



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, January 10, 2000 at 12:00 noon in the Council Committee Room, with the following persons present:

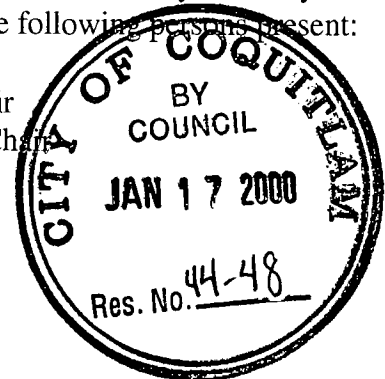
COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid, Vice Chair
Councillor D. Thorne

OTHER COUNCILLORS
PRESENT

Councillor L. Hollington

STAFF:

N. Cook, City Manager
W. Jones, City Clerk
D. Day, General Manager Planning and Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor
R. Innes, Planner
L. Guilbault, Planner
J. Wilkie, Manager Corporate Planning
K. Lore, Committee Clerk



ITEM I - MINUTES OF DECEMBER 13, 1999

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Preliminary Report on Application 99 132712 RZ by Mohsen Binahmad for Rezoning at 2032 Lorraine Avenue from RS-1 to RT-1 for a Two-Family Residential Building

Ken McLaren described the proposed rezoning to accommodate a two-family dwelling and the relevant Council policies.

Me

**Growth Management Committee Minutes
2000 January 10**

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION

- App'd
Res. # 45 & 46*
1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3352, 1000;
 2. That Bylaw No. 3352, 2000 and application 99 132712 RZ be referred to Public Hearing."

Item 501-2 **Results of Phase I – Station Area Planning
(CP – Southwest Coquitlam)**

Lynn Guilbault provided an update on the SkyTrain process, led by the Province, for both the project phases, particularly with respect to the Lougheed Station locational issues. This occasioned the request for a joint meeting between Burnaby and Coquitlam Mayors and Councils to discuss the preferred Lougheed Station and issues of mutual concern. The subsequent phase to extend the SkyTrain system to the Coquitlam Regional Town Centre is still at the stage of studying options for the alignment and stations. The financial discussions and allocation of responsibilities for the SkyTrain project between the Province and TransLink have been ongoing at the TransLink Board and Ministerial levels. Planning and RCMP staff have been active on working committees regarding safety and security issues and design workshops that RTPO has convened. The progress of the Station Area Planning process was briefly described with key results to be presented at the next Growth Management Committee meeting. A wide-ranging discussion then ensued on parking, status of decisions, particularly the Provincial commitments to the SkyTrain extension, and process timing.

It was felt that it was important to ascertain the details of Burquitlam SkyTrain Station before entering the station area planning process fully.

The Committee recommends:

COUNCIL

ACTION

" That Council:

- App'd
Res. # 47*
1. Receive this report for information;
 2. Request a joint meeting between Burnaby and Coquitlam Mayors and Councils to discuss the preferred Lougheed Station and issues of mutual concern."

**Growth Management Committee Minutes
2000 January 10**

ITEM III - NEW BUSINESS cont'd/

**Item 501-3 Consolidated City-Wide Official Community Plan Process
(CP – Comprehensive OCP)**

The Committee discussed the broader planning issues that involve the Province and its support for the initiatives embodied in the "Livable Region Strategic Plan" and its upcoming review. Rob Innes outlined the key project goals, the planning process, including the public participation process, and project management.

The Committee discussed the merits of a City-wide comprehensive plan as well as the planning consultation process. There remain a number of critical questions to be answered both at the municipal and senior government level. The need for Coquitlam to proceed with the City-wide Transportation Plan in conjunction with the Province's and TransLink's planning processes was identified. John Steiner of Urban Systems presented an overview of the City Transportation Plan integrated into the comprehensive OCP.

The Committee recommends:

**COUNCIL
ACTION**

" That Council:

1. Approve the recommended Official Community Plan process commencing in February 2000; and
2. Endorse the proposed project management model."

Added
Re: 48

Item 501-4 Development Plan for Lands North of David Avenue – Progress Report

It is anticipated that a revised draft plan will be received for staff review prior to the proposal being brought forward for the Committee's consideration and public discussion.

ITEM IV - OTHER BUSINESS

1. Concerns Regarding Construction Noise at Charles Best School

The manager responsible for this project at the School District has been contacted and made aware of the concerns expressed by a citizen regarding the construction noise. It is recognized that the contractor's activities meet the requirements of the City's Noise Bylaw. It was indicated that the matter will be discussed between the School District and the contractor to explore whether the activities generating the most noise could be confined to the more traditional "working hours" within the project's budget and timelines.

**Growth Management Committee Minutes
2000 January 10**

ITEM V - TABLED ITEMS

- T-1 Development Services Report for the Month of November 1999
- T-2 Design Committee Meeting Minutes – December 14, 1999
- T-3 Subdivision Committee Meeting Minutes – November 30, 1999
- T-4 Subdivision Committee Meeting Minutes – December 14, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:05 p.m.

MINUTES CERTIFIED CORRECT

A. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN

CITY OF

COQUITLAM



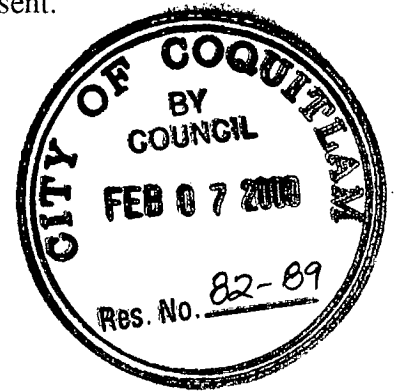
501

GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, January 24, 2000 at 12:05 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS:

Mayor J. Kingsbury
Councillor J. Stangier, Chair
Councillor M. Reid, Vice Chair
Councillor D. Thorne



**OTHER COUNCIL MEMBERS
PRESENT:**

Councillor D. Chiu

STAFF:

N. Cook, City Manager
D. Day, General Manager Planning & Development
R. Hicks, General Manager Corporate Services
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner
J. Pickering, Planner
W. Jones, City Clerk
K. Lore, Committee Clerk
S. Durham, Deputy City Clerk

ITEM I - MINUTES OF JANUARY 10, 2000

Received

ITEM II - BUSINESS ARISING FROM MINUTES

There was no business arising.

Councillor Reid arrived at this time.

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

Growth Management Committee Minutes
January 24, 2000

ITEM III – NEW BUSINESS

Item 501-1 Strata Title Conversion Regulations

Ken McLaren, Development Planning Supervisor, advised members of the history of approving Strata Title Conversions highlighting section 9 of the *Condominium Act* which sets out Council's authority.

Item 501-2 Application for Strata Conversion of an Existing Two-Family Residential Building at 780-782 Clarke Road

Ken McLaren, Development Planning Supervisor, provided an overview of the proposed Strata Conversion and advised members that both tenants agree with the conversion.

Discussion ensued relative to revisiting the guidelines for the 4% vacancy rate and other factors to determine whether a vacancy rate policy is necessary.

**COUNCIL
ACTION:**

The Committee recommends that Council, as Approving Authority under Section 9 of the *Condominium Act*, approve the proposed strata conversion of the existing two-family residential building at 780-782 Clarke Road (99 135154 ST).

Item 501-3 Authorization for Issuance of Development Variance Permit 99 136655 DV – Reduced Parking for Coquitlam College at 516 Brookmere Avenue

Ken McLaren, Development Planning Supervisor, provided an overview of the application by Coquitlam College to locate two temporary portable units on the property and the related parking relaxation.

Evan Tate, a representative of Coquitlam College was present and indicated he was available to answer any questions that the Committee may have.

Discussion ensued relative to the area and the proposal to remove an additional 10 parking spaces to accommodate 76 extra students in the temporary portable units. It was noted that this area is close to the future rapid transit station.

83
App'd

Growth Management Committee Minutes
January 24, 2000

The Committee discussed alternative ways for Coquitlam College to control the number of cars at the school, such as the distribution of parking passes and the implementation of a car pool program.

**COUNCIL
ACTION:**

84
App'd

The Committee recommends that Council NOT approve signing and sealing of Development Variance Permit 99 136655 DV.

501-4 Presentation of Results of Phase I – Station Area Planning

Lynn Guilbault, Planner, advised members that the Transit-Oriented Development (TOD) study was awarded to Urban Systems Ltd. Messrs. Dave Witty and Jean Trottier were present to provide an overview of the Transit-Oriented Development study.

Mr. Trottier highlighted the five TOD principles and presented an initial concept for the Burquitlam station area.

Mayor Kingsbury departed the meeting at this time.

Ms. Guilbault provided an overview of the Phase I background report for the Lougheed and Burquitlam Station Areas. Particular reference was made to the existing conditions, land features, people, existing land uses, utilities and transportation.

Deb Day, General Manager Planning and Development, provided an overview of the SkyTrain proposal from the Braid Station in New Westminster to the Lougheed Station in Burnaby.

**COUNCIL
ACTION:**

85
App'd

The Committee recommends that Council approve the recommended Station Area Planning Process for Phases II and III as outlined in the attached staff report for the January 10, 2000 Growth Management Committee meeting.

501-5 Development Cost Charges for Not-For-Profit Rental Housing

Jane Pickering, Planner, provided an overview of the report which outlines the financial implications of waiving or reducing the development cost charges for not-for-profit rental housing.

Members were advised that other municipalities have not made any changes to their bylaws in this regard.

Councillor Reid departed the meeting at this time.

**Growth Management Committee Minutes
January 24, 2000**

COUNCIL

ACTION: The Committee recommends that Council await a response from the GVRD on exempting not-for-profit rental housing projects from regional DCCS's and to provide further direction to staff at that time on amending Bylaw No. 3092, 1997, to exempt or reduce DCC fees for not-for-profit rental housing.

86
App'd

501-6 Preliminary Report on Application for City of Coquitlam Northwest Coquitlam Official Community Plan and Zoning Bylaw Amendment 99 136924 RZ by Wesbild Holdings Ltd. For Rezoning at 3062 Plateau Boulevard from RT-2 to RS-4 for a 38-Lot Single Family Subdivision

COUNCIL

ACTION: The Committee recommends:

1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3354, 2000;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3355, 2000;
3. That Bylaw Nos. 3354 and 3355, 2000 and application 99 136924 RZ be referred to Public Hearing.

87
App'd

88
App'd

89
App'd

ITEM IV – OTHER BUSINESS

1. TransLink Strategic Transportation Plan

Deb Day, General Manager Planning and Development requested whether the Committee wished to hear a presentation on TransLink's Strategic Transportation Plan prior to the Council of Councils' meeting to be held on Saturday, January 29, 2000.

