken McLaren briefly described the "over-size" signage and related banners proposed for Henderson Centre along Pinetree Way and Lincoln Avenue that would require a Development Variance Permit. The proponents have stated that they would have this signage in place for four months.

Concerns were raised that care should be taken to ensure that the structure to support the signage is sound, particularly to deal with wind conditions. The relative urgency to deal with this signage proposal was also discussed and a Special Meeting has been convened on March 6, 1996.

The Committee recommends:

COUNCIL

ACTION " That Council at a Special Meeting on March 6, 1996 approve signing and sealing of the Development Variance Permit - DVP-09-96 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes February 6, 1996
- T-2 Design Committee Minutes February 12, 1996
- T-3 Subdivision Committee Meeting Minutes February 6, 1996

ADJOURNMENT - The meeting adjourned at 8:05 p.m.

D. E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

CITY OF _____

COQUITLAM



501

LAND USE COMMITTEE MINUTES

Mayor L. Sekora

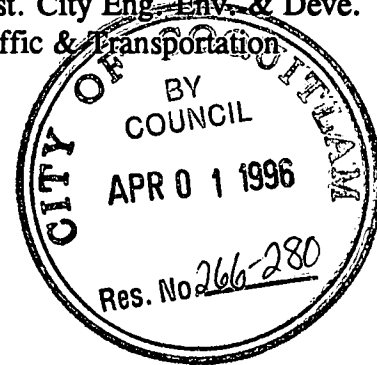
A meeting of the Land Use Committee was held on Monday, March 25, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF: Norm Cook, City Manager
Deborah E. Day, Planning Director
Eric Tiessen, Deputy Planning Director
Ken McLaren, Development Control Tech.
Rosa Telegus, Asst. City Eng. Env. & Deve.
Tim Murphy, Traffic & Transportation

ITEM I - MINUTES OF FEBRUARY 26, 1996

Received.



ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

**Item #501-1 - Development Variance Permit Application (96 043766 DV)
Reduction of Pavement Width in Conjunction with a Proposed
Subdivision at 623-627 Thompson Avenue**

A revised first page to Schedule "A" of the Development Variance Permit was distributed to the Land Use Committee.

Mr. Alex Totovic attended as a delegation to describe the proposal to reduce the required pavement width on Nicola Avenue to enable him to pursue a subdivision that he originally proposed about a year ago. He retraced the history of the subdivision application, and his efforts to find a method to build Nicola Avenue and to resolve technical issues, including securing an easement from his neighbours. He started his construction but ultimately could not secure the easements or buy the property to finish Phase 2 of the project. Now he is seeking the DVP to see whether Council will allow the variance to reduce the roadway pavement width standards.

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ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

He then reviewed specific circulation comments, including those of the Fire and Engineering Departments. Questioning ensued regarding the percentage of completion of site servicing and the conditions of the subdivision's preliminary approval related to the right-of-way. Rosa Telegus indicated that the Engineering Department had indicated the requirements from the outset and Mr. Totovic indicated to them that it was more cost-effective to undertake the servicing at the same time as his neighbour. The problems with securing the rights-of-way or acquiring the properties outright from his neighbours were described. The possibility of pursuing an expropriation was raised but would require a legal opinion.

Mr. Ed Higham (625 Thompson Avenue) reviewed the technical circulation comments, focusing on the roadway widths, the construction details of the adjoining foundation of the shed, the efforts made in trying to secure the right-of-way and the minimal cumulative traffic effect of opening up this road segment. Copies of presentation materials are attached to these Minutes.

Questioning then ensued about the potential resolution through a land purchase to avoid continuing holding costs. Rosa Telegus reiterated her concerns, as a professional engineer, with safety issues related to the proposed solution.

The Councillors felt that perhaps more analysis and input from all the affected Department's staff, particularly the Fire Department, was necessary to understand the consequences and possible alternate technical solutions.

After some further discussion, the Committee decided to forward the report to Council without a recommendation.

COUNCIL

ACTION "1. That Council consider Item 501-1 as prepared by the Planning Department."

Item #501-2 - Development Variance Permit Application (96 043861 DV) Reduction of Setback from a Crest of Slope at 1467 and 1471 El Camino Drive

The Committee recommends:

COUNCIL ACTION "1. That Council approve signing and sealing of the Development Variance Permit 96 043861 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.

DVP Declined 2/5/96 #268

App'd Res'n 268 & 269

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

COUNCIL ACTION 2. That Council approve signing and sealing of an amendment to restrictive covenant BH366083 and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

Item #501-3 - Commercial Use Covenant for Visitor Information Centre on the Westwood Plateau at 1450 Johnson Street

The Committee recommends:

COUNCIL ACTION " That Council authorize a five year extension to the existing covenant and that the new expiry date be April 16, 2001."

*App'd
Res'n # 270*

Item #501-4 - Proposed Rezoning of Office Building at 15 King Edward Street

The Committee recommends:

COUNCIL ACTION "1. That Council reconsider, finally pass and adopt City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2965, 1995;

*App'd
Res'n # 271 & 272*

2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2966, 1995."

Item #501-5 - Authorization for Issuance of a Development Permit (96 043789 DP) Proposed New Future Shop at 2991 Lougheed Highway

In response to questioning, Ken McLaren described the overall site which straddles both sides of Anson Avenue. The design relationship between the proposal and the existing bank building to the north was discussed. The applicants were available to answer questions but none were asked.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Development Permit 96 043789 DP and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 273*

ITEM III - NEW BUSINESS cont'd/

Item #501-6 - Issuance of Development Variance Permit DVP-05-96 - One-Half of Duplex at 1261/1263 Rochester Avenue

Mr. Welch, the owner, reaffirmed his willingness to enter the necessary covenants.

The Committee recommends:

COUNCIL " That Council approve signing and sealing of the Development Variance
ACTION Permit DVP-05-96 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Resli # 274*

Item #501-7 - Rezoning Application (96 043773 RZ) Proposed Bowling Alley and Recreation Centre - 1401 Lucille Starr Drive

Eric Tiessen briefly explained the Planning Department's policy concerns regarding the erosion of industrial lands for other uses.

The Committee concurred in the recommendation and received the report of March 13, 1996 for information.

Item #501-8 - Preliminary Report on Application (96 043687 RZ) by Evangel Church for Rezoning of Property at 1294 Johnson Street from RS-1 and RS-2 to P-2 for a Church, Day-care, Private School and Youth Recreation Lounge

It was observed that this block of Johnson Street will be "bookended" potentially by this church complex at Walton Avenue and another church at Delahaye, leaving an intervening area that may have some access problems which will have to be addressed.

The Committee recommends:

COUNCIL "1. That Council give first reading to City of Coquitlam Zoning Amendment
ACTION Bylaw No. 3014, 1996;

2. That Bylaw No. 3014, 1996 and application 96 043687 RZ be referred to Public Hearing."

*App'd
Resli *
275 & 276*

ITEM III - NEW BUSINESS cont'd/

Item #501-9 - Preliminary Report on Application 96 043753 RZ by Douglas L. Massie Architect for Rezoning of Property at 1438 Pinetree Way from RS-4 to P-4 for a Proposed Day-care, Preschool and Out-of-School

The project architect, Mr. D. Massie, reaffirmed his commitment to work on the design considerations to fit the proposed day-care project into the residential character of the Westwood Plateau area.

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3013, 1996;
2. That Bylaw No. 3013, 1996 and application 96 043753 RZ be referred to Public Hearing."

Item #501-10 - Preliminary Report on Application 96 043804 RZ by Eaglecrest Developments Ltd. for Rezoning of Property at 1501 Bramble Lane from RS-4 to P-4 for a Preschool and Day-care Facility

The project architect, Mr. D. Massie, reaffirmed his commitment to resolve the outstanding parking deficiencies and any other issues that arise in the review process for this day-care centre.

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3015, 1996;
2. That Bylaw No. 3015, 1996 and application 96 043804 RZ be referred to Public Hearing."

ITEM IV - OTHER BUSINESS

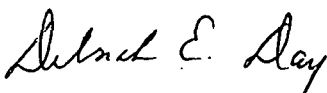
The Land Use Committee has been invited to join Civic staff in attending a presentation of UBC Landscape Architecture students related to a recent studio/case study in Northeast Coquitlam. The presentation has been scheduled for Monday, April 01, 1996 from 10:00 a.m. to noon in the Council Chambers.

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes March 05, 1996
- T-2 Subdivision Committee Meeting Minutes February 20, 1996
- T-3 Subdivision Committee Meeting Minutes March 05, 1996
- T-4 Meeting Minutes Riverview Land Use Plan Advisory Committee Meeting #3 -
January 11, 1996
- T-5 Letter sent to Mr. Wilfred Wai, February 23, 1996 re: Antenna Installation for PCS
in the Lower Mainland
- T-6 Non-Market Housing information received from Sue Hammell, Minister of Housing
Recreation and Consumer Services

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

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF _____

COQUITLAM



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, April 9, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF: N. Cook, City Manager
D.E. Day, Planning Director
E. Tiessen, Deputy Planning Director
K. Wright, Director, Permits & Licences
R. Telegus, Asst. City Eng. & Dev.

ITEM I - MINUTES OF MARCH 25, 1996

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

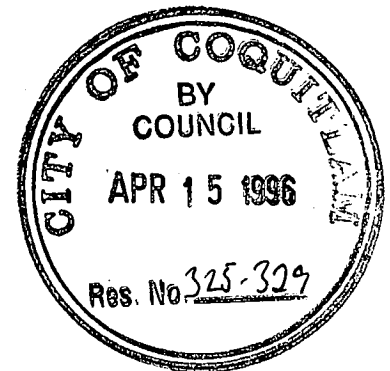
ITEM III - NEW BUSINESS

Item #501-1 - Issuance of Development Variance Permit (96 043787 DV)
One-Half of Duplex at 1261/1263 Rochester Avenue

Mr. Sabljo, owner of 1263 Rochester Avenue, attended to discuss his proposal. Councillor Melville asked whether Mr. Sabljo would be willing to put a restrictive covenant on this space to prevent its conversion to a suite. Mr. Sabljo read from his letter of December 1995 outlining his personal situation and concerns, including his desire to create a self-contained secondary suite in the basement.

Various issues were discussed including:

- posting a bond to remove the suite but a zoning problem would remain;
- related concerns about the larger issue of secondary suites.



Land Use Committee Meeting Minutes
April 9, 1996

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council decline Development Variance Permit (96 043787 DV)."

**Item #501-2 - Conference Summary - Building Strong Communities -
Affordable Housing and Local Government**

The Committee received the Planning Director's report of March 25, 1996.

**Item #501-3 - Preliminary Report on Application (96 043798 RZ) by Société du
Foyer Maillard for Rezoning of Property at 1010 Alderson Avenue
from RM-3 to P-2 to More Accurately Reflect the Current Use
of the Site**

The opportunities for design review and public input should Foyer Maillardville apply for an addition as a P-2 use in future were discussed.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 3018, 1996;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3019, 1996;
3. That Bylaws No. 3018 and 3019, 1996 and application (96 043798 RZ) be referred to Public Hearing."

ITEM IV - OTHER BUSINESS

Nil

Land Use Committee Meeting Minutes
April 9, 1996

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes March 19, 1996
- T-2 Design Committee Meeting Minutes March 19, 1996
- T-3 Planning for the Riverview Lands dated March 1996

ADJOURNMENT - The meeting adjourned at 8:05 p.m.

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, April 22, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF: N. Cook, City Manager
B. Elliott, Director, Leisure & Parks
D.E. Day, Planning Director
E. Tiessen, Deputy Planning Director

ITEM I - MINUTES OF APRIL 9, 1996

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

**Item #501-1 - Reconsideration of Development Variance Permit (96 043787 DV)
One-Half of Duplex at 1261/1263 Rochester Avenue**

Mr. Sabljo attended the Committee meeting to ask for a reconsideration of Council's decision on his previous application and to indicate his willingness to put a restrictive covenant on the property now. As Chairman, Councillor Melville outlined the options available for further consideration. The Committee directed Mr. Sabljo that he should re-apply for a Development Variance Permit which incorporates the necessary safeguards to prevent the use and conversion of the additional developed floor area as a separate suite, including the registration of the covenant. On this basis, the Permit application could be processed expeditiously to allow the proposal to be considered on its merits and to allow notification of neighbours of the new application for a variance.

Land Use Committee Minutes
1996 April 22

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee received the Planning Director's report of April 18, 1996 for information.