Due to the absence of some Committee and Council members, it was recommended that Ms. Day make a brief presentation at Council on February 7, 2000.

ITEM V – TABLED ITEMS

- T-1 Development Services Report for the Month of December 1999
- T-2 Design Committee Minutes – January 5, 2000

Growth Management Committee Minutes
January 24, 2000

ITEM VI – ADJOURNMENT

The meeting adjourned at 2:13 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

Sonia Durham

Sonia Durham
Deputy City Clerk

CITY OF

COQUITLAM



501

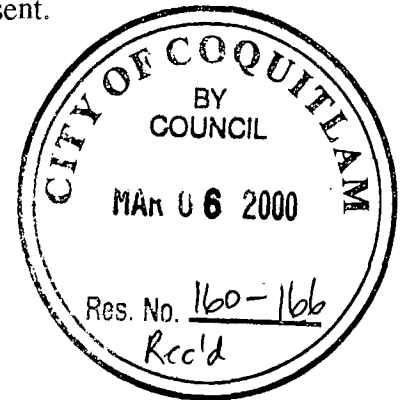
GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, February 28, 2000 at 12:50 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid, Vice Chair
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu
Councillor L. Hollington
Councillor M. Wilson

STAFF: W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF JANUARY 24, 2000

Received

ITEM II - BUSINESS ARISING FROM MINUTES

There was no business arising.

Councillor Reid arrived at the meeting.

W.D. [Signature]

ITEM III - NEW BUSINESS

Item 501-1 1003 Ogden Street

Ms. Kathy Daley and Mr. Dennis Wager, 1003 Ogden Street, were present to address the construction of the retaining wall. A document entitled "Sequence of Events" was submitted and is attached hereto and forms part of the minutes. It was noted that lock blocks were used to ensure the construction of a safer and stronger wall.

Mr. Jason Kearns, 1005 Ogden Street, appeared before the Committee to express concern about the appearance of the wall as well as its proximity to the property line based on the interpretation of the word 'structure' according to section 904 of the Zoning Bylaw.

The Chair advised that the Committee felt the construction of the retaining wall was in compliance with the bylaws.

Item 501-2 Authorization for Issuance of Development Permit/Development Variance Permit 99 130945 DP/DVP Pertaining to the Partial Redevelopment Facelift and New Gas Bar on the Westwood Mall Shopping Centre Site at 3000/3064 Lougheed Highway

Mr. Ken McLaren, Supervisor Development Planning, provided an overview of the proposed development permit indicating its consistency with the Official Community Plan

Glen Carlberg and Bruce Andrews of Westfair Properties Ltd., were present to also provide an overview of the proposed project as well as respond to any questions.

In response to concerns about potential traffic issues eastbound along Lougheed Highway, the Committee was advised that a right-hand turn lane would be installed at Lougheed and Westwood.

Discussion ensued relative to access for the disabled indicating that the proposed ramp from the underground parking garage would not be adequate for the elderly and those without motorized wheelchairs. It was requested that an elevator also be considered for the parking garage.

It was recommended that the Mayor's Committee for People with Disabilities meet with representatives of Westfair Properties Ltd. to review the design of the ramp.

The Committee recommends:

**COUNCIL
ACTION**

Res. 161
App'd.

That Council approve signing and sealing of Development Permit/Development Variance Permit 99 130945 DP/DVP and the Mayor and City Clerk be authorized to execute this Development Permit/Development Variance Permit on behalf of the City of Coquitlam.

Item 501-3 Authorization for Issuance of Development Variance Permit 99 136231 DV To Permit the Parking/Storage of a Motor Home Exceeding 7.6 Metres in Length on a Lot at 936 Poirier Street

Discussion ensued relative to the aesthetic effect on the neighbourhood as well as the fact that the length of the motor home exceeds the allowable length by 14 feet.

The Committee recommends:

**COUNCIL
ACTION**

Res. 162
App'd.

That Council NOT approve signing and sealing of Development Variance Permit 99 136231 DV.

ADJOURNMENT

The meeting adjourned at 1:58 p.m. and reconvened in a closed meeting of the Committee.

RECONVENE

A Regular Meeting of the Growth Management Committee of Council reconvened on Monday, February 28, 2000 at 2:55 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS:

Mayor J. Kingsbury
Councillor J. Stangier, Chair
Councillor M. Reid, Vice Chair
Councillor D. Thorne

OTHER COUNCIL MEMBERS

PRESENT:

Councillor D. Chiu
Councillor L. Hollington
Councillor M. Wilson

STAFF:

W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
R. Hicks, General Manager Corporate Services
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
R. Innes, Community Planner
S. Durham, Deputy City Clerk

ITEM III - NEW BUSINESS (continued)

Item 501-4 Authorization for Issuance of Development Permit 99
136657 DP – Proposed Alterations to Existing Safeway
Store at 3025 Lougheed Highway -- Sunwood Square

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Permit 99
136657 DP and the Mayor and City Clerk be authorized to execute this
Development Permit on behalf of the City of Coquitlam.

Res. 163
App'd

Councillor Thorne arrived at the meeting.

Item 501-5 Conservation Permit 00 101737 CP – 1000 Lougheed
Highway

The Committee recommends:

**COUNCIL
ACTION**

That Council approve Conservation Permit 00 101737 CP to allow for the
placement of preload and site fill soils at 1000 Lougheed Highway with
the following conditions:

Res. 164
App'd

1. Adherence to the City of Coquitlam Sediment Control Bylaw No.
2929, for installation of the sediment control and silt fencing prior
to commencement of fill under the supervision of Jacques
Whitford and Associates Limited, consulting engineers, and as per
the submitted sediment control plan.

2. All earthworks are to be supervised, inspected and certified by Jacques Whitford and Associates Limited. Inspection report and final letters of certification must be submitted to the City.
3. Certification that the soil deposited at the site meets all applicable provincial criteria will be required.
4. The owners proceed at their own risk as building permit applications for the proposed buildings have not been made.

Item 501-6 Comprehensive City-Wide OCP and Planning Framework

Mr. Rob Innes, Community Planner, provided an overview of the City-Wide OCP process attempting to integrate the four area plans as well as the neighbourhood plans.

In reviewing options for the future of Northeast Coquitlam, staff were requested to take into consideration the industrial lands as well as solving the transportation issues by establishing some connectivity between the areas.

The Committee recommends:

**COUNCIL
ACTION**

That Council receive the Planning and Development Department report of February 25, 2000, for information.

Res. 165
App'd

Item 501-7 Translink's Draft Strategic Transportation Plan

Ms. Deb Day, General Manager Planning and Development, provided an overview of the strategic transportation plan highlighting the vision, goals, focus for city bus, planned SkyTrain routes, roads and infrastructure plan and potential major capital projects.

Discussion ensued relative to supporting the initiative for a Fraser River crossing to replace the Albion Ferry. It was agreed that section viii) of the recommendation should be amended to reflect this as well as stressing high priority for the United Boulevard extension.

Discussion also ensued relative to the potential implementation of a vehicle levy as well as fare collection measures to reduce fare evasion.

The Committee recommends:

**COUNCIL
ACTION**

" That Council:

- Res. 16b
App'd.*
- a) forward this report to the TransLink Board for their consideration in finalizing their Strategic Transportation Plan (STP);
 - b) advise TransLink that Coquitlam City Council is generally supportive of the major themes advanced by the Draft STP as a significant step forward towards a more balanced and pro-active approach to addressing the diverse range of transportation issues facing the Lower Mainland;
 - c) request that TransLink give particular attention to the following:
 - i) support the recommendations for a full range of transit service improvements for the Northeast Sector to improve service choice and levels, supporting Coquitlam's role in providing a complete community within the Growth Concentration Area with a strong Regional Town Centre;
 - ii) reinforce the need for TransLink to commence the recommended Area Transit Service Plan process for the Northeast Sector in 2000 in order to address more directly the need for convenient, comfortable and affordable transit service consistent with the input received from Council in the past and the public throughout the local STP consultation process, including a full exploration of the potential for effective innovative transit service delivery particularly community shuttles;
 - iii) include recognition of the potential for the Burquitlam SkyTrain Station and integrated bus service to provide an eastern gateway to SFU in the future;
 - iv) support for Rail Transit recommendations except that the recommendation to "Work with the Provincial Government to complete the 'T-line' as defined in the GVTA Act by 2005" be amended to reference the 2003 completion date promised by RTP 2000;
 - v) support for recommendations related to Accessible Transit which provide for enhanced choices and effectiveness in accessible transit modes to better meet users' diverse needs;
 - vi) since Coquitlam is the location for a proposed SkyTrain Station combined with a significant transit exchange and Park and Ride Site at the edge of the Regional Town Centre, Council wishes to encourage TransLink to pursue the service factor of transit passenger facilities further and also to explore innovative partnerships that would aid TransLink and the municipalities to achieve the goals of convenience,

- comfort and safety for transit passenger throughout the system;
- vii) encourage TransLink to work with all relevant partners to better manage the Major Road Network (MRN) and the broader "Strategic Road Network" through various policy and technology initiatives, particularly improved traffic signal systems;
 - viii) support recommendations related to capital programs for roads and infrastructure and encourage TransLink to continue to work with its potential partners, not just the municipalities but also the Province and especially the Federal Government, to plan and finance as well as to implement an effective "Strategic Road Network" Capital Program that addresses the full range of transportation objectives addressed in the Draft STP, particularly goods movement, through the implementation of selective road improvements and supportive policies;
 - a) the City of Coquitlam supports highest priority action on the North Fraser Perimeter Road (United Boulevard Extension); and
 - b) supports the Fraser River Crossing initiative to replace the Albion Ferry;
 - ix) support initiatives by TransLink that will foster alternative transportation mode choices such as cycling;
 - x) recommend that the Draft STP recommendation to "Work with municipalities to establish design criteria for major capital projects to ensure that full attention is paid to pedestrian amenity" is amended to include an acknowledgement that such features offering enhanced people-moving capacity and safety could be considered for eligibility in the capital funding program;
 - xi) support TransLink in its endeavours to better understand and address customer service needs particularly related to transit safety and security, provision of customer information and opportunities for meaningful public consultation, and provision of programs to heighten the public's awareness of available transportation choices;
 - xii) indicate that the Draft STP Management Strategy be reinforced to acknowledge the need for transportation strategies and approaches to ensure that the diverse transportation needs of the Lower Mainland are met in a balanced and sustainable manner, from an economic, social and environmental perspective;
 - a) including recognition that transit fare collection measures need to be put in place to reduce fare evasion

- and that the fare structure should reward frequent users to a greater degree than casual users; and
- b) with respect to the proposed vehicle levy, that volume of usage as well as its purpose should be considered in formulating an equitable implementation strategy;
 - xiii) reinforce to TransLink the need to find financial sources and strategies that do not impinge on the property tax base, on which municipalities must rely;
 - xiv) request that if the question of revenue shortfalls or surpluses is raised and addressed in the STP, a process would be proposed whereby trade-offs are considered in a manner recognizing the Draft STP objectives and strategies that seek to balance the region's diverse needs with respect to the full range of transportation modes including private vehicles, goods movement, cycling and walking.

ITEM V - TABLED ITEMS


- T-1 Development Services Report for the Month of January 2000
- T-2 Design Committee Meeting Minutes – February 09, 2000
- T-3 Subdivision Committee Meeting Minutes – January 05, 2000
- T-4 Subdivision Committee Meeting Minutes – January 19, 2000

ITEM VI - ADJOURNMENT

The meeting adjourned at 3:47 p.m.

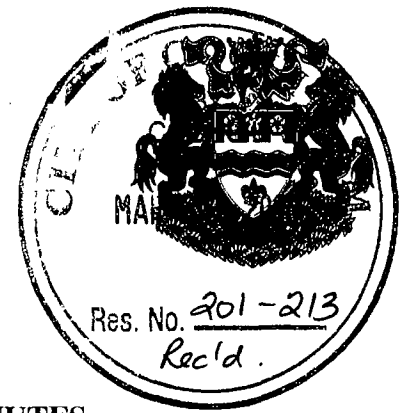
MINUTES CERTIFIED CORRECT

CHAIR


Sonia Durham
Deputy City Clerk

CITY OF

COQUITLAM



GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, March 13, 2000 at 12:05 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Mayor J. Kingsbury
Councillor J. Stangier, Chair
Councillor D. Thorne

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
J. Pickering, Planner
G. Jensen, Trades Inspections Supervisor
P. Longhi, Trades Inspections Supervisor
S. Durham, Deputy City Clerk

ITEM I - MINUTES OF FEBRUARY 28, 2000

The minutes of the February 28, 2000 Committee meeting were approved.

ITEM II - BUSINESS ARISING FROM MINUTES

There was no business arising.

KK

ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of Development Variance Permit 00 137567 DV – Reduced Setback for Dust Extractor Unit at 204 Cayer Street

Mr. Scott Kennedy, Cornerstone Architecture, appeared before the Committee on behalf of Mr. V. Hoing, owner, Wildwood Trailer Park. Mr. Kennedy requested that Council define a timeframe in which to professionally verify the decibel reading of 55 dBA. A submission was distributed at the meeting and is on file in the Clerk's office.

The Committee recommends:

**COUNCIL
ACTION**

*Res. 202-205
Amended*

That Council approve Development Variance Permit 00 137567 DV subject to submission by the applicant, Mr. S. Armstrong of Prime Cutz Inc., of decibel readings conducted by a qualified professional which verifies, to the satisfaction of the City Solicitor, that the desired maximum night time decibel reading of 55 dBA has been achieved.

Item 501-2 Authorization for Issuance of Development Variance Permit 00 137316 DV – Proposed Addition to Existing Wastech Building at 1200 United Boulevard

The Committee recommends:

**COUNCIL
ACTION**

*Res. 206
App'd*

That Council approve signing and sealing of Development Variance Permit 00 137316 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 Conservation Permit 00 137378 CP – 101 Schoolhouse Street

The Committee recommends:

**COUNCIL
ACTION**

*Res. 207
App'd*

That Council approve Conservation Permit 00 137378 CP to allow for the placement of approximately 16,000 m³ of site fill soils within the proposed development site at 101 Schoolhouse Street with the following conditions:

1. Adherence to the City of Coquitlam Sediment Control Bylaw No. 2929, for installation of the sediment control and silt fencing prior to commencement of fill under the supervision of CitiWest Consulting Engineers and as per the submitted sediment control plan.
2. The owner understands and is aware that the project has not received required rezoning, development and building permit approvals, and is proceeding with the earthworks at his own risk.
3. All earthworks are to be supervised, monitored, inspected and certified by the CitiWest Consulting Engineers and Geotechnical Consultants. An inspection report and final letter of certification must be submitted to the City.
4. Certification that the soil deposited at the site meets all applicable Provincial criteria will be required.
5. The applicant is responsible to obtain all necessary permits and/or approvals including on-site plumbing and demolition within the development."

Item 501-4 Zoning Bylaw – Minor Amendments (00 138912 RZ)

The Committee recommends:

**COUNCIL
ACTION**

*Res. 208
App'd*

*Res. 209
App'd*

1. That Council give first reading to Zoning Amendment Bylaw No. 3366, 2000;
2. That Council forward Zoning Amendment Bylaw No. 3366, 2000, to Public Hearing."

Item 501-5 Secondary Suites Program Improvements (98 131035 RZ)

Emily Chu, Manager Development Services and Bill Maudsley and Timothy Le Couteur, Gage-Babcock, provided an overview of the alternative measures as outlined in the Gage-Babcock report for upgrading existing secondary suites.

Staff was requested to provide to Council a question and answer reference sheet on secondary suites.

Mayor Kingsbury departed the meeting.

The Committee recommends:

**COUNCIL
ACTION**

Res. 210
App'd

Res. 211
App'd

Res. 212
App'd

Res. 213
App'd

1. That Council give first reading to Zoning Amendment Bylaw No. 3365, 2000;
2. That Council refer Zoning Amendment Bylaw No. 3365, 2000 to Public Hearing;
3. That Council authorize staff to implement alternative measures for upgrading existing secondary suites as described in Gage-Babcock's report dated March 09, 2000, noting that:
 - 'existing' shall mean suites installed or legalized in houses issued a Building Permit prior to July 1, 2000;
 - the minimum headroom clearance shall be 1.88m (6' 2");
4. That Council direct that the secondary suite program be further streamlined as follows:
 - the deadline for voluntary registration of a suite is extended to December 31, 2000;
 - as a complementary measure, new single family houses will conform to the British Columbia Building Code requirements for secondary suites or the Checklist (Attachment 3) if a suite is not installed at the time the house is built;
 - staff continue to apply discretion on matters related to the plumbing requirements of the British Columbia Building Code as outlined in the Policy & Procedure Guideline No. 152 (Attachment 5);
 - except for hazardous situations resulting in threats to life safety, compliance matters for unauthorized or incomplete work in areas not related to the suite or in decommissioned suites will be the subject of a separate follow-up permit and enforcement stream;

ITEM IV - OTHER BUSINESS

No items presented.

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes – February 23, 2000
- T-2 Subdivision Committee Meeting Minutes – February 09, 2000

ITEM VI - NEXT MEETING DATE

March 27, 2000

**ITEM VII - RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
MUNICIPAL ACT**

MOVED BY COUNCILLOR THORNE
AND SECONDED

That in accordance with section 242.3 of the *Municipal Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with section 242.2 of the *Municipal Act*, may be considered by the Committee in a meeting closed to the public:


1. One item that relates to the acquisition, disposition, or expropriation of land or improvements and is prohibited from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*; and
2. Any other item, that may come before the Committee that in accordance with Section 242.2 of the *Municipal Act* may be considered by the Committee in a meeting closed to the public.

CARRIED UNANIMOUSLY

ITEM VIII - ADJOURNMENT

The meeting adjourned at 2:10 p.m.

MINUTES CERTIFIED CORRECT


Sonia Durham
Deputy City Clerk

CHAIR

CITY OF _____

C O Q U I T L A M



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, March 27, 2000 at 12:05 p.m. in the Council Committee Room, City Hall 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

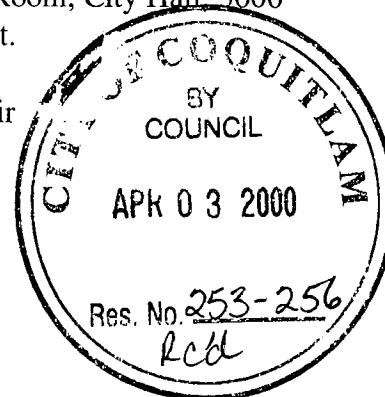
COMMITTEE MEMBERS: Councillor M. Reid, Vice Chair
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT:

Councillor D. Chiu
Councillor L. Hollington
Councillor M. Wilson

STAFF:

N. Cook, City Manager
D. Day, General Manager Planning & Development
N. Nyberg, General Manager Operations
E. Chu, Manager Development Services
L. Guilbault, Planner



ITEM I - MINUTES OF MARCH 13, 2000

The minutes of the March 13, 2000 meeting were approved.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

A handwritten signature in the bottom right corner of the page.

ITEM III - NEW BUSINESS

Item 501-1 Hoy Creek Culvert and David Avenue Extension at 1330
Pinetree Way

Mr. David Bullus, Wesbild Properties, appeared before the Committee to seek clarification on the policy for the road requirements. The agreement as Wesbild Properties understands it is that the base for the road and culvert would be constructed for four lanes and paving for only two lanes.

Councillor Hollington arrived at the meeting.

The 1986 three party arrangement regarding the David Pathan Connector was distributed by Wesbild Properties at the meeting, a copy of which is on file in the Clerk's Office.

The Committee recommends:

**COUNCIL
ACTION**

That the matter regarding paving David Avenue east of Hoy Creek and the Hoy Creek culvert be forwarded to Council for consideration.

Item 501-2 Ongoing SkyTrain Review (8641-01 Rapid Transit -
TransLink - SkyTrain)

Lynn Guilbault, Planner, provided an update on the issues identified by the City regarding the Coquitlam SkyTrain line.

Discussion ensued relative to the lack of clarity that still exists regarding some of the routes.

The Committee recommends:

**COUNCIL
ACTION**

That a letter be sent to the Rapid Transit Project Office (RTPO) expressing Council's disappointment regarding the lack of clarity for route options that continue to exist with respect to the Coquitlam line.

*Res. 254
Amended*

*Res. 255
Defeated*

Item 501-3 Cancellation of Development Permit (99 118990 DP) and Refund of Security for Proposed Addition to Existing Commercial Building at 1311 Austin Avenue

The Committee recommends:

Res. 356
App'd

**COUNCIL
ACTION**

That Council approve cancellation of Development Permit 99 118990 DP and that the security in the amount of \$2,000.00 be refunded to the Permittee, McDonald's Restaurants of Canada.