**Item #501-2 - Issuance of Development Variance Permit (96 044683 DV) -
Second Storey Addition to Home at 1905 Lodge Drive**

Mr. Berg attended as the homeowner and indicated his neighbours are supportive of his proposal to add a bedroom and bathroom.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit (96 044683 DV) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-3 - Greater Vancouver Regional District Bylaw No. 815, 1996: A
Bylaw to Repeal the Official Settlement Plan, Anmore/Ioco Area,
Electoral Area B, GVRD Bylaw No. 481, 1983 and Amendments
(Community Plan - Neighbouring Municipalities)**

Mr. Tiessen outlined the reasons for the GVRD to seek to repeal this "Official Settlement Plan" Bylaw. The plan had the effect of an Official Community Plan for the Anmore-Ioco area of Electoral Area B of the GVRD, but the plan area has been reduced by the incorporation of Anmore and extensions of Port Moody's boundaries. Almost all of the remaining lands are Crown lands, within various parks and reserves, with little or no potential remaining for development. The GVRD therefore sees no justification for the expense of maintaining the Official Settlement Plan for the remaining area. Coquitlam's interests would not appear to be affected, although the subject area does abut the City's boundary in the mountains northwest of the Westwood Plateau.

The Committee recommends:

COUNCIL

ACTION " That Council advise the Greater Vancouver Regional District that the City of Coquitlam has no objections to Greater Vancouver Regional District Bylaw No. 815, 1996, a Bylaw to repeal the Official Settlement Plan, Anmore/Ioco Area, Electoral Area B, No. 481, 1983 and Amendments thereto, since the Bylaw does not appear to affect Coquitlam directly."

ITEM III - NEW BUSINESS cont'd/

Item #501-4 - Preliminary Report on Application (96 044580 RZ) by Narland Properties Ltd. for Rezoning of Property at 1549 and 1553 Booth Avenue and 1544 and 1578 Brunette Avenue from RS-1 to RM-3 to Combine with Adjoining Property to Facilitate an 88-Unit Residential Housing Complex with Underground Parking

The Committee discussed the importance of the Maillardville Design Guidelines in fostering a very positive and distinctive streetscape, distinguished by the consistent use of French-Canadian design themes and elements. Mr. Steve Kurrien, as the project developer, indicated that his project does adhere to the design theme and seeks to support the Maillardville planning objectives. His architectural team is continuing to work with the Planning Department to ensure that the series of end units are oriented successfully to Brunette Avenue to convey that presence along this key street and to produce an overall site layout that creates an attractive residential environment.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3021, 1996;
2. That Bylaw No. 3021, 1996 and application 96 044580 RZ be referred to Public Hearing."

Item #501-5 - Preliminary Report on Application (96 045193 RZ) by City of Coquitlam for Rezoning of Property at 621 Robinson Street from RS-1 to P-1 to Allow Expansion of the Existing Cemetery

The long-standing intention for this property to be a cemetery was set out in the Official Community Plan so this rezoning is consistent with that policy intention.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3020, 1996;
2. That Bylaw No. 3020, 1996 and application 96 045193 RZ be referred to Public Hearing."

Land Use Committee Minutes
1996 April 22

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes April 2, 1996
- T-2 Design Committee Meeting Minutes April 2, 1996
- T-3 Minutes of Riverview Land Use Plan Advisory Committee Meeting
dated February 8, 1996

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

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



LAND USE COMMITTEE MINUTES

Mayor L. Sekora

A meeting of the Land Use Committee was held on Monday, May 13, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF:

- Norm Cook, City Manager
- Deb Day, Planning Director
- Eric Tiessen, Deputy Planning Director
- Ken McLaren, Development Control Tech.
- Rob Innes, Planner (partial)
- Rosa Telegus, Asst. City Eng. Env. & Deve.

ITEM I - MINUTES OF APRIL 22, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

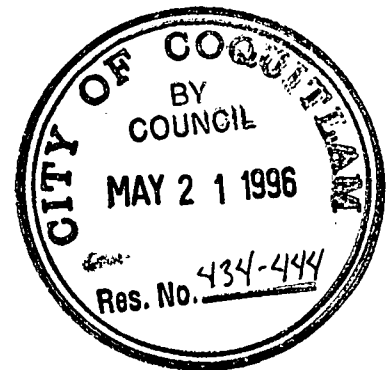
Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Pitt River Boat Club (C-1 Minnekhada)

Les Hall, commodore of the Pitt River Boat Club and a resident of Port Coquitlam, outlined the present plans for improvements on the 8 acre site, including an additional boat ramp to serve the increasing demand for public marina services. He indicated that the Club is presently dealing with the Fraser River Estuary Management Program (FREMP) to resolve outstanding issues.

Questioning ensued. With respect to the removal of dredged materials, the Club has sidecast and seeded the material in the past. In the future, there is an intention to create dredging containment ponds, which are hoped to be an acceptable technical solution. The Club recognizes that it must work with the relevant agencies to secure the necessary approvals for the additional boat launch ramp and improved vehicular circulation. The Club has no intention to create a "live-in" RV park, just parking for vehicles, boat trailers and boats although there may be an intention to store some RVs there. The Planning Department will review whether such a RV storage use could be allowed within the existing OCP designation and zoning and advise Mr. Hall directly, with a copy to the Northeast Coquitlam Ratepayers Association.



M

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mrs. Eleanor Ward of the Northeast Coquitlam Ratepayers Association acknowledged the ongoing work on the Northeast OCP review and the group's intention to monitor the situation closely since the Boat Club site is within the plan area and occupies a key stretch of DeBouville Slough.

Mr. Elliott, a Boat Club member and resident of Surrey, emphasized that all necessary permits have been secured from the municipalities and the provincial agencies, both for the improved parking area and the trucks' use of the dykes. He reiterated the Club's intention to continue to operate within the regulations. Councillor Kingsbury suggested that the Club should make a continuing effort to keep the Ratepayers Association apprised of their plans and works.

Mr. George Wadsworth, 1128 Devon Road, expressed his concerns regarding the impact of the trucks using the dyke which are part of the PoCo trail, an important public recreational facility. He agreed with FREMP's position but the Chairman clarified that another Provincial Ministry has the jurisdiction so Mr. Wadsworth could contact that agency directly with his concerns.

When questioned, the Boat Club members indicated that the filling is completed but the subsequent stages of surfacing with gravel and road scrapings could continue for several more years as weather conditions and resources allow. The Councillors are concerned with disruption of the recreational users unless these are going to be concentrated periods of activity for trucking in surfacing materials. Mrs. Ward asserted that the existing signage regarding truck traffic should be removed and only put in place again when there will be concentrated trucking activity.

At this time, no action by Council or the Committee is required since the Ratepayers and the Boat Club have received the reports submitted to the Committee and the Administration will follow up directly on a number of issues raised. Staff were requested to report to the Committee on:

- the zoning situation regarding RV storage, as noted earlier;
- the effect of Agricultural Land Reserve regulations on filling; and
- the amount of bonding held by the City in regard to further trucking of materials onto the site.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Authorization for Issuance of an Amendment to Development Variance Permit DVP-6-95 - Proposed 39-Unit Townhouse Development at 1506 Eagle Mountain Drive (Formerly 2581 Panorama Drive)

Mr. Wing Fung, Vice President of Jabco, outlined the company's proposal to remove the requirement for six handicapped accessible market units from the Development Variance Permit, as previously approved. The reasons cited were the absence of potential buyers despite marketing for a year and financing problems due to this restriction. These are outlined in more detail in Attachment 1, which was handed out at the meeting. He indicated the company's willingness to still build the special features if such a handicapped buyer makes a commitment before the construction project reaches that stage.

Then Mr. Steve Shenton, who has worked on marketing the project, reaffirmed Jabco's efforts to find handicapped and senior buyers who were interested in these market units. Attachment 1 also includes the promotional materials that were made available to potential buyers.

Questioning ensued regarding the difficulties with the market acceptance of the whole project and the potential to redesign the project back to comply with the Zoning Bylaw requirements related to site coverage. The planning history of the site relative to OCP policies for assisted special needs housing and the timing of those obligations was traced. As the two-year time frame of those obligations was expiring, this owner pursued the multiple family project and proposed the incorporation of market handicapped units.

The Committee felt this history was pertinent and that all of Council should participate in the discussion of the issue so it should be referred to Council, without a recommendation for approval or rejection from the Land Use Committee. The Committee also felt that the advice of the Mayor's Committee for People with Disabilities should be sought for input on the issue at their upcoming meeting on June 06, 1996.

The Committee recommends:

COUNCIL ACTION " That Council seek input from the Mayor's Committee for People with Disabilities with respect to the proposal prior to giving further consideration to the requested amendment to the Development Variance Permit DVP-6-95 to remove the requirement for six fully handicapped accessible market units at 1506 Eagle Mountain Drive (previously 2581 Panorama Drive)."

*App'd
Res'n #435*

That Council also referred the matter to the Social Planning Committee for their input.

ITEM III - NEW BUSINESS cont'd/

Item #501-3 - Authorization for Issuance of a Development Variance Permit
(96 044740 DV) - Proposed 64-Unit Apartment at 3176 Plateau Blvd

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 96 044740 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd
Resin #436

Item #501-4 - Authorization for Issuance of a Development Variance Permit
(96 046210 DV) Pertaining to One Half of the Two-Family Residential
Building at 1263 Rochester Avenue

The Chairman reaffirmed the obligation to register a covenant against the property preventing conversion of the space to a secondary suite and to follow all the requirements of all permits. Mr. Sabljo, the owner, was in attendance and agreed.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 96 046210 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd
Resin #437

Item #501-5 - Authorization for Issuance of a Development Variance Permit
(96 044772 DV) Reduced Parking for High School at 1195
Lansdowne Drive

Mr. McLaren illustrated the proposed changes to the school site plan for the proposed high school. Due to the higher number of students in lower grades and fewer in higher grades who tend to have more cars, the minor reduction in the parking requirements is supported.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Development Variance Permit 96 044772 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd
Resin #438

ITEM III - NEW BUSINESS cont'd/

Item #501-6 - Authorization for Issuance of Development Permit 96 045881 DP
Elevator for the Handicapped at 504 Cottonwood Avenue

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Development Permit 96 045881 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n #439*

Item #501-7 - Final Adoption of Bylaw No. 3013, 1996 and Authorization for
Issuance of a Development Permit - Proposed Day-Care/Preschool at
1438 Pinetree Way

The Committee authorized Planning staff to amend the Permit to reflect the impending changes in land ownership. There was a discussion of the project's scale, its setting beside a school and the Zoning Bylaw regulations. The Committee felt that the Planning Department should review the day-care requirements of the Zoning Bylaw and planning policies to address the concerns that have arisen while considering recent applications, as the work program and resources permit in the future. The results of the Day-Care Task Force exercise may also raise some concerns that will need to be addressed.

The Committee recommends:

COUNCIL ACTION "1. That Council reconsider, finally pass and adopt Bylaw No. 3013, 1996;
2. That Council approve signing and sealing of Development Permit 96 043756 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n #440 & 441*

Item #501-8 - Final Adoption of Bylaw No. 3015, 1996 and Authorization for
Issuance of a Development Permit 96 043807 DP - Preschool and
Day-care Facility at 1501 Bramble Lane

The Committee authorized Planning staff to amend the permits to reflect the impending changes in land ownership. The modifications to the project from the initial proposal to this final stage were outlined by Mr. McLaren.

ITEM III - NEW BUSINESS cont'd/

Item #501-8 cont'd/

The Committee recommends:

- COUNCIL ACTION** "1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3015, 1996;
2. That Council approve signing and sealing of Development Permit 96 043807 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*DEFERRED
Res'n # 442*

Item #501-9 - Designated Area Status of Pit "G" Under "Soil Removal Regulation Bylaw No. 1914, 1988": Proposed Amending Bylaw No. 3031, 1996

The Committee discussed the site and its potential for mining use. Rosa Telegus indicated that there is an active permit from the Provincial Ministry of Mining for this purpose.

The Committee recommends:

- COUNCIL ACTION** " That Council give first, second and third readings to City of Coquitlam Soil Removal Regulation Amending Bylaw No. 3031, 1996."

*App'd
Res'n # 443*

Item #501-10 - Implementation of New Development Review Process - User Friendly Guides (Development Review Process)

The Chair commended the Planning Department staff for the production of the information guides to assist the public and customers. The efforts of Kim Davelaar, who prepared the guides, were acknowledged as well as the good quality of the City graphics that was generated by Jim Charlebois.

The Committee recommends:

- COUNCIL ACTION** " That Council receive the new guides on the development process for information."