ITEM V - TABLED ITEMS

T-1 Design Committee Meeting Minutes – March 8, 2000

Discussion ensued relative to the design for the redevelopment of the Safeway in the Burquitlam Plaza at 552-580 Clarke Road.

T-2 Subdivision Committee Meeting Minutes – February 22, 2000

T-3 Subdivision Committee Meeting Minutes – March 7, 2000

T-4 Development Services Statistics Report – February 2000

**ITEM VIII – RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
MUNICIPAL ACT**

MOVED BY COUNCILLOR THORNE
AND SECONDED

That in accordance with section 242.3 of the *Municipal Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with section 242.3 of the *Municipal Act*, may be considered by the Committee in a meeting closed to the public:

1. One item that relates to the acquisition, disposition, or expropriation of land or improvements and is prohibited from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*; and
2. Any other item, that may come before the Committee that in accordance with section 242.3 of the *Municipal Act* may be considered by the Committee in a meeting closed to the public.

CARRIED UNANIMOUSLY

ITEM IX - ADJOURNMENT

The meeting adjourned at 1:05 p.m.

MINUTES CERTIFIED CORRECT

S. Durham
Sonia Durham
Deputy City Clerk

CHAIR



501

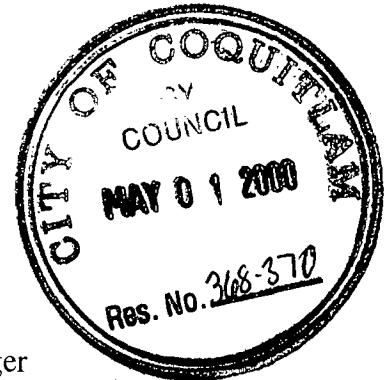
GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Tuesday, April 25, 2000 at 12:05 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
R. Hicks, General Manager Corporate Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF APRIL 10, 2000

The minutes of the April 10, 2000 meeting were approved.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

RLG

ITEM III - NEW BUSINESS

Item 501-1 Proposed Casino Development – 2080 United Boulevard

Patrick Cotter, Principal, Dikeakos and Cotter Architects, appeared before the Committee to provide an overview of the building design for the proposed Casino to be located at 2080 United Boulevard. It was noted that the proponents would propose to rezone the area from industrial to commercial.

Bill Wright, CAPE Development Corporation, advised the Committee that CAPE would build the Casino and then lease it back over a 50 year period to Great Canadian Casinos who would own the land that the Casino was built on.

Item 501-2 Authorization for Issuance of Development Permit 00 139919 DP and Consideration of Final Adoption of Zoning Amendment Bylaw No. 3352, 2000 – Proposed Two-Family Residential Building at 2032 Lorraine Avenue (99 132712 RZ)

The Committee recommends:

**COUNCIL
ACTION**

1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3352, 2000;
2. That Council approve signing and sealing of Development Permit 00 139919 DP and the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam..

*Approved
Resh 369a
370*

ITEM IV – OTHER BUSINESS

No items presented.

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes – April 5, 2000
- T-2 Subdivision Committee Meeting Minutes – April 4, 2000
- T-3 Briefing Notes April 3, 2000 – Summary of TransLink Program Plan 2000 Modifications
- T-4 Development Services Report for the Month of March 2000

ITEM VI – NEXT MEETING DATE

May 8, 2000

**ITEM VII – RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
MUNICIPAL ACT**

MOVED BY COUNCILLOR THORNE
AND SECONDED

That in accordance with section 242.3 of the *Municipal Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with section 242.3 of the *Municipal Act*, may be considered by the Committee in a meeting closed to the public:

1. One item that relates to possible development proposal on City-owned land; and
2. Any other item, that may come before the Committee that in accordance with section 242.2 of the *Municipal Act* may be considered by the Committee in a meeting closed to the public.

CARRIED UNANIMOUSLY

ITEM VIII - ADJOURNMENT

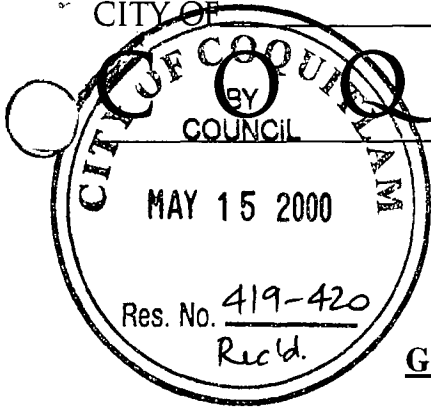
The meeting adjourned at 12:34 p.m.

MINUTES CERTIFIED CORRECT

CHAIR



Sonia Durham
Deputy City Clerk



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council Convened on Monday, May 8, 2000 at 12:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid

ABSENT: Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu
Councillor L. Hollington

STAFF: W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner

ITEM I – MINUTES OF APRIL 10, 2000

The minutes of April 10, 2000 meeting were approved.

ITEM II – BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III – NEW BUSINESS

Item – 501-1 Resolution in Accordance with Section 242.3 of
the Municipal Act

MOVED BY COUNCILLOR REID
AND SECONDED

That in accordance with Section 242.3 of the Municipal Act, the
Committee Meeting be closed to the public at this time in order
that the Committee may give consideration to an item that is
subject to solicitor-client privilege.

CARRIED UNANIMOUSLY

The Regular Growth Management Committee meeting reconvened
at this time 12:12 p.m.

Item – 501-2 Authorization for Issuance of a Development Permit
00 141811 DP – 86-Unit Multi-Family Rental
Project at 1111 Brunette Avenue

The General Manager Planning & Development reviewed
Development Permit 00 141811 DP and the Report of the General
Manager Planning & Development dated May 05, 2000 entitled
“Authorization for Issuance of a Development Permit 00 141811
DP – 86-Unit Multi-Family Rental Project at 1111 Brunette
Avenue.”

**COUNCIL
ACTION**

Res. 420
App'd

The Committee recommends that Council approve signing and
sealing of Development Permit 00 141811 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

No items presented.

ITEM V – TABLED ITEMS

Nil

ITEM VI – NEXT MEETING DATE

May 23, 2000

ITEM VII – ADJOURNMENT

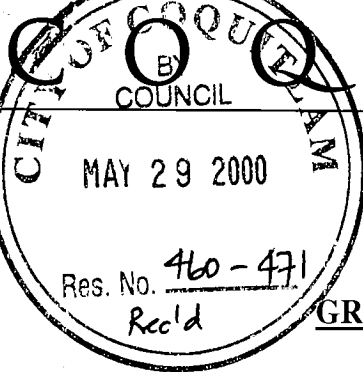
The meeting Adjourned at 12:20 pm

MINUTES CERTIFIED CORRECT

CHAIR

Warren Jones
Deputy City Manager

CITY OF



COQUITLAM



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Tuesday, May 23, 2000 at 12:05 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
 Councillor M. Reid
 Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu
 Councillor L. Hollington
 Councillor M. Wilson

STAFF: N. Cook, City Manager
 W. Jones, Deputy City Manager
 D. Day, General Manager Planning & Development
 E. Chu, Manager Development Services
 J. Sulmona, Manager Community Planning
 K. McLaren, Development Planning Supervisor
 P. Longhi, Trades Inspection Supervisor, West Team
 S. Durham, Deputy City Clerk

ITEM I - MINUTES OF MAY 8, 2000

The minutes of the May 8, 2000 meeting were received.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III - NEW BUSINESS

Item 501-1 Administration of Building Permit Applications for Portable Buildings on School Sites Under the Jurisdiction of School District 43

Messrs. Bill Low and Peter Boyle, School District 43, were present to respond to questions regarding this item.

Discussion ensued relative to the appropriate parking standards for secondary schools. The Committee requested that staff include parking standards for schools as part of the work program for amendments to the Zoning Bylaw.

The Committee recommends:

**COUNCIL
ACTION**

*Res 461 - 464
App'd*

1. That Council endorse the new, comprehensive approach to administration of School District No. 43 portable classrooms;
2. That Council give three readings to City of Coquitlam Building Bylaw Amendment No. 3381, 2000;
3. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3382, 2000;
4. That Council refer City of Coquitlam Zoning Amendment Bylaw No. 3382, 2000 to Public Hearing.

Item 501-2 Authorization for Issuance of Development Variance Permit 00 140344 DV Pertaining to a Variance to Subdivision Control Bylaw Standards for the Servicing Requirements for the Partial Redevelopment Facelift and New Gas Bar on the Westwood Mall Shopping Centre Site at 3000/3064 Lougheed Highway

Messrs. Glen Carlberg and Bruce Andrews, Westfair Properties Ltd., were present to respond to questions regarding their application.

Discussion ensued relative to variances #2,3 and 6 and the traffic congestion that may result.

Mr. Thomas Spraggs, owner of 1030 Westwood Street, appeared before the Committee to express concerns that Westfair Properties Ltd. did not consult with him regarding the proposed variances which would affect his tenants and their profitability.

The applicants indicated they would meet with Mr. Spraggs to attempt to minimize the impacts of the proposed variances on 1030 Westwood Street. The Committee requested staff to review the technical feasibility of any resulting amendments and report to Council.

The Committee recommends:

**COUNCIL
ACTION**

Res. 458-459
Amended

That Council give consideration to Development Variance Permit 00 140344 DV.

Item 501-3 Authorization for Issuance of Development Variance Permit 00 139090 DV to Permit the Parking or Storage of a Boat Exceeding 7.6 Metres in Length and the Construction of a Gate and Supporting Gateposts Exceeding 1.3 Metres in Height on a Lot at 3500 Highland Drive

The Committee recommends:

**COUNCIL
ACTION**

Res. 465
Defeated

That Council approve signing and sealing of Development Variance Permit 00 139090 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 Renewal of Temporary Building Permits Under Building Bylaw No. 73

The Committee recommends:

**COUNCIL
ACTION**

Res. 466
App'd

That Council renew the temporary Building Permits held by:

- Step-by-Step Child Development Society at 960 Lillian Street
- Little Neighbours Nursery School at 155 Finnigan Street
- Happy Days Play School at 489 Mundy Street
- Ranch Park Kids Place at 2701 Spuraway Avenue
- Future Kids Daycare at 600 Fairview Street

- Hi 'n Bye Daycare at 41 Schoolhouse Street for a term coincidental with the term of the current lease with School District No. 43, subject to the following condition:
On or before the expiry date of the Permit, the temporary building shall be entirely removed, or approval granted by Council for renewal of the Permit.

Item 501-5 Proposed Northeast Coquitlam Official Community Plan

Joe Sulmona, Manager Community Planning, provided an overview of the Northeast Coquitlam Official Community Plan highlighting the goals, development concepts and implementation strategy.

Councillor Thorne departed the meeting.

The Committee recommends:

**COUNCIL
ACTION**

That Council:

Res. 467-471
App'd
Amended

1. Give first reading to Bylaw No. 3368, 2000, a Bylaw to amend the City of Coquitlam Northeast Coquitlam Official Community Plan, as amended;
2. In accordance with the *Municipal Act*, consider Bylaw No. 3368, 2000, in conjunction with the 2000 Financial Plan Bylaw No. 3374, 2000;
3. In accordance with the *Municipal Act*, consider Bylaw No. 3368, 2000, in conjunction with GVRD Waste Management Plans and Economic Development Strategy applicable to the City;
4. Refer Bylaw No. 3368, 2000 to Public Hearing.

ITEM IV – OTHER BUSINESS

1. SkyTrain

The General Manager Planning and Development circulated to the Committee a postcard that will be distributed to households and businesses in the North Road area. This postcard outlines the City's perspective with respect to the SkyTrain route along North Road and informs residents of two Open House opportunities.

ITEM V - TABLED ITEMS

- T-1 Letter dated May 11, 2000 from the Mayor to Rapid Transit Project Office
– Coquitlam Support for West Side Alignment Along North Road
- T-2 Development Services Report for the Month of April 2000
- T-3 Design Committee Meeting Minutes – May 3, 2000
- T-4 Subdivision Committee Meeting Minutes – May 3, 2000

ITEM VI – NEXT MEETING DATE

June 12, 2000

**ITEM VII – RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
MUNICIPAL ACT**

MOVED BY COUNCILLOR REID
AND SECONDED

That in accordance with section 242.3 of the *Municipal Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with section 242.3 of the *Municipal Act*, may be considered by the Committee in a meeting closed to the public:

1. One item that relates to City-owned land and roadways;
2. Two items that relate to possible transportation projects, studies and costs; and
3. Any other item, that may come before the Committee that in accordance with section 242.2 of the *Municipal Act* may be considered by the Committee in a meeting closed to the public.


CARRIED UNANIMOUSLY

ITEM VIII - ADJOURNMENT

The meeting adjourned at 2:20 p.m.

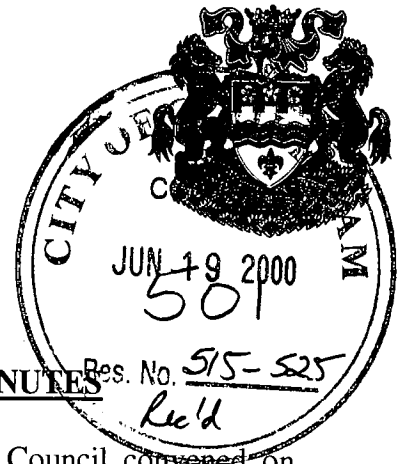
MINUTES CERTIFIED CORRECT

CHAIR


Sonia Durham
Deputy City Clerk

CITY OF

C O Q U I T L A M



GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, June 12, 2000 at 12:05 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Mayor J. Kingsbury
Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu
Councillor L. Hollington
Councillor M. Wilson

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
B. Elliott, General Manager Leisure & Parks
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner
R. Innes, Planner
S. Durham, Deputy City Clerk

ITEM I - MINUTES OF MAY 23, 2000

The minutes of the May 23, 2000 meeting were received.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III - NEW BUSINESS

Item 501-1 SkyTrain Alignment and Station Recommendations (8640-01 – Rapid Transit TransLink SkyTrain)

Lynn Guilbault, Planner, provided an overview of the SkyTrain alignment and station recommendations.

The Committee requested staff to make the following minor amendments prior to presentation to Council:

- i) East of Falcon to Coquitlam Centre Park and Ride site section:
 - a. Amend drawing to continue alignment east from Lansdowne Drive at-grade – indicate section along Aberdeen in dotted line
- ii) Pinetree Corridor to Coquitlam Town Centre section:
 - a. Show only tail tracks running along Pinetree – remove other two tail track options in drawing.

Discussion ensued relative to having a pedestrian overpass from this station. Staff was requested to provide the distance from the station at the Coquitlam Centre Park and Ride to the Westcoast Express station.

Paul Bunt of Bunt and Associates, transportation engineers for Morguard Inc., appeared before the Committee to present the preferred station location in the Coquitlam Town Centre. Mr. Bunt indicated that the preferred location would be at the Coquitlam Town Centre Mall (commercial core) rather than a Guildford & Pinetree location (cultural core).

Mr. Bunt indicated that a commercial core station best supports the Official Community Plan, ridership, promotes growth, development potential and maximizes public benefit.

The Committee recommends:

**COUNCIL
ACTION**

That Council:

1. Approve the attached recommendation for SkyTrain alignment and station locations along the Port Moody-Coquitlam Line; and
2. Forward this recommendation to the TransLink Board for their consideration.

Res. 516
App'd

Item 501-2 Authorization for Issuance of Development Permit 00 139975 DP – Alterations to Coquitlam Centre Mall – Area Previously Occupied by Eatons Store (2929 Barnet Highway)

The Committee recommends:

**COUNCIL
ACTION**

Res. 517
App'd

That Council approve signing and sealing of Development Permit 00 139975 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam.

Item 501-3 Authorization for Issuance of Development Variance Permit 00 143011 DP – Canopy Addition to the Royal Canadian Legion at 1025 Ridgeway Avenue

The Committee recommends:

**COUNCIL
ACTION**

Res. 518
App'd

That Council approve signing and sealing of Development Permit 00 143011 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 Development Variance Permit 00 137445 DV Proposed Canopies over Two Gas Pumps and Car Wash for Service Station at 952 Como Lake Avenue

The Committee recommends:

**COUNCIL
ACTION**

Res. 519
App'd

That Council approve signing and sealing of Development Variance Permit 00 137445 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 00 142657 DV for a Freestanding Sign for Heritage Square Located at 1120-1132 Brunette Avenue

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Variance Permit 00 142645 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam

Res. 520
App'd

Item 501-6 Secondary Suites (98 131035 RZ)

The Committee recommends:

**COUNCIL
ACTION**

1. That Council give third reading to Bylaw No. 3365, 2000;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3365, 2000."

Res. 521 - 525
Spec. Min.

ITEM IV - OTHER BUSINESS

No items presented.

ITEM V - TABLED ITEMS

- T-1 Water System Contamination Precautions (5330-20-90819)
- T-2 Design Committee Meeting Minutes - May 17, 2000
- T-3 Subdivision Committee Meeting Minutes - May 16, 2000

ITEM VI - NEXT MEETING DATE

June 26, 2000

ITEM VII - ADJOURNMENT

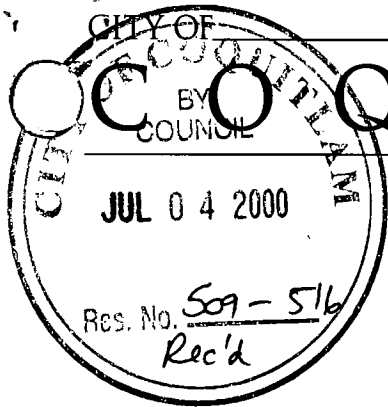
The meeting adjourned at 1:45 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

S. Durham

Sonia Durham
Deputy City Clerk



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, June 26, 2000 at 12:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu
Councillor L. Hollington
Councillor M. Wilson

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Planning Supervisor
J. Pickering, Planner
S. Durham, Deputy City Clerk

ITEM I - MINUTES OF JUNE 12, 2000

The minutes of the June 12, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of Development Variance Permit 00 142692 DV – Reduced Size of a Sporting Goods Store (Play It Again Sports) at 2780 Barnet Highway

Rob McGregor, Play It Again Sports, was present to respond to any questions.

The Committee recommends:

**COUNCIL
ACTION**

Res. 510
App'd

That Council approve signing and sealing of Development Variance Permit 00 142692 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.

Item 501-2 Authorization for Issuance of an Amendment to Development Permit 99 135712 DP (00 142312 AM) to Modify the Design of a Proposed Building (Cactus Club) at 101 Schoolhouse Street

Concerns were expressed that the design of the Cactus Club restaurant would not compliment the French theme of the adjacent building.

Staff was requested to speak with Townline Ventures about altering the design of the building adjacent to the Cactus Club so that the buildings will compliment one another.

The Committee recommends:

**COUNCIL
ACTION**

Res. 511
App'd

That Council approve signing and sealing of Development Permit Amendment 00 142312 AM and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam.

Item 501-3 Authorization for Issuance of an Amendment Development Permit and Development Variance Permit 99 119516 DP/DVP (00 142774 AM) – Coquitlam Centre Mall Expansion

The Committee recommends:

**COUNCIL
ACTION**

Res. 512
App'd

That Council approve signing and sealing of Development Permit and Development Variance Permit Amendment 00 142774 AM and the Mayor and City Clerk be authorized to execute this Amendment on behalf of the City of Coquitlam.

Item 501-4 Development Variance Permit Application 00 101821 DV – Proposed Height and Side Yard Setback Variances for 40-Lot Bare Land Strata Subdivision Within Three Parcels Surrounding the Westwood Plateau Golf and Country Club

Mr. Bullis, Wesbild Holdings Ltd. was present to respond to any questions.

The Committee recommends:

**COUNCIL
ACTION**

Res. 513
App'd

That Council approve signing and sealing of Development Variance Permit 00 101821 DV and the Mayor and City Clerk be authorized to execute the Development Variance Permit on behalf of the City of Coquitlam.

Item 501-5 Zoning Bylaw Amendment – Application 00 141695 RZ (IKEA)

Charles Brock, IKEA, was present to respond to any questions from the Committee.

The Committee recommends:

**COUNCIL
ACTION**

Res. 514 -
515
App'd

1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3391, 2000; and
2. That Council refer Bylaw No. 3391, 2000 to Public Hearing.

Item 501-6 City of Port Moody Official Community Plan Bylaw No.
2465

The Committee directed staff to forward comments to the City of Port Moody and acknowledge that Coquitlam Council has not reviewed the staff report prior to the Port Moody Public Hearing on June 29, 2000.

Consistent with the past joint support for Guildford Way/Murray Street/Clarke Street as components of the Major Road Network, the Growth Management Committee concurs with the City of Port Moody OCP's identification of the need for the Murray Clarke Connector improvement.

The Committee recommends:

**COUNCIL
ACTION**

Res. 516
Appl'd

That Council receive the report of the General Manager Planning and Development dated June 26, 2000 for information.