*App'd
Res'n # 444*

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes April 16, 1996
- T-2 Subdivision Committee Meeting Minutes April 16, 1996

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

MINUTES CERTIFIED CORRECT

D. E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

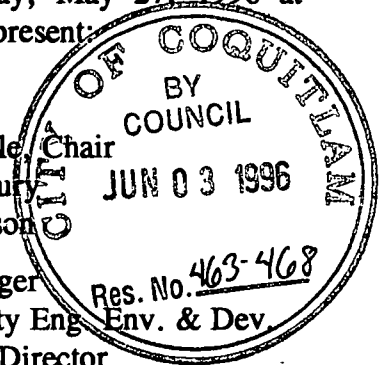
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 27, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

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



ITEM I - MINUTES OF MAY 13, 1996

Received with addition of note related to Item #501-2, that Council also referred the matter to the Social Planning Committee for their input.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

**Item #501-1 - Development Variance Permit Application (96 047120 DV)
in Conjunction with the Proposed Subdivision at
195 Schoolhouse Street**

The Committee questioned Rosa Telegus regarding technical aspects of the variance regarding roadway width related to truck and fire service access.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit (96 047120 DV) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res. 463-468*

llk

Land Use Committee Minutes
1996 May 27

ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - 5% Provision of Parkland Pursuant to Section 992 of the
Municipal Act for the Proposed Subdivision at
195 Schoolhouse Street (96 046851 SD)**

The Committee discussed the merits of City ownership of the land along Booth Creek related to the assumption of ongoing maintenance responsibilities.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council require the owner of the proposed subdivision under file 96 046851 SD to dedicate parkland to the City in an amount that equals 5% of the land being subdivided as outlined in Section 992 of the Municipal Act.
2. That Council accept the owner's offer of additional parkland dedication (approximately 925 m²) without compensation, adjacent to Booth Creek as shown on subdivision sketch 96 046851 SD."

App'd
Res'n #1's
465 04/66

**Item #501-3 - Extension to Rezoning Application Z-29-94 Proposed Two Storey
Commercial Building at 1106 Westwood Street (96 046694 RZ)**

The Committee recommends:

COUNCIL

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

App'd
Res'n #1's
467

**Item #501-4 - Extension to Rezoning Application Z-66-93 1000 Block Lougheed
Highway to CS-1 Service Commercial with an Official Community
Plan Amendment (96 046620 RZ)**

The Committee expressed concerns about the current unsightly condition of the property and would expect the owner to clean up the site during this six month extension period.

Land Use Committee Minutes
1996 May 27

ITEM III - NEW BUSINESS cont'd/

Item #501-4 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council grant a six month extension to rezoning application Z-66-93 to November 01, 1996."

*App'd
Ash #468*

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes May 7, 1996
- T-2 Subdivision Committee Meeting Minutes May 7, 1996
- T-3 Summary Brief - Planning for the Riverview Lands, Public Open House #1, (April 25, 1996)

- T-3 The Committee discussed the planning input received at the Riverview Public Open House, particularly the range of interests represented. At a future stage the Committee may invite the consultant to discuss the plan in more detail as it evolves.

ADJOURNMENT - The meeting adjourned at 7:55 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 10, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF: N. Cook, City Manager
R. Telegus, Asst. City Eng. Env. & Dev.
E. Tiessen, Acting Planning Director
K. McLaren, Development Control Tech.

ITEM I - MINUTES OF MAY 27, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application 96 045209 RZ by Polygon Construction Ltd. for Rezoning of Property at 1681 Sugarpine Court from RT-2 Townhouse Apartment Residential to RM-2 Three-Storey Medium Density Apartment for 130 Townhouse Units



Mr. Tiessen noted that it has now come to staff's attention that the project proposal exceeds maximum allowable floor space by some 863 m², or about 9,300 sq. ft.

Handwritten mark

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mr. John O'Donnell then spoke on behalf of the applicants, Polygon Development Corporation. He reviewed the evolution of the plans to date. He noted that 23 dwelling units per acre, as proposed, is relatively high for townhouses, and he then showed slide illustrations of some projects elsewhere at comparable densities. He noted that the design is evolving away from linear siting to a more clustered form. He showed charts comparing Coquitlam's RM-2 regulations to selected zones in other municipalities.

Committee members queried Polygon's marketing approach. Mr. O'Donnell clarified that the project is intended for a family market, and will not be a gated project for "empty nesters". Other aspects of the project were discussed, including play space for children, addressing Sugarpine Court in terms of unit entrances, the issue of site coverage, and distance between units.

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3035, 1996;

2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3036, 1996; and

3. That Council refer Bylaws No. 3035, 1996 and 3036, 1996 to Public Hearing, subject to the Planning Director advising the City Clerk, prior to the Clerk placing this item on the agenda of a Public Hearing, that Polygon Construction Ltd. has amended the development plans to:

- a) comply with the maximum density permitted by the RM-2 Zone regulations;
- b) substantially comply with the maximum site coverage permitted by the RM-2 Zone regulations; and
- c) improve the scheme in regard to major design items noted by Committee members, staff and the Advisory Design Committee."

App'd
Res'ds # 506, 507
508

Land Use Committee Minutes
1996 June 10

ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - Final Adoption of Bylaws and Issuance of Development Permit
DP-26-95 - Proposed Mixed Use Project at Glen Drive and
Pacific Street (Z-16-95)**

The Committee recommends:

COUNCIL

- App'd
Res'n #501, 509 &
510*
- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2981, 1995;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2982, 1995;
3. That Council approve signing and sealing of Development Permit DP-26-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-3 - Final Adoption of Bylaw No. 3014, 1996 and Authorization for
Issuance of a Development Permit 96 043721 DP - Proposed
Church Complex at 1294 Johnson Street**

The Committee recommends:

COUNCIL

- App'd
Res'n #511 & 512*
- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3014, 1996;
2. That Council approve signing and sealing of Development Permit 96 043721 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Minutes
1996 June 10

ITEM III - NEW BUSINESS cont'd/

Item #501-4 - Zoning and Agricultural Land Reserve Act Regulations Related to the Pitt River Boat Club's Expansion and Land Filling Activities (C-1 Minnekhada)

The Committee received the Planning Director's report of June 4, 1996, and instructed that copies be forwarded to both the Pitt River Boat Club, and the Northeast Coquitlam Ratepayers.

Mr. Hall of the Boat Club then requested to address the Committee. He noted that the Club has the feeling it is being singled out, and despite having attempted to meet all requirements of regulatory agencies, and feels frustrated that additional steps are now being identified.

The Chairman noted that the interest in this issue was raised by another community group, the Northwest Coquitlam Ratepayers Association, and that in reporting on this matter, staff have the duty to report all relevant regulations and legislation.

The Committee encouraged Mr. Hall to continue to work with staff to resolve any difficulties.

Item #501-5 - Simon Fraser University Official Community Plan - City of Burnaby and Official Community Plan - City of Surrey (CP - Neigh. Mun.)

Mr. Tiessen noted that since the Planning Department's report was completed, he had discussed the matter further with Mr. Murphy of the Engineering Department, and that both agreed there could be some potential for south and east bound trips from the proposed residential development on Burnaby Mountain to impact the heavily congested North Road Corridor.

The Committee recommends:

COUNCIL

ACTION " 1. That Council notify the City Clerk of the City of Surrey that the City of Coquitlam has no objections to the policies contained within Surrey's proposed Official Community Plan;

App'd
Cash 513

Land Use Committee Minutes
1996 June 10

ITEM III - NEW BUSINESS cont'd/

Item #501-5 cont'd/

2. That Council notify the City Clerk of the City of Burnaby:

- a) that the City of Coquitlam is concerned with the potential traffic impact of residential development proposed under the Simon Fraser Official Community Plan on the North Road Corridor, which is already experiencing unacceptable levels of congestion, and
- b) that if the OCP proceeds, Council requests that City of Coquitlam staff be kept apprised of the planning process for development under this OCP."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes May 21, 1996
T-2 Subdivision Committee Meeting Minutes May 22, 1996

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

MINUTES CERTIFIED CORRECT



ERIC TIESSEN
ACTING PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 24, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
Councillor B. Robinson

STAFF: D.M. Buchanan, Acting City Manager
D. Day, Planning Director
R. Telegus, Asst. City Eng. Env. & Dev.
E. Tiessen, Deputy Planning Director
K. McLaren, Development Control Tech.

ITEM I - MINUTES OF JUNE 10, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Regulation of Secondary Suites

The Committee discussed the report on secondary suites and identified this issue as one that will not go away and has very real consequences for many people with diverse interests. The Committee stressed the need for the process to be as unbiased and even-handed as possible with a thorough review of all advantages and disadvantages of any option. To this end, the Land Use Committee feels the advisory committee should be broadly representative of the community, comprised of both new and longer-term residents as well as younger and older people. With respect to the study's timing, the Planning Department indicated that the study and public consultation process would likely commence this fall and conclude next spring.



ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Preliminary Report on Application (96 045795 RZ) by Carrera Properties/Village Seniors Equity Co-operative for Rezoning and Official Community Plan Amendment for Property at 1136 Brunette Avenue for a Seniors Equity Housing Co-operative Containing 32 Units

Mr. C. Lochhead, a principal of Carrera Developments and resident of North Vancouver, outlined the range of unit types from studios to two bedroom units expected in the project. Mr. McLaren described the proposed project and the recommended policy approach. This approach involves redesignation of the property to medium density apartment use in the Maillardville OCP and associated rezoning with some limitations to density and building form. It is anticipated that a higher site coverage allowance will be necessary to keep the project largely at the three storey height level, consistent with development in the vicinity. The question of parking adequacy was raised, given the situation beside Place des Arts and Brunette Avenue. The question of how the project would be guaranteed to remain as a seniors housing limited equity co-operative was raised. Grayden Hayward, a representative of the project, indicated the terms of the incorporation of a non-profit society were formally established in mid-June, 1996 and set out its status as a limited equity co-operative

Councillor Melville also raised the potential for the units to be adaptable so that people could "age in place" over time. Mr. Lochhead indicated that they will be exploring some finishing items that will be attractive in marketing to the seniors age group. Information from Richmond on these topics of Universal Housing Design and Adaptable Housing will be shared with the Planning Department and the applicant.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3039, 1996;
2. That Council give first reading to Maillardville Official Community Plan Amendment Bylaw No. 3040, 1996;
3. That Bylaw Nos. 3039, 1996 and 3040, 1996 and application 96 045795 RZ be referred to Public Hearing."

*App'd
Res'n # 553, 554 e
555*

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Development Permit Application (96 047431 DP) Proposed
Subdivision at 3030 Gordon Avenue**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit 96 047431 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam. "

App'd
Res'n #556

**Item #501-4 - Authorization for Issuance of a Development Permit
(96 045071 DP) - 55 Unit Urban Townhouse Development
at 1413 Brunette Avenue**

Mr. McLaren acknowledged that the project architect was in attendance at the meeting prior to describing the housing project's conformity with the Maillardville design guidelines on this site comprised of the entire west end of the block from Brunette Avenue to Cartier Avenue east of Casey Street.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit 96 045071 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam. "

App'd
Res'n #557

**Item #501-5 - Authorization for Issuance of a Development Permit
(96 045534 DP) - Addition to Church Complex at
2813 Glen Drive**

Mr. McLaren indicated that there is a day-care facility already in existence as part of the church complex. The Planning Department will confirm the number of participants prior to Council's consideration of the proposal.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit 96 045534 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam. "

App'd
Res'n #558

ITEM III - NEW BUSINESS cont'd/

Item #501-6 - Extension of Rezoning Application Z-37-94 (96 047539 RZ)
Proposed Two-Family Residential Building at 875 Greene Street

The planning history of 875 Greene Street was retraced and the need for an extension due to market conditions discussed. The opinions of the Committee members were split on the matter.

The Committee recommends:

COUNCIL

ACTION " That Council as a whole give consideration to the issue of whether Council grant a six-month extension to rezoning application Z-37-94 to December 05, 1996 and the applicants be advised that this will be the final six-month extension."

App'd
Res'n # 559

Item #501-7 - Northeast Coquitlam Official Community Plan Process
Public Information Meeting (CP-Northeast Coquitlam)

In preparation for chairing this meeting, Councillor Melville will discuss the agenda in more detail with the Planning staff prior to the meeting. Councillor Robinson also plans to attend the session.

The Committee received the report for information.

Item #501-8 - Day-Care Size Issues

With reference to Council's referral of this matter to the Land Use Committee, the Planning Department indicated that the staff were currently working with Leisure and Parks staff to prepare a report on the recommendations of the recent "Child Care Plan for District 43". It is anticipated that this report will be brought forward to the Social Planning and Leisure and Parks Services Committees in August 1996 and it was suggested that it could also be considered by the Land Use Committee at that time. The Planning Department will be considering work program implications related to Zoning Bylaw or policy amendments. It is anticipated that the P-4 Zone may be proposed for further review in the upcoming year to ensure that it is still achieving its objectives as a neighbourhood-based use.