**ITEM IV – RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
MUNICIPAL ACT**

MOVED BY COUNCILLOR THORNE
AND SECONDED

That in accordance with Section 242.3 of the *Municipal Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with Section 242.2 of the *Municipal Act*, may be considered by the Committee in a meeting closed to the public:

1. One item that relates to litigation or potential litigation affecting the Municipality;
2. One item that relates to the acquisition, disposition or expropriation of land or improvements;
3. Any other item, that may come before the Committee that in accordance with Section 242.2 of the *Municipal Act* may be considered by the Committee in a meeting closed to the public.

CARRIED UNANIMOUSLY

ITEM V - TABLED ITEMS

T-1 Development Services Report for the Month of May 2000

ITEM VI - NEXT MEETING DATE

July 10, 2000

ITEM VII - ADJOURNMENT

The meeting adjourned at 1:15 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

S. Durham
Sonia Durham
Deputy City Clerk

CITY OF

COQUITLAM



501

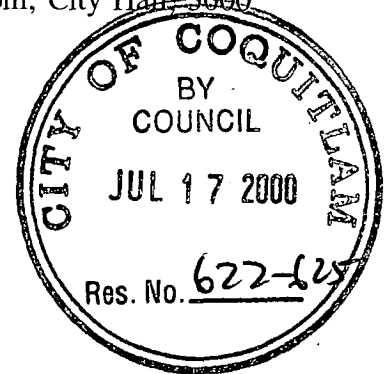
GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, July 10, 2000 at 12:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT: Councillor D. Chiu

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
D. Currie, Transportation Planning Engineer
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF JUNE 26, 2000

The minutes of the June 26, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

Mu

ITEM III - NEW BUSINESS

Item 501-1 5 Percent Provision of Parkland Pursuant to Section 941 of the *Local Government Act* for the Proposed Subdivisions on the Westwood Plateau at 3255 Plateau Boulevard (99 136839 SB); 3252 Chartwell Green (00 101051 SB) 3181 Plateau Boulevard (00 101052 SB)

The Committee recommends:

**COUNCIL
ACTION**

That Council **not** require the owner of the proposed subdivisions under files 99 136839 SB (3255 Plateau Boulevard), 00 101051 SB (3252 Chartwell Green) and 00 101052 SB (3181 Plateau Boulevard) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Local Government Act*, since land is being provided by said owner.

Item 501-2 Authorization for Issuance of Development Permit 00 141827 DP for a Proposed Cellular Equipment Room and Replacement Antennae for an Apartment Building Located at 1060 King Albert Avenue

A representative from ClearNET was present to respond to any questions.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Permit 00 141827 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam.

Item 501-3 Authorization for Issuance of Development Variance Permit 00 142742 DV for a Proposed Freestanding Sign for Dr. Charles Best School Located at 2525 Como Lake Avenue

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Variance Permit 00 142742 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes – June 7, 2000
- T-2 Subdivision Committee Meeting Minutes – July 5, 2000
- T-3 Design Committee Minutes – June 7, 2000
- T-4 Design Committee Minutes – June 21, 2000

ITEM VI - NEXT MEETING DATE

July 24, 2000

ITEM VII - ADJOURNMENT

The meeting adjourned at 12:25 p.m.

MINUTES CERTIFIED CORRECT

CHAIR



Sonia Durham
Deputy City Clerk

CITY OF

C O Q U I T L A M



501

GROWTH MANAGEMENT COMMITTEE
REGULAR MEETING MINUTES
JULY 24, 2000

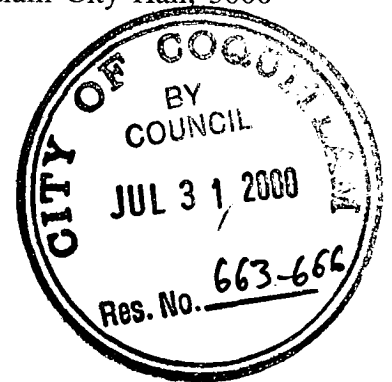
A Regular Meeting of the Growth Management Committee of Council convened on Monday, July 25, 2000 at 12:00 p.m. in the Council Committee Room, Coquitlam City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Committee Members Present: Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

Also Present: Councillor L. Hollington

Guests: K. Shury, Townline Ventures 18 Ltd.

Staff Present: N. Cook, City Manager
D. Day, General Manager Planning and Development
E. Chu, Manager Development Services
M. Nihls, Manager Parks and Environmental Services
K. McLaren, Development Planning Supervisor
J. Pickering, Planner 2
P. Johnson, Assistant City Solicitor
J. Cordoni, Supervisor Development Servicing
C. Roberts, Development Servicing Co-ordinator
K. Lore, Committee Clerk



ITEM I - MINUTES OF PREVIOUS MEETING

The Committee approved the Minutes of the Growth Management Committee Meeting held July 10, 2000.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

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

ITEM III - NEW BUSINESS

501-1 Preliminary Report on Application 00 143760 RZ by Townline Ventures 18 Ltd. for Amendment to Zoning Bylaw Text Amendment to Permit Banks in the CS-1 Service Commercial Zone

J. Pickering, Planner 2, was present at the Meeting to give a brief overview to the Committee on Application 00 143760 RZ by Towline Ventures 18 Ltd.

K. Shury from Townline Ventures 18 Ltd. was present at the Meeting to respond to any questions that the Committee may have regarding their Application.

COUNCIL The Committee Recommends that:
ACTION

- 1) **Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3392, 2000; and**
- 2) **Council refer Bylaw No. 3392, 2000 to Public Hearing.**

501-2 Coquitlam Design Committee Procedural Guidelines – 0540-20

E. Chu, Manager Development Services gave a brief overview to the Committee on revisions made to the “Procedural Guidelines” for Design Committee Meetings.

COUNCIL The Committee recommends:
ACTION

That Council adopt as policy the attached guidelines entitled “Coquitlam Design Committee Procedural Guidelines” – Revised July 2000 to be included in the City’s Policy and Procedural Manual.

ITEM IV – OTHER BUSINESS

Nil.

ITEM V – TABLED ITEMS


T-1 Design Committee Minutes – July 5, 2000

ITEM VI – NEXT MEETING DATE

The next meeting is scheduled for September 11, 2000.

ITEM VII – ADJOURNMENT

The Chair declared the Regular portion of the Meeting adjourned at 12:15 p.m. The Committee then reconvened in an “In-Camera” session.



Kerri Lore
Committee Clerk

CHAIR

CITY OF _____

COQUITLAM



501

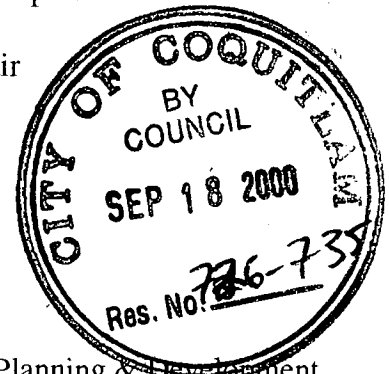
GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, September 11, 2000 at 12:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS PRESENT: Councillor M. Wilson

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
C. Roberts, Development and Environmental Services Co-ordinator
K. McLaren, Development Services Supervisor
L. Guilbault, Planner
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF JULY 24, 2000

The minutes of the July 24, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

M

ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of a Third Amendment to
Development Permit 96 043756 DP – Proposed
Daycare/Preschool at 1438 Pinetree Way (00 144349 AM)

Mr. Chern was present to answer any questions.

Councillors Wilson and Reid arrived at the meeting.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Permit
Amendment 00 144349 AM and the Mayor and City Clerk be authorized
to execute this Development Permit Amendment on behalf of the City of
Coquitlam.

Item 501-2 Authorization for Issuance of Development Permit 00
142305 DP – Canopy Addition Over Patio for
Neighbourhood Pub at 935 Brunette Avenue.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Permit 00
142305 DP and the Mayor and City Clerk be authorized to execute this
Development Permit on behalf of the City of Coquitlam.

Item 501-3 Authorization for Issuance of Development Variance
Permit 00 143443 DV – Proposed Roof Over the Fish
Rearing Tank for the Existing Fish Hatchery Building
Within the Park Adjacent to Hoy Creek Behind Princess
Crescent (2979 Princess Crescent)

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Variance
Permit 00 143443 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 Application for Strata Title Conversion of Existing Duplex
at 770-772 Miller Avenue (00 144652 ST)

The Committee recommends:

**COUNCIL
ACTION**

That Council as Approving Authority under Section 242 of the *Strata Property Act*, approve the proposed strata conversion of the existing duplex at 770-772 Miller Avenue (00 144752 ST) .

Item 501-5 Delegation of Conversion Approval Authority Under the
Strata Property Act

The Committee recommends:

**COUNCIL
ACTION**

1. That Council, as Strata Conversion Approving Authority under Section 242 of the *Strata Property Act*, delegate to the Approving Officer the exercise of the powers and performance of the duties of the Approving Authority under this Section, in relation to duplex dwellings.
2. The Approving Officer shall review all applications for strata conversion of duplexes in relation to Council's Strata Title Conversion Guidelines, as amended.

Item 501-6 Preliminary Report on Application 99 134856 RZ by
Architectura Inc. for Rezoning at 2962 Glen Drive from
RS-1 One-Family Residential and RS-2 One-Family
Suburban Residential to C-4 Town Centre Commercial for
a Mixed-use Commercial/Residential Complex

Discussion ensued relative to whether a development of this nature should include a certain percentage of accessible suites for the disabled.

Staff was requested to determine whether a traffic signal would be required at the corner of High Street and Glen Drive based on the traffic impact study that was conducted.

The Committee recommends:

COUNCIL

- ACTION**
1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3399, 2000;
 2. That Bylaw No. 3399, 2000, and application 99 134856 RZ be referred to Public Hearing.

ITEM IV – OTHER BUSINESS

1. Secondary Suites

Committee members expressed concerns relative to the secondary suite requirements. Particular reference was made to the possible safety hazards related to entering a bathroom through a laundry room, the 'grandfathering' of suites built prior to 1972 and the unwillingness of owners to comply with the regulations, resulting in unreported illegal suites.

The Committee recommends:

COUNCIL

- ACTION**
- That a Council Workshop be scheduled to discuss concerns associated with the Secondary Suite requirements.