The Committee cautioned the Planning Department to assess very carefully any financial or jurisdictional implications, particularly the question of "downloading" of responsibilities from senior governments. The Committee received the verbal report for information in advance of receiving a more formal report later this summer.

Land Use Committee Minutes
1996 June 24

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes June 4, 1996
- T-2 Subdivision Committee Meeting Minutes June 4, 1996

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

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 24, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
Councillor B. Robinson

STAFF: D.M. Buchanan, Acting City Manager
D. Day, Planning Director
R. Telegus, Asst. City Eng. Env. & Dev.
E. Tiessen, Deputy Planning Director
K. McLaren, Development Control Tech.

ITEM I - MINUTES OF JUNE 10, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

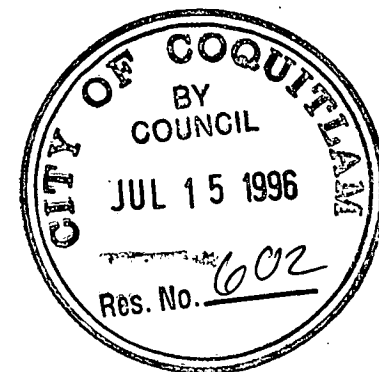
ITEM III - NEW BUSINESS**Item #501-1 - Regulation of Secondary Suites**

The Committee discussed the report on secondary suites and identified this issue as one that will not go away and has very real consequences for many people with diverse interests. The Committee stressed the need for the process to be as unbiased and even-handed as possible with a thorough review of all advantages and disadvantages of any option. To this end, the Land Use Committee feels the advisory committee should be broadly representative of the community, comprised of both new and longer-term residents as well as younger and older people. With respect to the study's timing, the Planning Department indicated that the study and public consultation process would likely commence this fall and conclude next spring.

The Committee recommends:

COUNCIL

ACTION " 1. That Council support a public consultation program related to secondary suites, including consultation with the community in respect to policy options, and variations of such options;



ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

2. That Council authorize staff to put forward names for Council appointment to a committee comprised of representatives of interested citizens, community/neighbourhood groups and the real estate industry as well as a member of Council to work with the Planning Department, together with the Department's selected consultant, to address the secondary suite study issues and process;
3. That Council authorize the Planning Department to hire a consultant to carry out such a public consultation process, which would include a community survey, workshops and other public consultation actions. The consultant would report the results and assist the Planning Department in analysis leading to the formulation of recommendations to Council."

Item #501-2 - Preliminary Report on Application (96 045795 RZ) by Carrera Properties/Village Seniors Equity Co-operative for Rezoning and Official Community Plan Amendment for Property at 1136 Brunette Avenue for a Seniors Equity Housing Co-operative Containing 32 Units

Mr. C. Lochhead, a principal of Carrera Developments and resident of North Vancouver, outlined the range of unit types from studios to two bedroom units expected in the project. Mr. McLaren described the proposed project and the recommended policy approach. This approach involves redesignation of the property to medium density apartment use in the Maillardville OCP and associated rezoning with some limitations to density and building form. It is anticipated that a higher site coverage allowance will be necessary to keep the project largely at the three storey height level, consistent with development in the vicinity. The question of parking adequacy was raised, given the situation beside Place des Arts and Brunette Avenue. The question of how the project would be guaranteed to remain as a seniors housing limited equity co-operative was raised. Grayden Hayward, a representative of the project, indicated the terms of the incorporation of a non-profit society were formally established in mid-June, 1996 and set out its status as a limited equity co-operative

Councillor Melville also raised the potential for the units to be adaptable so that people could "age in place" over time. Mr. Lochhead indicated that they will be exploring some finishing items that will be attractive in marketing to the seniors age group. Information from Richmond on these topics of Universal Housing Design and Adaptable Housing will be shared with the Planning Department and the applicant.

Land Use Committee Minutes
1996 June 24

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3039, 1996;
2. That Council give first reading to Maillardville Official Community Plan Amendment Bylaw No. 3040, 1996;
3. That Bylaw Nos. 3039, 1996 and 3040, 1996 and application 96 045795 RZ be referred to Public Hearing."

**Item #501-3 - Development Permit Application (96 047431 DP) Proposed
Subdivision at 3030 Gordon Avenue**

The Committee recommends:

COUNCIL

- ACTION** " That Council approve signing and sealing of Development Permit 96 047431 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-4 - Authorization for Issuance of a Development Permit
(96 045071 DP) - 55 Unit Urban Townhouse Development
at 1413 Brunette Avenue**

Mr. McLaren acknowledged that the project architect was in attendance at the meeting prior to describing the housing project's conformity with the Maillardville design guidelines on this site comprised of the entire west end of the block from Brunette Avenue to Cartier Avenue east of Casey Street.

The Committee recommends:

COUNCIL

- ACTION** " That Council approve signing and sealing of Development Permit 96 045071 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-5 - Authorization for Issuance of a Development Permit
(96 045534 DP) - Addition to Church Complex at
2813 Glen Drive**

Mr. McLaren indicated that there is a day-care facility already in existence as part of the church complex. The Planning Department will confirm the number of participants prior to Council's consideration of the proposal.

Land Use Committee Minutes
1996 June 24

ITEM III - NEW BUSINESS cont'd/

Item #501-5 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit 96 045534 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-6 - Extension of Rezoning Application Z-37-94 (96 047539 RZ)
Proposed Two-Family Residential Building at 875 Greene Street

The planning history of 875 Greene Street was retraced and the need for an extension due to market conditions discussed. The opinions of the Committee members were split on the matter.

The Committee recommends:

COUNCIL

ACTION " That Council as a whole give consideration to the issue of whether Council grant a six-month extension to rezoning application Z-37-94 to December 05, 1996 and the applicants be advised that this will be the final six-month extension."

Item #501-7 - Northeast Coquitlam Official Community Plan Process
Public Information Meeting (CP-Northeast Coquitlam)

In preparation for chairing this meeting, Councillor Melville will discuss the agenda in more detail with the Planning staff prior to the meeting. Councillor Robinson also plans to attend the session.

The Committee received the report for information.

Item #501-8 - Day-Care Size Issues

With reference to Council's referral of this matter to the Land Use Committee, the Planning Department indicated that the staff were currently working with Leisure and Parks staff to prepare a report on the recommendations of the recent "Child Care Plan for District 43". It is anticipated that this report will be brought forward to the Social Planning and Leisure and Parks Services Committees in August 1996 and it was suggested that it could also be considered by the Land Use Committee at that time. The Planning Department will be considering work program implications related to Zoning Bylaw or policy amendments. It is anticipated that the P-4 Zone may be proposed for further review in the upcoming year to ensure that it is still achieving its objectives as a neighbourhood-based use.

Land Use Committee Minutes
1996 June 24

ITEM III - NEW BUSINESS cont'd/

Item #501-8 cont'd/

The Committee cautioned the Planning Department to assess very carefully any financial or jurisdictional implications, particularly the question of "downloading" of responsibilities from senior governments. The Committee received the verbal report for information in advance of receiving a more formal report later this summer.

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes June 4, 1996
- T-2 Subdivision Committee Meeting Minutes June 4, 1996

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



DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

CITY OF

COQUITLAM



Mayor L. Sekora

LAND USE COMMITTEE MINUTES

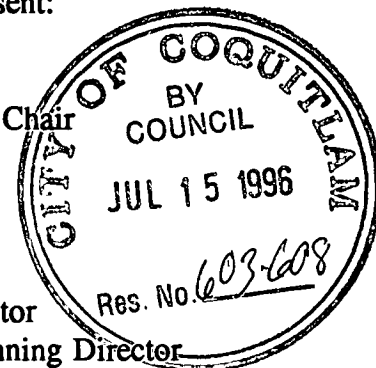
A meeting of the Land Use Committee was held on Monday, July 8, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor B. Melville, Chair
Councillor B. Robinson
Councillor J. Kingsbury

STAFF:

N. Cook, City Manager
D. Day, Planning Director
E. Tiessen, Deputy Planning Director
J. Charlebois, Planning Assistant
R. Telegus, Asst. City Eng. Env. & Dev.



ITEM I - MINUTES OF JUNE 24, 1996

The minutes related to Item #501-1 - Regulation of Secondary Suites were amended and need to be forwarded to Council.

The Committee recommends that the following course of action related to Item #501-1 - Regulation of Secondary Suites (June 24, 1996) be formally considered and approved:

COUNCIL

ACTION

- " 1. That Council support a public consultation program related to secondary suites, including consultation with the community in respect to policy options, and variations of such options;
- 2. That Council authorize staff to put forward names for Council appointment to a committee comprised of representatives of interested citizens, community/neighbourhood groups and the real estate industry as well as a member of Council to work with the Planning Department, together with the Department's selected consultant, to address the secondary suite study issues and process;

ITEM I - MINUTES OF JUNE 24, 1996 cont'd/

3. That Council authorize the Planning Department to hire a consultant to carry out such a public consultation process, which would include a community survey, workshops and other public consultation actions. The consultant would report the results and assist the Planning Department in analysis leading to the formulation of recommendations to Council."

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application (96 043773 RZ) by Hamilton & Associates for Rezoning of Property at 1401 Lucille Starr Drive from M-1 to CS-1 for a Bowling Alley/Recreation Centre

Art Phillips of Hamilton and Associates representing Larco as owners appeared as a delegation to present the proposed rezoning to the Committee. He indicated that the owners were requesting the change from industrial to commercial uses since they had held the property for nine years but have been unable to lease the property for industrial purposes. He outlined the results of the recent public consultation meeting which were generally positive since the project would provide another recreational opportunity in the Maillardville neighbourhood, especially one suitable for younger families.

Mr. Phillips requested that Council amend its industrial policies in this area as it has in some previous instances. He reviewed the rationale for such a change as:

- problems with market acceptance of industrial use;
- creation of 40 or 50 jobs in the commercial service sector as opposed to his estimate of 6 to 10 industrial jobs;
- willingness to limit range of commercial recreational uses by covenant to address concerns related to traffic and parking;
- provision of a segment of the Como Creek pathway and some creek enhancement;
- provision of recreational opportunities for residents of Maillardville;
- limited impact on adjoining residential and industrial uses; according to the traffic impact prepared by Hamilton and Associates. The project as proposed would have minimal impact in terms of the overall traffic in the area.

Land Use Committee Minutes
1996 July 8

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mr. Phillips asked that the Committee forward this proposal to Council for further consideration.

Councillor Brian Robinson reviewed the merits of maintaining a commitment to an industrial land supply as a broader policy issue; however, he would support further discussion of this question by Council as a whole. Councillor Jon Kingsbury was concerned by the trend towards erosion of light industrial opportunities along Schoolhouse Street but also acknowledged that the area is changing.

Councillor Bill Melville reviewed the recent planning history in this area, including the rejection of proposals that also involved the loss of industrial land supply (e.g. church, banquet hall). Councillor Melville questioned the range of commercial uses allowed within the CS-1 zoning. It was clarified that uses such as a cocktail lounge would be possible and that some variances to the zoning requirements would likely be necessary if the project proceeded as currently conceived by the proponents, including the need to reduce the parking requirements below Bylaw standards.

In response to the Chairman's question regarding the availability of other commercial service locations, Mr. Tiessen outlined the range of other commercial locational opportunities already identified or likely to be soon identified in the OCP's. Councillor Robinson raised the possibility that any decrease in industrial land supply by a proposal such as this must be replenished by the creation of an equably viable industrial location. Mr. Tiessen responded that the opportunities to do this are very limited.

In response to a question as to what portion of the project's market the local neighbourhood represents, Mr. Phillips estimated that 15 to 20 percent of the clientele will be "walk-in" trade from the neighbourhood.

The Committee recommends:

COUNCIL

ACTION " That Council as a whole give consideration to the issue of whether to decline the proposed rezoning of the property at 1401 Lucille Starr Drive or to direct the staff to prepare the necessary reports and bylaws for Council to consider this proposal in greater detail."

*Res'n No's
005, 006, 007*

ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - Authorization for Issuance of a Development Permit DP-10-95 -
Addition to Paul's Autobody at 1135 Austin Avenue**

The Committee discussed the need for the project to improve not only its front yard and facade along Austin Avenue but also its rear yard along Ridgeway Avenue, particularly since there are apartment buildings directly across the road. Prior to Council's consideration, the staff will advise the applicant of the need to revise the proposal to include a good quality gate and wooden screening fence along Ridgeway Avenue, similar to that currently on the west boundary of the property with the McDonald's restaurant.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit DP-10-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

App'd
Rsl'n # 607

Item #501-3 - Maximum Size of Two-Family Residential Units (Duplex Study)

Jim Charlebois of the Planning Department presented the study approach and major findings of the review of duplex regulations. He reviewed the options that have been explored as well as the Planning Department's recommendations to address this issue.

Questioning ensued regarding consultation with builders and citizens and the practical enforceability of these proposed provisions as unit sizes increase. The Planning Department has consulted with the Permits and Licences Department to work towards practical solutions to prevent illegal conversion but allow more flexibility for duplex construction.

The Committee recommends:

COUNCIL

ACTION " 1. That Council expand the mandate of the Permits and Licences Department to include the review of building permit application plans for illegal suite construction potential in two-family residential buildings including the requirement for a restrictive covenant where necessary;

App'd
Rsl'n # 608

Land Use Committee Minutes
1996 July 8

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

2. That Council authorize staff to prepare Zoning Bylaw amendments to:
 - authorize the Permits and Licences Department to refer all building permit applications for two-family residential buildings to the Planning Director for review when the lot is within an Official Community Plan area where Council has previously approved residential Design Guidelines;
 - require a development permit application to be submitted with an application for rezoning to the RT-1, Two-Family Residential zone;
 - increase the maximum floor space for a two-family residential use to a gross floor area of 0.4 times the lot area including all accessory residential and accessory off-street parking, with corresponding definition changes in the Zoning Bylaw; and
 - limit crawl spaces to a maximum of 1.2 metres in height."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes June 18, 1996
- T-2 Subdivision Committee Meeting Minutes June 18, 1996
- T-3 Riverview Land Use Plan Advisory Committee Meeting #5 March 26, 1996 Minutes

Land Use Committee Minutes
1996 July 8

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

MINUTES CERTIFIED CORRECT



FOR DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF _____

COQUITLAM



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

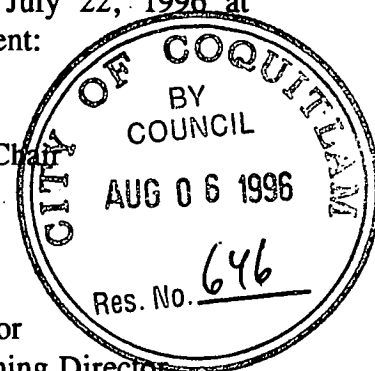
A meeting of the Land Use Committee was held on Monday, July 22, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor B. Melville, Chair
Councillor J. Kingsbury
Councillor B. Robinson

STAFF:

N. Cook, City Manager
D. Day, Planning Director
E. Tiessen, Deputy Planning Director
N. Nyberg, City Engineer
R. Telegus, Asst. City Eng. Env. & Dev.



ITEM I - MINUTES OF JULY 8, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Amendment to Official Community Plan and Possible Zoning Approval for Development of Site Presently Owned by Allard, Wesbild and Group of Eight - re Pinetree Way Connector -

Mr. J. Hanley, representing his business at 5608 First Avenue, Marketplace, appeared as a delegation before the Committee to request that the City undertake a study to resolve the planning, transportation and servicing issues on the lands held by his group, the Allards and Wesbild, located north of Pinetree Way in the Town Centre. He outlined the history of development proposals on the lands and the difficulties encountered. Since he is associated with a group interested in developing the area, he feels that Council could help overcome the impasse by setting firm policies and resolving transportation and servicing questions. Mr. J. Allard, the property owner to the east, also appeared to represent his interests.

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Questioning ensued regarding the purpose of City involvement, the impact of any land use change on the gravel operation, the respective obligations to construct Pinetree Way, and the proposed density and type of development. In response to the questioning of the potential need and timing of a planning study, the Planning Director outlined the results of a recent discussion with the other major owner, Wesbild, when it was resolved that a comprehensive planning study of these lands would be advisable and that a timing consistent with the regular review scheduled for the Northwest OCP, likely later in 1997 or 1998, would be most practical given Departmental resources.

The Committee directed the staff to prepare a letter to Mr. Hanley conveying information on the potential study of this area and its timing.

**Item #501-2 - Development Variance Permit 96 047750 DV Relating to
Addition at 2910 Kalamalka Drive**

Mr. Roper, representing the current owner, Mr. Cheung, answered questions regarding the additions, past construction without a building permit and the concerns raised by neighbours at the Board of Variance related to safety and jurisdiction. He also circulated copies of the attached illustrations. Prior to Council's consideration of this matter, Mr. Roper is to investigate and supply the name or names of the contractors or builders who constructed the addition without a permit. The Planning Department will research the history of the ownership of the property to try to ascertain if this addition, which is estimated to have been built four years ago, was commissioned by the owner or not.

The Committee recommends:

COUNCIL

ACTION " That Council as a whole give consideration to the recommendation that Council approve signing and sealing of Development Vancouver Permit 96 047750 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam subject to the applicants first ensuring to the satisfaction of the Building Inspector that the addition has been constructed in compliance with the standards of the B.C. Building Code."

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Proposed Modifications to Plans Subsequent to Public Hearing
for Property at 2644 Austin Avenue (Z-28-95)**

Mr. Ron Hoffart, the project architect, summarized the revisions requested by the company that has optioned the property. The project as originally proposed has been the subject of a Public Hearing and both the rezoning and OCP amendment have received third reading. He stated the purpose of the proposed revisions as adding value to the project without substantial alterations.

The attached letter, dated July 18, 1996, outlined the proposed changes discussed recently with the Planning Department, including:

- the addition of 9 units to the eastern side of the eastern building adjacent to the Hydro right-of-way through a different mix of unit sizes, particularly bachelor suites;
- the addition of 16 more units in the eastern building through decreasing the commercial floor height and inserting another residential floor, still within the original building envelope.

Subsequent to those discussions with staff, the architect has proposed further changes including:

- the addition of a further 11 units by redesigning the western building to become a triangle with a central atrium;
- the further addition of another 11 units by incorporating an upper floor with a flat-roofed design;
- and another 3 units through various design adjustments.

These proposed revisions would yield an overall project of 146 units, using roughly 70 percent of the C-5 maximum potential as compared to the 96 units at 60 percent of the C-5 maximum illustrated at the Public Hearing.

He also addressed other requested revisions related to access and parking along Austin Avenue and on-site driveway arrangements. He acknowledged that local citizens had raised safety concerns regarding additional traffic at the intersection of Bromley Street and Austin Avenue and suggested that this revised development could provide signals to address this concern.

Land Use Committee Minutes
1996 July 22

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

Mr. Hoffart requested that the Committee consider approving these revisions without referral to another Public Hearing. However, the Planning Director indicated that based on her review of the situation with the City Solicitor, Council should again convene a Public Hearing to allow the public to be notified of the proposed changes and provide their input, prior to Council's considering the rezoning and OCP amendment further. The Committee shared those concerns. It was felt that the proposed magnitude and character of the change as outlined from 96 to 146 units should be heard again at a Public Hearing as a result of another application.

The Committee recommends:

COUNCIL

ACTION " That Council advise the applicant that significant changes to the proposed mixed use project should be pursued through a new application and review process, to be heard at a new Public Hearing."

**Item #501-4 - Final Adoption of Bylaw and Issuance of Development Permit
96 044588 DP - Proposed 88-Unit Project at 1541 Booth Avenue**

The Committee has previously reviewed this multi-family residential project in Maillardville in some detail.

The Committee recommends:

COUNCIL

ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3021, 1996;
2. That Council approve signing and sealing of Development Permit 96 044580 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM IV - OTHER BUSINESS

Nil

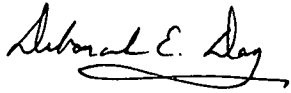
Land Use Committee Minutes
1996 July 22

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes July 2, 1996.
- T-2 Subdivision Committee Meeting Minutes July 2, 1996.

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

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 12, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
Councillor J. Kingsbury
Mayor L. Sekora (Partial)

STAFF: N. Cook, City Manager
D. Day, Planning Director
K. McLaren, Dev. Control Technician
T. Murphy, Mgr. Traffic & Transp.
K. Wright, Director, Permits & Licences (Partial)

ITEM I - MINUTES OF JULY 22, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

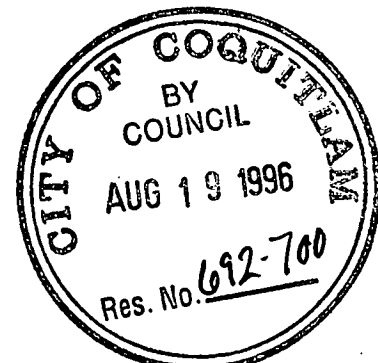
ITEM III - NEW BUSINESS

Item #501-1 - Meadowbrook Land Use Contract (3024 Maplebrook Place)

Mr. B. Nuber, 3024 Maplebrook Place, appeared as a delegation to ask Land Use Committee to change the land use regulations in Meadowbrook Village to allow the enclosure of carports to provide:

- greater security
- a neater appearance, and
- stronger market appeal of garages

He also wondered whether the initial thinking behind the original project design has been borne out as the project has matured and evolved. He feels the people's needs have changed over time. He read from a resident's letter about her need for enclosed



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Land Use Committee Minutes
1996 August 12

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

garage storage for her motorized scooter and other equipment to deal with her disability. He submitted the attached letter and petition signed by 110 people in the area in support of changes to allow enclosure.

Dave Whittet, 3005 Firbrook Place, reviewed the Land Use Contract carefully and believes that minor amendments should be made, so that enclosures can be built in accord with the BC Building Code, to avoid safety problems. Under Article 31 of the Land Use Contract, he believes there is the possibility for the site to be rezoned and this should be done to allow homeowners to make improvements.

Valerie Asselstine, 866 Firbrook Place, expressed her concern that removal of her enclosed garage will devalue her property.

Eddie Abrahamsen, 3010 Firbrook, rents out the property and has had problems with tenants using tarps to protect their belongings in the carports. He feels enclosed carports are an acceptable solution, if built in compliance with the BC Building Code.

Mrs. A. Kaczmarczyk, 966 Birchbrook Place, chose to live in Meadowbrook Village due to the good value of the house price and the family neighbourhood character. However, people want to keep the property neatly and store belongings safely in order to supplement the limited amount of storage possible in these fairly small houses. She supports properly constructed, enclosed garages, as a positive solution.

Mrs. Dolan of Ashbrook Place indicated that she has lived in her house since 1975 and believes the enclosed garages are important to the homeowners.

Jonathan McMillan, 880 Pinebrook, is concerned about losing the secured parking and storage space related to his house.

The Chairman of Land Use Committee gave an overview of the issue related to the planning policy history of the Meadowbrook Village and the City's responsibilities. He indicated that there are a variety of issues facing the City, including:

- appearance
- building safety
- costs and liabilities if problems arise

Land Use Committee Minutes
1996 August 12

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Councillor Kingsbury concurred in the concerns regarding any liability arising from differing expectations, legal implications and the need for community consensus around the proper solution. He also concurs in staff convening public meetings to discuss these issues and possible solutions with the community.

The Chairman then discussed the recommendations outlined in the report by Ken Wright, who reviewed the rationale underlying each of the recommendations related to non-enforcement of the Land Use Contract and placement of covenants on the property titles advising of the potential non-conformity with the Building Code for the properties that have existing enclosed carports. For properties that presently do not have enclosed carports, the owner could apply for an amendment to the Land Use Contract which will be considered by Council as well as applying for a building permit from the City.

The Committee recommends:

COUNCIL

- ACTION**
1. That Council elect to not enforce the terms of the Land Use Contract with respect to properties in the Meadowbrook Subdivision which currently have enclosed carports;
 2. That the procedure be initiated to place Section 750.1 covenants on these properties to the effect that the property in some respects does not conform to the City of Coquitlam Building Bylaw;
 3. That future enclosures of carports require an amendment to the Land Use Contract and building permits."

**Item #501-2 - Development Variance Permit 96 048328 DV - Parking
Reduction for Proposed Coffee Bar - 1001 Brunette Avenue**

George Foster, representing EMF Holdings, the building owners, proposes to use a retail unit for a gourmet coffee bar in the new C-5 mixed use project on Brunette Avenue in Maillardville. He is requesting that the parking standards be varied and reduced from 8 to 4 stalls, based on the proponents' survey of the neighbourhood residents who were very supportive of the need for this use and felt they would walk to this as a community gathering place. Local businesses were similarly supportive of the use. He outlined the parking available on and off the site.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Councillor Kingsbury saw this coffee bar use as consistent with the vision that arose from the Maillardville community planning process and that consideration should be given to this parking variance. Councillor Melville raised questions about the Engineering Department's concern regarding future commercial parking needs; the extent of the community survey; the extent of the food service available; signage for visitor parking, on-site and potentially off-site along LeBleu Street.