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes – July 19, 2000
- T-2 Design Committee Minutes – August 23, 2000
- T-3 Subdivision Committee Minutes – August 1, 2000
- T-4 Subdivision Committee Minutes – August 22, 2000
- T-5 Development Services Report for the Month of June 2000

ITEM VI – NEXT MEETING DATE

September 25, 2000

**ITEM VII – RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
*LOCAL GOVERNMENT ACT***

MOVED BY COUNCILLOR REID
AND SECONDED

That in accordance with Section 242.3 of the *Local Government Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with Section 242.2 of the *Local Government Act*, may be considered by the Committee in a meeting closed to the public:

1. One item that relates to City-owned property; and
2. Any other item, that may come before the Committee that in accordance with Section 242.2 of the *Local Government Act* may be considered by the Committee in a meeting closed to the public.

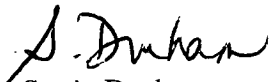
CARRIED UNANIMOUSLY

ITEM VIII - ADJOURNMENT

The meeting adjourned at 1:05 p.m.

MINUTES CERTIFIED CORRECT

CHAIR


Sonia Durham
Deputy City Clerk

CITY OF _____

COQUITLAM



501

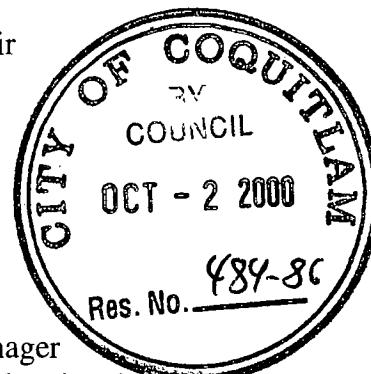
GROWTH MANAGEMENT COMMITTEE MINUTES

A Regular Meeting of the Growth Management Committee of Council convened on Monday, September 25, 2000 at 12:05 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS PRESENT: Councillor M. Wilson

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
K. McLaren, Development Services Supervisor
T. Wingrove, City Clerk
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF SEPTEMBER 11, 2000

The minutes of the September 11, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

M

ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of Development Variance Permit 00 141844 DV - Reduced Parking for Commercial Building at 1071 Austin Avenue

The Development Services Supervisor provided an overview of the application.

Councillor Wilson arrived at the meeting.

Trevor Ward, Ward Consulting, and Michael Chow, Leasing Agent, were present to respond to any questions.

The Committee expressed concerns regarding the availability of parking and traffic flow along Marmont Avenue.

The Committee requested that staff provide information regarding the provision of street parking on Marmont Street, a raised median on Marmont Street for the purpose of allowing right in only traffic from Marmont Street and right out only traffic onto Austin Avenue.

The Committee recommends:

**COUNCIL
ACTION**

That Development Variance Permit 00 141844 DV be forwarded to Council for consideration.

Item 501-2 Coquitlam River Crossings Update

The Manager Community Planning provided an update relative to the proposed Coquitlam River Crossings at David and Lincoln Avenues. Particular reference was made to the project scope, objectives, environmental study report and the consultation process. The Committee was advised that the project was recently awarded to Associated Engineering.

The Committee directed that the Mayor write a letter to the Mayor of Port Coquitlam advising of the work that is underway and that continued communication will take place with respect to the project.

The Committee received the verbal report of the Manager Community Planning.

ITEM IV – OTHER BUSINESS

No items presented.

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Minutes – September 7, 2000
- T-2 Development Services Report for the Month of July 2000
- T-3 Development Services Report for the Month of August 2000

ITEM VI – NEXT MEETING DATE

October 10, 2000

**ITEM VII – RESOLUTION IN ACCORDANCE WITH SECTION 242.3 OF THE
LOCAL GOVERNMENT ACT**

MOVED BY COUNCILLOR THORNE
AND SECONDED

That in accordance with Section 242.3 of the *Local Government Act* the Committee Meeting be closed to the public at this time in order that the Committee may give consideration to the following matters, that in accordance with Section 242.2 of the *Local Government Act*, may be considered by the Committee in a meeting closed to the public:

1. One item that relates to litigation or potential litigation affecting the municipality and which is prohibited from disclosure under the *Freedom of Information and Protection of Privacy Act*; and
2. Any other item, that may come before the Committee that in accordance with Section 242.2 of the *Local Government Act* may be considered by the Committee in a meeting closed to the public.

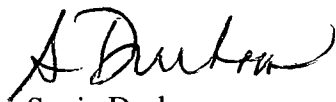
CARRIED UNANIMOUSLY

ITEM VIII - ADJOURNMENT

The meeting adjourned at 1:08 p.m.

MINUTES CERTIFIED CORRECT

CHAIR



Sonia Durham
Deputy City Clerk



GROWTH MANAGEMENT COMMITTEE
REGULAR MEETING MINUTES
OCTOBER 10, 2000

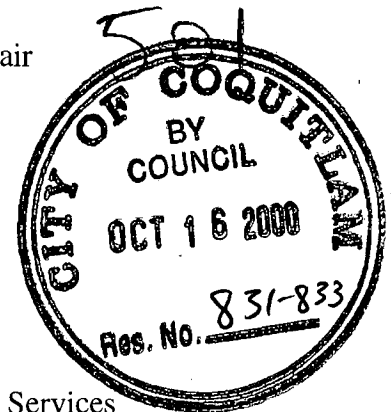
A Regular Meeting of the Growth Management Committee of Council convened on Tuesday, October 10, 2000 at 12:00 p.m. in the Council Committee Room, Coquitlam City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Committee Members Present: Councillor M. Reid, Acting Chair
Councillor D. Thorne

Committee Members Absent: Councillor J. Stangier, Chair

Also Present: Councillor L. Hollington
Councillor M. Wilson

Staff Present: N. Cook, City Manager
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
P. Longhi, Trades Inspection Supervisor
T. Wingrove, City Clerk
K. McLaren, Development Planning Supervisor
C. Roberts, Dev & Environmental Services Supervisor
J. Pickering, Planner 2
S. dal Santo, Environmental Services Liaison
K. Lore, Committee Clerk



ITEM I - MINUTES OF SEPTEMBER 25, 2000

The Committee approved the Growth Management Committee Meeting Minutes of September 25, 2000.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

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ITEM III - NEW BUSINESS

501-1 Preliminary Report on Application 00 143391 RZ by Mehdi Elmi for Rezoning at 539 Schoolhouse Street from RS-1 One-Family Residential to RT-1 Two-Family Residential

K. McLaren, Planning Development Supervisor, provided an overview of Application 00 143391 RZ.

COUNCIL ACTION **The Committee recommends that Council:**

- i) give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3400, 2000; and**
- ii) refer Bylaw No. 3400, 2000 and application 00 143391 RZ to a Public Hearing."**

Item 501-2 Notice Period for Development Variance Permit Applications

The Committee received the Report of the City Clerk dated October 5, 2000 entitled "Notice Period for Development Variance Permit Applications" for information.

COUNCIL ACTION **The Committee recommends that Council extend the current 10 day notification period for Development Variance Permits (DVPs) to 14 days.**

Item 501-3 Streamside Directives – Verbal Report

Copies of “2nd Draft Streamside Protection Regulation” were distributed to the Committee, a copy of which is attached hereto and forms a part of these Minutes.

C. Roberts, Development and Environmental Services Supervisor, was present to provide the Committee with an overview of the revised Streamside Regulations as outlined in the “2nd Draft Streamside Protection Regulation.”

It was noted that the regulations will require greater intergovernmental cooperation and that the municipalities will have to rely on their own resources with regards to cooperative efforts and dispute resolution.

Item 501-4 Cross Connection Control Program – Verbal Report

C. Roberts updated the Committee on the Cross Connection Control Program, the purpose of which is to protect the City’s water supply from contaminants.

Changes to the Water Distribution Bylaw and Zoning Bylaw now require the installation of Cross Connection devices.

Item 501-5 Secondary Suites Program Update – Verbal Report

P. Longhi, Trades Inspection Supervisor, provided an overview of the City’s Secondary Suites Program. The Committee viewed slides of suites complying with the requirements of the Program.

E. Chu, Manager Development Services summarized the Code Consultant recommendations that Council approved in July 2000, and reviewed the current number of registered, inspected and decommissioned suites in Coquitlam.

ITEM IV - OTHER BUSINESS

Nil.

ITEM V - TABLED ITEMS

T-1 Design Committee Minutes – September 20, 2000

ITEM VI – NEXT MEETING DATE

The next meeting is scheduled for November 14, 2000.

ITEM VI - ADJOURNMENT

The Chair declared the Regular portion of the Meeting adjourned at 1:29 p.m. The Committee then recessed and reconvened in a “Closed” Meeting.



Kerri Lore
Committee Clerk

CHAIR

CITY OF _____

C O Q U I T L A M



501

GROWTH MANAGEMENT COMMITTEE MINUTES
REGULAR MEETING MINUTES
OCTOBER 30, 2000

A Regular Meeting of the Growth Management Committee of Council convened on Monday, October 30, 2000 at 12:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS:

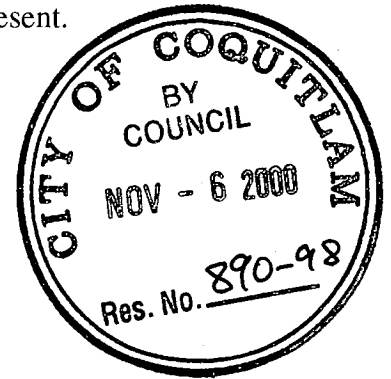
Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT:

Councillor D. Chiu
Councillor L. Hollington
Councillor M. Wilson

STAFF:

N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
D. Currie, Transportation Planning Engineer
C. Roberts, Development & Environmental Services
Coordinator
T. Wingrove, City Clerk
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF OCTOBER 10, 2000

The minutes of the October 10, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

He

ITEM III - NEW BUSINESS

Item 501-1 Conservation Permit 00 145902 CP – 1000 Lougheed Highway

The Manager Development Services provided an overview of the application.

The Committee recommends:

**COUNCIL
ACTION**

1. Adherence to the City of Coquitlam Sediment Control Bylaw No. 2929, for installation of the sediment control and silt fencing prior to commencing any earthworks under the supervision of Citiwest Consulting Engineers and as per the submitted sediment control plan.
2. The owner understands and is aware that the project has not received development permit amendment approval and is proceeding with the earthworks at his/her own risk.
3. All earthworks are to be supervised, inspected and certified by Cook Pickering & Doyle Ltd., consulting geotechnical engineers. An inspection report and final letters of certification must be submitted to the City.
4. Certification that the soil deposited at the site meets all applicable provincial criteria.

Item 501-2 Authorization for Issuance of a Development Permit Amendment 00 143675 AM Pertaining to a Proposed IKEA Store at 1000 Lougheed Highway

The Manager Development Services provided an overview of the application.

Chuck Brook, Brook Development Planning Inc., was present to respond to any questions from the Committee.

Councillor Wilson arrived at the meeting.