Dennis Bruneau, 226 LeBleu Street, indicated that he was not aware of the community survey. A resident at 123 Laval, supports a coffee shop and feels that people would walk to such a gathering place, which is needed in Maillardville.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit 96 048328 DV and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-3 - Final Adoption of Zoning Amendment Bylaw No. 2971, 1995 and Authorization for Issuance of a Development Permit DP-34-95 for Proposed 7-Unit Townhouse Project at 1135 Cartier Avenue

Ken McLaren briefly described the proposed arrangement of the triplex along Cartier Avenue and the fourplex on Hachey Avenue as consistent with the neighbouring properties.

The Committee recommends:

COUNCIL

ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2971, 1995;
2. That Council approve signing and sealing of Development Permit DP-34-95 and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 694*

*App'd
Res'n # 695-699*

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Authorization for Issuance of an Amendment to Development
Permit DP-71-93 (96 047485 AM) Proposed 116 Unit Apartment
Complex at 528 Rochester Avenue**

Councillor Kingsbury expressed concerns about the increase in the number of apartment units, in an area where people had concerns about traffic when the rezoning originally went to Public Hearing. Mayor Sekora advised that there is redevelopment interest in the nearby Cariboo site. He also expressed concern about the increase in units on this site and raised some questions.

Ken McLaren briefly described the changes to the project in terms of elevations, the building footprint and the unit composition. The architect answered questions, indicating that the six smallest bachelor units will be 400 sq. ft. with others up to 500 sq. ft. in size. The majority of units will be one bedroom units at 600 to 700 sq. ft. The project overall would have a slightly lower total gross floor area than originally approved although there would be more units. These changes respond to the market demand for smaller residential units, based on a year of sales experience and market research. The proponents invited 200 households to a neighbourhood meeting about the changes to the project and no one came. He also pointed out that the City's traffic study affirmed that there is transportation capacity for the maximum potential of 127 units, which is greater than the 116 units proposed.

Councillor Kingsbury was concerned that the community saw the original proposal for 90 units and that this increase in number of units should again be considered at a City-initiated public meeting. Councillor Bill Melville retraced the history of planning and decision-making on the site, including his previous opposition to the original rezoning. However it was recognized that the site is currently zoned as RM-6 High Density Apartment Residential, which would allow this type and intensity of development.

The Committee recommends:

COUNCIL

ACTION " That Council decline the application for an amendment to Development Permit DP-71-93."

see Res'n
#697

Land Use Committee Minutes
1996 August 12

ITEM III - NEW BUSINESS cont'd/

Item #501-5 - Development Variance Permit 96 047788 DV - Signage for Commercial Buildings at 641 Lougheed Highway

The Committee questioned the magnitude of the variance requested and ascertained that it was an increase of approximately 38 per cent, from 16 m² to 22.14 m². They also inquired about the type of signs presently on-site without permits. The Committee is generally supportive of the proposal once the illegal signs are removed.

The Committee recommends:

COUNCIL

ACTION " That Council defer consideration of Development Variance Permit 96 047788 DV until advised by the Director of Permits & Licences that the applicant has removed the five additional illegal freestanding signs from the site."

see Res'n #699

Item #501-6 - Authorization for Cancellation of Development Permit DP-29-92 Pinetree Village Shopping Centre at 2991 Lougheed Highway

Ken McLaren responded to questions about the change in the shopping centre's intentions to pursue a comprehensive "facelift."

The Committee recommends:

COUNCIL

ACTION " 1. That Council cancel Development Permit DP-29-92 and all amendments thereto;
2. That Council authorize return of the security in the amount of \$5,000 associated with Development Permit DP-29-92."

App'd Res'n #700

ITEM IV - OTHER BUSINESS

Nil

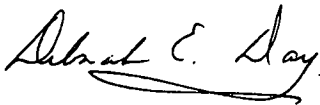
Land Use Committee Minutes
1996 August 12

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes July 16, 1996.
- T-2 Subdivision Committee Meeting Minutes July 16, 1996.

ADJOURNMENT - The meeting adjourned at 8:40 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



LAND USE COMMITTEE MINUTES

501

Mayor L. Sekora

A meeting of the Land Use Committee was held on Monday, August 26, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF: Don Buchanan, Acting City Manager
Deb Day, Planning Director
Chad Braley, Subdivision & Development Tech.

ITEM I - MINUTES OF AUGUST 12, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

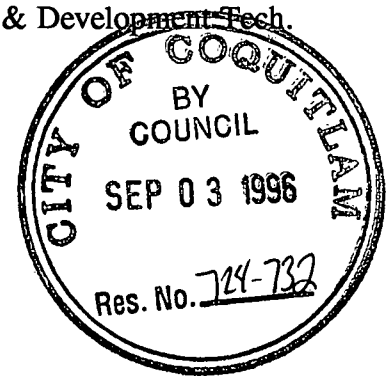
ITEM III - NEW BUSINESS

Item #501-1 - Development Variance Permit 96 048684 DV - Reduction to Minimum Size Requirement of Business Use at 15 King Edward Street

Deb Day briefly described the planning issues related to the requested reduction in the minimum retail unit size in the M-8 zone for "big box" retail.

Maurie Feldberg of Opus Building Corporation described the overall retail strategy on the site, particularly related to Sterling Shoes. They want this variance on the site because of:

- financial considerations of avoiding higher potential rent and development costs associated with a larger building;
- the additional footprint disrupting their intended loading zone and parking and traffic layout and would bring the project closer to the protected GVRD right-of-way;
- the intention not to set a precedent since this is a unique site and no further variances will be requested by Opus.



DAB

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Questioning ensued regarding the precise nature of the project and the intended uses. When questioned about the potential for a mezzanine being introduced to meet the size requirement, the developer indicated that this could be done but the retailer does not want to pay for this. Also the project height would have to be increased to accommodate a mezzanine. Councillor Kingsbury felt that there are arguments for this being a unique case and not setting a precedent for other sites due to the particular constraints of the right-of-way. The Committee concurred. The developer asserted that there will be very high quality landscaping throughout the area, especially in the area along the right-of-way.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 96 048684 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Approved
Roshin # 725*

Item #501-2 - Preliminary Report on Application (96 048804 RZ) by Hodgson Orthotics Ltd. for Amendment to M-6 at 250 Schoolhouse Street To Allow Office of Physiotherapist as a Commercial Activity

Deb Day briefly described the three options that the Committee could consider related to the proposal to amend the text of the Zoning Bylaw to allow a physiotherapist use in the M-6 zone.

Mary Robinson of Hodgson Orthotics and Prosthetics described the manufacturing and retailing components of the business at 250 Schoolhouse Street, which also has satellite offices outside Coquitlam. Because of health service system changes, they wanted to provide more complete rehabilitative services to their customers using the appropriate specialist skills of a physiotherapist.

Questioning ensued regarding the proportion of clientele visiting the physiotherapist who would not be clients of the Hodgson Orthotics and Prosthetics business. Alisa Lawrence, the physiotherapist, estimated that about 60 percent of her business is related to the Hodgson business. She also mentioned the letters of professional support she has received from medical doctors and physiotherapists and mentioned other sites where exceptions were made to allow physiotherapists.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Councillor Kingsbury raised the question whether this area west of Schoolhouse Street should be re-examined for its future as an industrial area and he indicated his support for Option B to tie together the orthotics/prosthetic manufacturing and physiotherapy use to address this particular situation. There was some discussion about concerns that might be raised by other physiotherapists. The larger planning issues related to industrial uses in this area were discussed further.

The Committee recommends:

COUNCIL ACTION " That Council give first reading and forward to Public Hearing the attached Zoning Bylaw amendment to allow the addition of a physiotherapist in association with the manufacture of prosthetic devices in the M-6 Retail Industrial zone.

*App'd
Res'n # 726-770*

Item #501-3 - Development Permit 96 047683 DP for Proposed Multi-Tenant Commercial Complex at 1139 Austin Avenue

The proposed commercial building was briefly described as well as its location relative to the building addition to Paul's Auto Body Ltd., immediately to the west, as well as the site treatment along Ridgeway Avenue.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Permit 96 047683 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 726*

Item #501-4 - Development Variance Permit (96 047728 DV) Proposed 60-Unit Apartment Building at 3280 Plateau Boulevard

The proposed variances to the building length, setbacks and height were briefly outlined.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of the Development Variance Permit 96 047728 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 729*

Item #501-5 - Zoning Amendment - Zoning Bylaw

The range of "housekeeping" amendments to the Zoning Bylaw was reviewed.

The Committee recommends:

COUNCIL " That Council give first reading and forward to Public Hearing the attached
ACTION Zoning Bylaw amendment."

Item #501-6 - Amendments to City of Surrey Official Community Plan
July 1996, Bylaw No. 12900

The Committee recommends:

COUNCIL " That Council advise the City of Surrey that the City of Coquitlam has no
ACTION objections to the City of Surrey Official Community Plan, July 1996, Bylaw
No. 12900, since the bylaw does not appear to affect Coquitlam directly."

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes August 06, 1996
- T-2 Subdivision Committee Meeting Minutes August 07, 1996

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

MINUTES CERTIFIED CORRECT

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

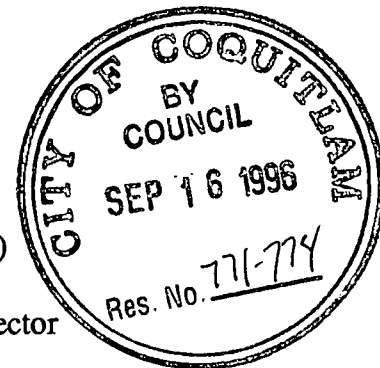
LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, September 09, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

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

STAFF:

Norm Cook, City Manager (partial)
Deb Day, Planning Director
Eric Tiessen, Deputy Planning Director
Rob Innes, Planner
Rosa Telegus, Asst. City Eng. Env. & Dev.



ITEM I - MINUTES OF AUGUST 26, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

**Item #501-1 - Amendments to: Coquitlam Town Centre Urban Design Guidelines
Pedestrian High Street Design Guidelines
Glen Drive Design Guidelines**

Eric Tiessen provided an overview of the "Town Centre Urban Design Guidelines" that are necessary to address changes that have responded to experience with development in the area, particularly the addition of guidelines related to medium density residential development. More minor changes to the guidelines for High Street and Glen Drive are also proposed to ensure consistency with current technical standards.

Questioning then ensued regarding the relationship between the urban guidelines and any future development at Coquitlam Centre as well as the impact of a future rapid transit station in this area with related pedestrian connections.

MS

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

- COUNCIL ACTION**
1. That Council approve the "Coquitlam Town Centre Concept Plan and Urban Design Guidelines", Hotson Bakker Architects, Revised June 1996, as the guidelines for the desired form and character of medium and high density development in the Town Centre (Attachment 1).
 2. That Council approve the "Amendments to the Pedestrian High Street Design Guidelines" (Attachment 2); and
 3. That Council approve the "Amendments to the Glen Drive Design Guidelines" (Attachment 3)."

*Res'n # 772, 773, 774
App'd*

Item #501-2 - Northeast Coquitlam Official Community Plan Process (NEOCP)

Rob Innes reported on the progress made with respect to the NEOCP planning process, particularly the background studies and the ongoing interdepartmental Steering Committee who have been guiding the study. The Community Planning Advisory Committee will be comprised of a diverse range of interests including local residents, property owners and interest groups, attempting to achieve a geographic balance. The Chairman wants to set out expectations of Committee members right from the outset.

The firm of Ekistics Town Planning Inc. was hired by the City early this summer to develop the land use concept options. Kent Munro of Ekistics initially focused on the underlying theme of sustainability and its relevance to the situation in Northeast Coquitlam, particularly when viewed as an incremental approach that can be realistically achieved rather than an arbitrary ideal. He outlined the study as having four key stages and related timing:

- Design Program encompassing Planning Principles of Sustainability and Design Parameters (July - August)
- Generation of Design Options (September - October)
- Evaluation of Design Options (November)
- Formulation of Recommended Land Use Plan (December)

He then focused on each stage of the study process, particularly the 51 indicators that will be evaluated in formulating the recommended land use plan. He concluded with the observation that the NEOCP review process provides a positive opportunity to work with diverse groups to plan and build a community that fosters urban sustainability and allows innovative thinking about the future.

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

The Committee discussed a variety of issues including:

- the need to integrate financial considerations into the concept of sustainability for the plan's implementation and to meet citizens' needs;
- inclusion of GVRD and Provincial staff in planning process at strategic times;
- reference to article on current issue of "Atlantic Monthly" regarding planning issues, including awareness of the difference between density and congestion; and
- the need for realistic solutions for our times.

The Committee received the Planning Director's report of September 03, 1996 for information.

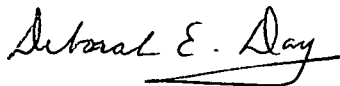
ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes August 20, 1996
- T-2 Design Committee Minutes August 27, 1996

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

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



501

LAND USE COMMITTEE MINUTES

Mayor L. Sekora

A meeting of the Land Use Committee was held on Monday, September 23, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chairman

STAFF:
Norm Cook, City Manager
Eric Tiessen, Deputy Planning Director
Ken McLaren, Development Control Technician
Rosa Telegus, Asst City Engineer, Env. & Dev.

ITEM I - MINUTES OF SEPTEMBER 09, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application 96 047072 RZ - 206 LeBleu Street

The Committee recommends:

- COUNCIL ACTION**
1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3057, 1996;
 2. That Bylaw No. 3057, 1996 and application 96 047072 RZ be referred to Public Hearing."

*App'd
Res'n # 821 & 822*

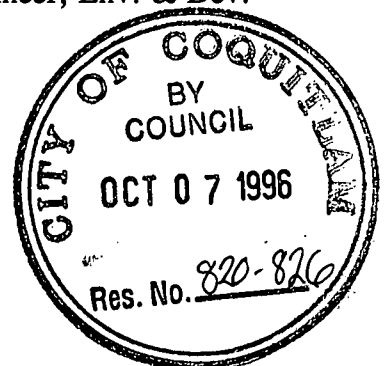
Item #501-2 - Application for Development Variance Permit 96 048868 DV - Proposed Freestanding Signage at 16 Fawcett Road

The Committee recommends:

- COUNCIL ACTION**
1. That Council approve signing and sealing of Development Variance Permit 96 048868 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Defeated
Res'n # 823*

AM



ITEM III - NEW BUSINESS cont'd/

Item #501-3 - Extension of Rezoning Application Z-78-93 - Proposed Addition to Intermediate Care Facility at 560 Sydney Avenue (96 043810 RZ)

The Committee notes that any further extensions beyond the present one should be subject to close Council scrutiny, considering the time elapsed since the original Public Hearing, and the potential impact of the proposal.

The Committee recommends:

*App'd
Z-78-93*
COUNCIL " That application Z-78-93 be granted a six month extension to a
ACTION termination date of March 04, 1997."

Item #501-4 - Extension to Rezoning Application Z-12-95 - 827 North Road to RT-1 Two Family Residential (96 049598 RZ)

The Committee recommends:

*App'd
Z-12-95*
COUNCIL " That application Z-12-95 be granted a six month extension to March 05, 1997."
ACTION

Item #501-5 - 5 Percent Provision of Parkland at 2668 Delahaye Drive 96 048510 SD

The Committee recommends:

*App'd
Z-96-026*
COUNCIL " That Council require the owner (the City) of the proposed subdivision under
ACTION file 96 048510 SD to pay an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act."

ITEM IV - OTHER BUSINESS

Nil.

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes September 03, 1996
- T-2 Subdivision Committee Meeting Minutes September 04, 1996

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

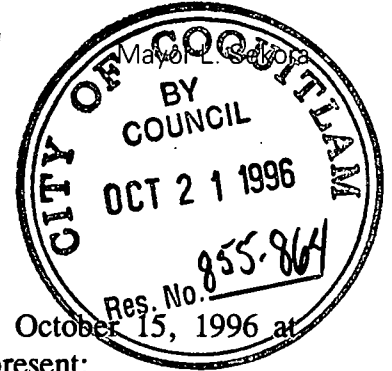
MINUTES CERTIFIED CORRECT


ERIC TIESSEN
DEPUTY PLANNING DIRECTOR

CHAIRMAN



501



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 15, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

- COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
 Councillor J. Kingsbury
 Councillor B. Robinson
- STAFF: N. Cook, City Manager
 D. Day, Planning Director
 K. Wright, Director, Permits & Licences
 K. McLaren, Dev. Control Technician
 R. Telegus, Eng. Env. & Sub.

ITEM I - MINUTES OF SEPTEMBER 23, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Illegal Suite Policy Concerns

Mr. Scott Armstrong, 3309 Hyde Park Place, expressed his concerns regarding illegal suites throughout the "single-family" areas of Coquitlam. Because of these unplanned dwelling units, the City and School District cannot predict the population levels accurately, so needed services such as schools and parks cannot keep up with demand. There are also problems with overspill parking. He feels that the illegal suites are also not paying their fair share for the needed services and that the City was overlooking a valid revenue source.

ITEM III - NEW BUSINESS cont'd/

Item #501-1 - cont'd/

Specifically, he is concerned that the City does not have clear enough policies regarding illegal suites; and that the policies and Zoning Bylaw requirements are not enforced.

He feels that the City should address this issue by identifying areas for secondary suites, zoning them properly and providing the necessary services. Given the situation today, he suggested canvassing the home owners street by street on the question and if anyone objected to secondary suites, then they would not be allowed.

The Committee discussed this complex issue with Mr. Armstrong with respect to problems with "legalizing" suites, the affordability consequences of their elimination, unneighbourly behaviour and the real consequences of comprehensive and piecemeal growth.

The Planning Director outlined the proposed study process related to secondary suites, based on Council's direction of July 1996 with a target date of mid - November 1996 for Terms of Reference being forwarded to consultants and selection proceeding by year end. It is anticipated that the public consultation process would be conducted through January to March 1997. The Planning Director made a commitment that Mr. Armstrong would be advised when there will be opportunities for public input on this important issue.

**Item #501-2 - Preliminary Report on Application (96 049496 RZ) by
John Davies for Abbeyfield Houses Society for Rezoning of
Property at 490 Mundy Street from RS-1 One Family Residential
to RM-2 Three Storey Medium Density Apartment for Senior
Citizens' Group Home Containing Three Dwelling Units**

Ken McLaren described the Abbeyfield Housing concept for senior citizens and the specific location on Mundy Street near Austin Avenue as well as the policy context and potential variances to accommodate the development. Reverend John Davies, 3300 Robson Drive, was in attendance to answer questions regarding the Abbeyfield concept which originated in Great Britain to address the needs of some elderly people generally between 80 and 90 years of age. Questioning ensued regarding traffic and parking implications and zoning regulations.

Land Use Committee Minutes
1996 October 15

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - cont'd/

The Committee recommends:

COUNCIL

- App'd
Rish #856, 857
#858*
- ACTION " 1.** That Council give first reading to Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3058, 1996;
- 2.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3059, 1996;
- 3.** That Bylaw Nos. 3058 and 3059, 1996 and application 96 049496 RZ be referred to Public Hearing."

**Item #501-3 - Development Variance Permit Application 96 049779 DV -
Deletion of Servicing Requirements for a Proposed Subdivision
at 1988-1998 Cape Horn Avenue**

Ken McLaren described the site-specific solution addressing vehicular parking and slopes in this "infill" subdivision. Since it is a Development Variance Permit application there will be an opportunity for the public to comment at Council.

The Committee recommends:

COUNCIL

- App'd
Rish #859*
- ACTION " That Council approve signing and sealing of the Development Variance Permit 96 049779 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."**

**Item #501-4 - Development Variance Permit 96 049890 DV Size of Commercial
Component in Industrial Unit at 2560 Barnet Highway**

The Committee recommends:

COUNCIL

- App'd
Rish #860*
- ACTION " That Council approve signing and sealing of Development Variance Permit 96 049890 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."**

Land Use Committee Minutes
1996 October 15

ITEM III - NEW BUSINESS cont'd/

**Item #501-5 - Final Adoption of Bylaw Nos. 2896 and 2897, 1995 and
Authorization for Issuance of a Development Permit -
Rezoning and Subdivision of Property in the 1000 Block
Lougheed Highway (96 046620 RZ)**

Approval has been secured from the Ministry of Transportation and Highways with respect to this application.

The Committee recommends:

COUNCIL

- App'd
Res'n No. 1.
801, 862 & 863*
- ACTION " 1.** That Council reconsider, finally pass and adopt City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 2896, 1995;
- 2.** That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2897, 1995;
- 3.** That Council approve signing and sealing of restrictive covenants associated with the subdivision and development under application 96 046620 RZ and 96 050343 SD."

**Item #501-6 - Authorization for Issuance of a Development Permit 96 046111 DP
Proposed City Hall and Library Building - 3000 Guildford Way**

Ken McLaren described the City Hall project relative to the OCP policies and urban design guidelines. He outlined the variances required with respect to the setbacks, canopies and parking which will be addressed through a subsequent rezoning off-site, consistent with previous Council policies for public parking locations. The possibility of incorporating ground level commercial into a future parkade was discussed as positive. The character of the Civic Square was also discussed as important.

The Committee recommends:

COUNCIL

- App'd
Res'n # 864*
- ACTION " That Council approve signing and sealing of Development Permit 96 046111 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."**

Land Use Committee Minutes
1996 October 15

ITEM IV - OTHER BUSINESS

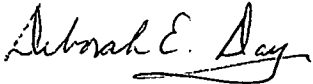
The Chairman invited Councillor White to attend the next Land Use Committee meeting to be held on October 28, 1996 to update the Committee on the PNE initiative.

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes September 17, 1996
- T-2 Subdivision Committee Meeting Minutes September 17, 1996

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

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, October 28, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
Councillor J. Kingsbury
Councillor B. Robinson
Mayor L. Sekora (Item Nos.501-1 & 501-2)
Councillor D. White (Item No. 501-1)

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

ITEM I - MINUTES OF OCTOBER 15, 1996

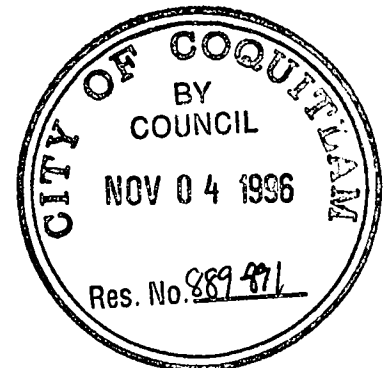
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Update on Potential PNE Relocation



Councillor Dave White provided an overview regarding the potential for the PNE to relocate to an area near the Fraser River adjacent to the boundaries of Coquitlam and New Westminster. He indicated that a broad range of uses might emerge, including a year-round entertainment theme park, a festival market for small businesses, film and video industry facilities, hotels, other tourist support activities based on the Fraser River leading to the Pitt River and Lake, as well as elements of a relocated PNE. He traced the evolution of the idea from the discussions related to a potential Braid-Leeder road connector in this area; through site visits to the Domtar site, related to remediation/waste technology; then extending to the Crane site to the north; and concluding in seeing a different potential future for this whole area and adjacent areas of New Westminster. Councillor White described the next stages of discussion with various PNE officials and volunteers regarding the potential relocation.

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ITEM III - NEW BUSINESS cont'd/

Item #501-1 - cont'd/

The reaction to the concept has seemed generally positive due to the area's good general accessibility by means of roads, rail (Amtrak), bus and future transit systems, as well as its proximity to the Fraser River and its activities. However, there are environmental contamination issues that must be addressed related to some of the long-term heavy industrial sites.

It appears possible that a total area of over 400 acres could be assembled, of which about half lies within the Coquitlam boundary. These are industrial lands, which may have lower land values. It would appear that there might be senior government funding available to help remediate contaminated sites within the Fraser Basin. Some of the existing industries may wish to relocate from the area for various business reasons, and some of these may be able to relocate to Pacific Reach. To date the idea has met with interest from Provincial government representatives as well as considerable private investment and business interest.

Extensive questioning and discussion ensued covering a wide range of topics including:

- the need for comprehensive study by Civic planning staff to examine all facets of the proposal, which will require adequate resources and time;
- the need for close collaboration between City of Coquitlam and City of New Westminster staff to undertake a joint study involving all of the relevant and interested parties, particularly related to transportation issues;
- the suggestion that the appropriate approach might involve formation of a Task Force comprised of municipal and provincial representatives working together with other stakeholders to produce an overall concept plan and implementation strategy similar to the approach used for the Expo 86 project;
- the recognition that a proposal of this scale must be thoroughly understood and evaluated as to:
 - its full potential range of uses in terms of their characteristics, business underpinnings and potential impacts, particularly on residential areas;
 - its transportation components, particularly related to transit and its funding;
 - the trade-off between producing service industry jobs, and use of Coquitlam's limited reserves of industrial land; and
 - the role of the private sector, including the \$80 million private investment group that has expressed interest.

Land Use Committee Minutes
1996 October 28

ITEM III - NEW BUSINESS cont'd/

Item #501-1 - cont'd/

There was also some discussion regarding action that Council could take at this time. Council could formally indicate its interest in pursuing the proposal further, or invite the PNE proponents to address Council directly.

The Committee did not recommend any action at this time but wishes to be kept informed of any progress on the proposal.

Item #501-2 - Authorization for Issuance of a Development Permit - Proposed Golf Facility at 1001 United Boulevard (96 049406 DP)

In reviewing the landscape plan, the Committee questioned where practice greens and chipping areas would be located. Rosa Telegus reported that the contamination issues have been dealt with but there are ongoing discussions regarding the handling of storm water runoff.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit 96 049406 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-3 - Draft Fraser River Basin Plan and Proposal for Successor Organization to Fraser Basin Management Board

The Committee noted the proposed fee increase and sought an approach parallel to that identified by the GVRD regarding senior government commitment.

The Committee recommends:

COUNCIL

ACTION " 1. That comments, which outline the City's support for the broad strategic directions of the draft Basin Plan be forwarded to the Fraser Basin Management Board.

Land Use Committee Minutes
1996 October 28

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

2. That Council support the proposal for a successor organization to the Fraser Basin Management Board and that local government representation of the successor organization be through the Greater Vancouver Regional District.
3. That Council consider the proposed increase of \$0.10 per capita in the local government levy to support this initiative contingent upon continued senior government support."

Item #501-4 - Issuance of Development Permit - DP-29-95 - Rezoning and Subdivision of Property in the 1000 Block Lougheed Highway

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit DP-29-95 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes October 8, 1996
T-2 Subdivision Committee Meeting Minutes October 8, 1996

ADJOURNMENT - The meeting adjourned at 8:40 p.m.

MINUTES CERTIFIED CORRECT

Deborah E. Day

DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN



Mayor L. Sekora

501

LAND USE COMMITTEE MINUTES

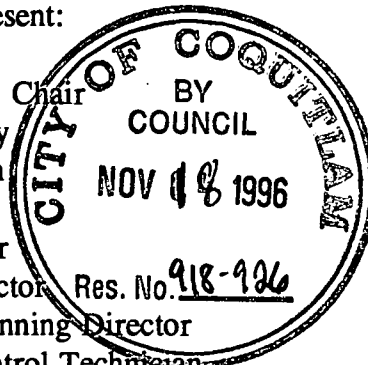
A meeting of the Land Use Committee was held on Tuesday, November 12, 1996 at 4:40 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor B. Melville, Chair
Councillor J. Kingsbury
Councillor B. Robinson

STAFF:

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



ITEM I - MINUTES OF OCTOBER 28, 1996

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

**Item #501-1 - Return of Security for Development Permit DP-51-94
Subdivision of Land at 3080 Robson Drive (8-4175)**

Mr. Robin Chan of #202-7545 Cambie Street, Vancouver, attended as a delegation.

Based on the attached submission, Mr. Chan highlighted the issues with respect to the completion of the fencing, the sale of the eight individual lots and the previous handling of securities. He referenced the specific wording of the requirements of the Development Permit as the difficulty.

Questioning ensued regarding the practical situation on the land, as well as the legal agreement wording and interpretation. There was considerable discussion of the ongoing responsibility to monitor the situation and to ensure standards are met and that no damage is caused, or problems arise. The question was whether the developer, the homeowner, the senior governmental agencies or the municipality should assume that ongoing responsibility.

lk

Land Use Committee Minutes
1996 November 12

ITEM III - NEW BUSINESS cont'd/

Item #501-1 - cont'd/

It was acknowledged that the agreement which set out the responsibilities had been signed by both parties previously.

The Committee recommends approval of the recommendation but the recommendation was not unanimous:

COUNCIL

ACTION " That Mr. Robin Chan of 400981 BC Ltd. be advised that until the obligations of Development Permit DP-51-94 have been met, the security will continue to be held."

Item #501-2 - Preliminary Report on Application (96 050513 RZ) by City of Coquitlam for Text Amendment to Permit Animal Shelters in P-1 Zone

Mr. Eric Tiessen indicated that the Planning Department has been requested to examine methods to facilitate the development of an animal shelter on public institutional lands.

Questioning ensued related to:

- the potential facility location at the Worksyard, and
- the potential for private sector involvement in the management of the facility.

Based on this discussion, the Committee referred the matter back to the staff for further study.

Item #501-3 - Preliminary Report on Application (96 050521 RZ) by Polygon Development 82 Limited for Official Community Plan Amendment to Medium Density Apartment and Pre-zoning to RM-3 to Allow for a Future Four-Storey Apartment Project at 1420 Parkway Boulevard

Mr. Eric Tiessen described the proposed neighbourhood centre concept for the Westwood Plateau, which was intended to include a mix of residential and commercial uses. Consistent with this general concept, it is now proposed to divide the site into a residential complex and a commercial centre. It was clarified that the proponent does wish to pursue pre-zoning, prior to submission of detailed plans.

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

In response to questioning, local land uses as they have evolved were described. The Planning Department supports the increase in development density, with a subsequent stage of resolving any problems with the overall housing yield.

The Committee discussed the merits of pre-zoning consistent with the approach on other lands in the Westwood Plateau as opposed to awaiting more detailed plans to gauge the development's design and character.

Mr. John O'Donnell of Polygon addressed questions from the Committee and related to the relationship of the site to the existing neighbouring developments, particularly the Silver Oaks complex, as well as the balance of development density with school needs.

The Committee recommends that the site should be considered for pre-zoning.

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3068, 1996;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3069, 1996;
3. That Bylaws No. 3068 and 3069, 1996 and application 96 050521 RZ be referred to Public Hearing;
4. If the application reaches third reading of the relevant bylaws, they shall not be brought forward to Council for fourth reading until the necessary covenants related to yields is submitted in a registrable form satisfactory to the City Solicitor."

Item #501-4 - Preliminary Report on Application (96 050472 RZ) by Hooshang and Jamileh Askarian for Rezoning at 1510 and 1512 Austin Avenue from RS-1 to RS-3 for Three One-Family Residential Lots

The proposed rezoning was discussed relative to the consistency with the local neighbourhood character and it was referred back to the staff for further discussion with the proponent.

Land Use Committee Minutes
1996 November 12

ITEM III - NEW BUSINESS cont'd/

Item #501-5 - Preliminary Report on Application (96 050776 RZ) by Dennis Bralic for Rezoning at 1133 and 1137 Charland Avenue from RS-1 to RS-3 for Three One-Family Residential Lots

The proposed zoning was discussed relative to the consistency with the local neighbourhood character and probable servicing requirements.

The Committee recommends:

COUNCIL

- Res'n App'd # 922 = 923*
- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3067, 1996;
2. That Bylaw No. 3067, 1996 and application 96 050776 RZ be referred to Public Hearing."

Item #501-6 - Authorization for Issuance of Development Permit 96 045210 DP for Proposed Multi-Tenant Industrial Building at 919-925 Sherwood Avenue

The Committee recommends:

COUNCIL

- App'd Res'n # 924*
- ACTION** " That Council approve the signing and sealing of Development Permit 96 045210 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-7 - Consideration of Final Adoption of Zoning Amendment Bylaw No. 2855, 1994 and Authorization for Issuance of Development Variance Permit 96 049893 DV - Proposed Two-Family Residential Building at 875 Greene Street

The history of the site was reviewed, including the relationship to the more recent changes to the Zoning Bylaw regarding two-family residences. The specifics of the variances were also raised.

Land Use Committee Minutes
1996 November 12

ITEM III - NEW BUSINESS cont'd/

Item #501-7 cont'd/

The Committee recommends:

COUNCIL

- Defeated
Res'n # 925*
- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2855, 1994;
2. That Council approve signing and sealing of Development Variance Permit 96 049893 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-8 - Transportation Agreements with the Province

The Committee discussed the materials which had been forwarded to clarify its content.

The Committee recommends:

COUNCIL

- App'd
Res'n # 926*
- ACTION** " That Council approve the "Protocol Agreement on the Development of Light Rail Transit in Greater Vancouver" as transmitted from the GVRD Regional Manager in his letter of November 1, 1996 to the City Manager and that Council authorize the Mayor to sign it on behalf of the City of Coquitlam."

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes October 22, 1996
T-2 Design Committee Meeting Minutes October 22, 1996

ADJOURNMENT - The meeting adjourned at 5:35 p.m.

FOR
DEBORAH E. DAY
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



Mayor L. Sekora

501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, November 25, 1996 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Melville, Chair
Councillor J. Kingsbury

STAFF: D. Day, Planning Director
E. Tiessen, Deputy Planning Director
K. Wright, Director, Permits & Licences
R. Telegus, Eng. Env. & Sub.

ITEM I - MINUTES OF NOVEMBER 12, 1996

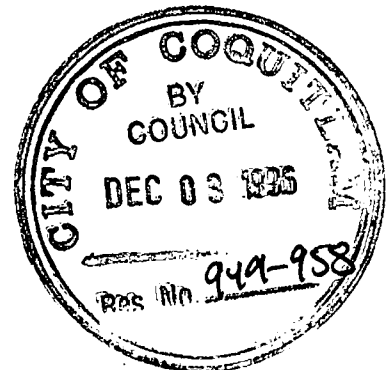
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application (96 050513 RZ) by City of Coquitlam for Text Amendment to Permit Animal Shelters in P-1 Zone



Mr. Tiessen described the proposed siting of the animal shelter at the City Workyard, which led to some questions regarding the potential impact of the facility on any adjacent residential areas. Mr. Wright explained that the animal shelter will be entirely enclosed to deal with any noise concerns. The need for such an operation locally, and the status of negotiations for the service, were discussed further.

Committee members felt that the proposed siting adjacent to Austin Avenue may raise concerns for existing and future residents.

lll

Land Use Committee Minutes
1996 November 25

ITEM III - NEW BUSINESS cont'd/

Item #501-1 - cont'd/

To address this, the Land Use Committee requests that staff review the proposed siting in the Workyard to avoid the concerns raised by proximity to Austin Avenue, and to report on alternate siting options to the Council meeting on December 2, 1996. The Committee is willing to recommend first reading and referral to Public Hearing of Bylaw 3071, 1996 provided that a satisfactory location for the facility is first resolved.

The Committee recommends, subject to prior consideration of the location issue:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3071, 1996;
2. That Bylaw No. 3071, 1996 and application 96 050513 RZ be referred to Public Hearing."

**Item #501-2 - Preliminary Report on Application (96 049513 RZ) by
John Vojnovic for Rezoning at 1320 Ketch Court
from M-1 to M-9 to Allow for a Drafting Firm to
Occupy that Space**

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3070, 1996;
2. That Bylaw No. 3070, 1996 and application 96 049513 RZ be referred to Public Hearing."

Land Use Committee Minutes
1996 November 25

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Authorization for Issuance of a Development Permit
(96 049583 DP) Proposed Chapters Book Store and Outdoor
Plaza at 2991 Lougheed Highway**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit 96 049583 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-4 - Development Variance Permit Application (96 050804 DV) -
Signage for Recreation Centre at 633 Poirier Street**

The Committee requested that more definite graphic information be supplied at the Council meeting to be held December 2, 1996.

The Committee recommends:

COUNCIL

ACTION " That Council approve Development Variance Permit 96 050804 DV and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-5 - Authorization for Issuance of a Development Variance Permit -
(96 050803 DV) - Proposed Variance to the Sign Control Bylaw
for Henderson Centre at 1151 Pinetree Way**

The Committee is concerned that the sign must be properly engineered and Mr. Wright confirmed that this would be a normal requirement for Building Permit issuance.

The Committee recommends:

COUNCIL

ACTION " 1. That Council approve the signing and sealing of Development Variance Permit 96 050803 DV and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;

Land Use Committee Minutes
1996 November 25

ITEM III - NEW BUSINESS cont'd/

Item #501-5 - cont'd/

2. That Council request the Director of Permits and Licences to ensure that the structural design for the sign is signed and sealed by a Professional Engineer, prior to issuance of any Building Permit to erect the sign."

Item #501-6 - Northeast Coquitlam Official Community Plan Process
(CP-NE Coq)

Mr. Eric Tiessen reviewed progress to date related to the land use planning study and he highlighted the upcoming Open House scheduled for December 5, 1996.

The Committee recommends:

COUNCIL

ACTION " That Council receive this report for information."

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes November 5, 1996
T-2 Subdivision Committee Meeting Minutes November 5, 1996

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

MINUTES CERTIFIED CORRECT



FOR DEBORAH E. DAY
PLANNING DIRECTOR

CHAIRMAN