Discussion ensued relative to the rooftop parking and whether IKEA would consider a garden on the roof. Mr. Brook advised the Committee that due to the geo-technical issues with the site, IKEA felt it did not want to experiment with vegetation on the roof which would add weight to the building. He also noted that to compensate for the lack of rooftop vegetation, IKEA will increase its pervious area from 12% to 16.5%.

Mr. Brook also advised that Committee that the roof will be given an abstract roof pattern treatment in the absence of vegetation. Staff was directed to provide a picture of this roof treatment to Council prior to the next Council meeting.

Discussion also ensued as to whether IKEA has considered the use of pervious products to cover the large parking area.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Permit Amendment 00 143675 AM and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam.

Item 501-3 Authorization for Issuance of Development Variance Permit 00 145113 DV for Proposed Freestanding and Business Signs for Coquitlam Centre Mall Located at 2929 Barnet Highway

The Manager Development Services provided an overview of the application and outlined the variance requested for the number of free-standing signs.

Kerrie Stafford, Knight Signs, Geoff Clegg, Pacific Signs and Design, and a representative from Karo Design Resources Inc., were present to respond to any questions.

Discussion ensued relative to the replacement of the directional signs with the new signage that would provide a common look for all entrances. Ms. Firdeen noted that the use of door vinyl to identify East, West, South and North entrances would be considered.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Variance Permit 00 145113 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 Final Adoption of Bylaw Nos. 3384, 3385, 3386, 3387, 2000 and Authorization for Issuance of a Development Permit 00 141897 DP Pertaining to a Proposed Casino and Restaurant at 2000 United Boulevard (Previously 2080 United Boulevard)
-

The Manager Development Services provided an overview of the proposed application noting that the front 15 metres of the property has a no-build covenant.

Discussion ensued relative to whether the applicant has considered using pervious products for the parking lot and other impervious surfaces. Staff was directed to follow-up on this matter.

Councillor Thorne registered opposition to the following recommendation.

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. 3384, 2000;
2. That Council reconsider, finally pass and adopt Southwest Coquitlam – Town Centre Official Community Plan Amendment Bylaw No. 3385, 2000;
3. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3386, 2000;
4. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3387, 2000;
5. That Council approve signing and sealing of Development Permit 00 141897 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

No items presented.

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes – October 4, 2000
- T-2 Design Committee Minutes – October 17, 2000
- T-3 Subdivision Committee Minutes – October 3, 2000
- T-4 Subdivision Committee Minutes – October 24, 2000
- T-5 Development Services Report for September 2000

ITEM VI – NEXT MEETING DATE


November 14, 2000

ITEM VIII - ADJOURNMENT

The meeting adjourned at 1:10 p.m.

MINUTES CERTIFIED CORRECT

CHAIR


Sonia Durham
Deputy City Clerk

CITY OF _____

COQUITLAM



501

GROWTH MANAGEMENT COMMITTEE MINUTES
REGULAR MEETING MINUTES
NOVEMBER 14, 2000

A Regular Meeting of the Growth Management Committee of Council convened on Tuesday, November 14, 2000 at 10:30 a.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS:

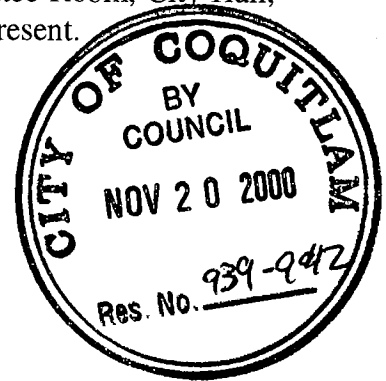
Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

OTHER COUNCIL MEMBERS
PRESENT:

Councillor M. Wilson

STAFF:

N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
S. MacLeod, Manager Financial Services
C. Roberts, Development & Environmental Services
Coordinator
Lois Swanson, Budget Manager
K. McLaren, Development Planning Supervisor
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF OCTOBER 30, 2000

The minutes of the October 30, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

A handwritten signature in the bottom right corner of the page.

ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of Development Permit 99
136588 DP – Proposed Addition to the Arco Service
Station at 685 Lougheed Highway

The Development Planning Supervisor provided an overview of the application.

Discussion ensued and the Committee agreed that the Development Permit should be amended to include some landscaping, specifically a hedge, along the north fence line.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve the signing and sealing of Development Permit 99 136588 DP as amended and the Mayor and the City Clerk be authorized to execute this Development Permit as amended on behalf of the City of Coquitlam.

Item 501-2 Authorization for Issuance of Development Permit (00
144266 DP) – Proposed Covered Parking Structure for
Brian Jessel BMW Dealership at 688 Lougheed Highway

The Development Planning Supervisor provided an overview of the application.

The Committee recommends:

**COUNCIL
ACTION**

That Council approve signing and sealing of Development Permit 00 144266 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam.

Item 501-3 Proposed Amendments to British Columbia Building Code
1998

Discussion ensued relative to the timing of the recommended changes to the Building Code given that the provincial government has denied any responsibility for building envelope failures and whether or not acknowledgement of these changes will have any impact on the City's liability.

Councillor Wilson arrived at the meeting.

Discussion also ensued relative to the 19% moisture content of lumber at the time of installation (proposal 4), the improper installation of windows (proposal 6) and whether the City should rely solely on the assurance of a professional design and commitment for field review (schedule B-1).

Staff was requested to provide a legal opinion as to what the City's risk exposures are with respect to the above.

The Committee recommends:

**COUNCIL
ACTION**

That Council receive the report from the General Manager Planning and Development dated November 10, 2000 entitled "Proposed Amendments to British Columbia Building Code 1998" and refer the above report to the Task Force on Building Envelope Failures in Coquitlam for information.

ITEM IV - OTHER BUSINESS

No items presented.

ITEM V - TABLED ITEMS

No items presented.

ITEM VI - NEXT MEETING DATE

November 27, 2000

ITEM VIII - ADJOURNMENT

The meeting adjourned at 11:15 a.m.

MINUTES CERTIFIED CORRECT



Sonia Durham
Deputy City Clerk


CHAIR

CITY OF _____

COQUITLAM



501

GROWTH MANAGEMENT COMMITTEE MINUTES
REGULAR MEETING MINUTES
NOVEMBER 27, 2000

A Regular Meeting of the Growth Management Committee of Council convened on Monday, November 27, 2000 at 10:30 a.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

COMMITTEE MEMBERS:

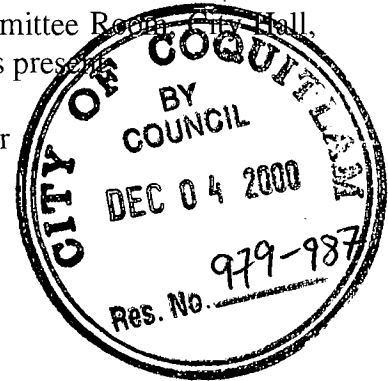
Councillor J. Stangier, Chair
Councillor M. Reid
Councillor D. Thorne

**OTHER COUNCIL MEMBERS
PRESENT:**

Councillor L. Hollington
Councillor M. Wilson

STAFF:

N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
D. Currie, Transportation Planning Engineer
S. Dal Santo, Environmental Services Liaison
K. McLaren, Development Planning Supervisor
L. Tate, Planner
T. Wingrove, City Clerk
S. Durham, Deputy City Clerk



ITEM I - MINUTES OF NOVEMBER 14, 2000

The minutes of the November 14, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

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ITEM III - NEW BUSINESS

Item 501-1 Landview Group Application to Amend Northeast Coquitlam Official Community Plan – Bylaw Nos. 3414 and 3415, 2000 – 00 139555 RZ

The Manager Community Planning provided an overview of the application.

Councillor Reid arrived at the meeting.

Discussion ensued relative to whether School District 43 has approved that shared playground concept for elementary and middle schools. Staff was requested to get approval in writing from School District 43.

With respect to alternate access to the area other than the proposed bridge crossing, staff was requested to ensure this was addressed in the development services agreement.

Other matters discussed included the timing of the application given that the ESA studies in the area are not yet complete, the implications of a Watershed Management Plan for the area, and the maximum capacity of the schools in the area.

The Committee recommends with Councillor Thorne in opposition:

**COUNCIL
ACTION**

That Council:

1. That Council give first reading to City of Coquitlam Northeast Coquitlam Official Community Plan Amendment Bylaw No. 3414, 2000;
2. That Council give first reading to City of Coquitlam Northeast Coquitlam Official Community Plan Amendment Bylaw No. 3415, 2000;
3. That in accordance with the *Local Government Act*, Council consider Bylaw Nos. 3414 and 3415, 2000, in conjunction with the 2000 Financial Plan Bylaw No. 3374, 2000;
4. That in accordance with the *Local Government Act*, Council consider Bylaw Nos. 3414 and 3415, 2000, in conjunction with GVRD Waste Management Plans and Economic Development Strategy applicable to the City;
5. That Council refer this application and City of Coquitlam Bylaw Nos. 3414 and 3415, 2000 to Public Hearing;

6. That Council authorize staff to negotiate an appropriate development agreement with Landview for consideration prior to fourth reading of Bylaw No. 3415, 2000;
7. That Council, having given consideration to the requirements of Section 879 of the *Local Government Act*, as anticipated to be in force on January 01, 2001:
 - a) Request Landview to hold a public open house, and provide appropriate public notice and advertising thereof, in the manner recommended in the report of November 27, 2000, by the General Manager of Planning and Development;
 - b) Refer application 00 139555 RZ to the Board of School District No. 43, in the form set out in Section 881 of the *Local Government Act*; and
 - c) Advise owners of land designated Development Reserve by Schedule B of the Northeast Coquitlam OCP of the content and intent of Bylaw No. 3414, 2000, and invite comment thereon.

Item 501-2 City of New Westminster Official Community Plan
Amendment Bylaw No. 6640, 2000 (0470-20)

Councillor Wilson departed the meeting.

The Manager Community Planning provided an overview of the proposed City of New Westminster Official Community Plan Amendment Bylaw.

The Committee recommends:

**COUNCIL
ACITON**

That Council has no objection to the City of New Westminster's proposed Official Community Plan Amendment bylaw No. 6640, 2000; amending the City of New Westminster Official Community Plan to enable the issuance of temporary commercial and industrial use permits.

ITEM IV – OTHER BUSINESS

No items presented.

ITEM V - TABLED ITEMS

No items presented.


ITEM VI - NEXT MEETING DATE

December 11, 2000

ITEM VIII - ADJOURNMENT

The meeting adjourned at 1:20 p.m.

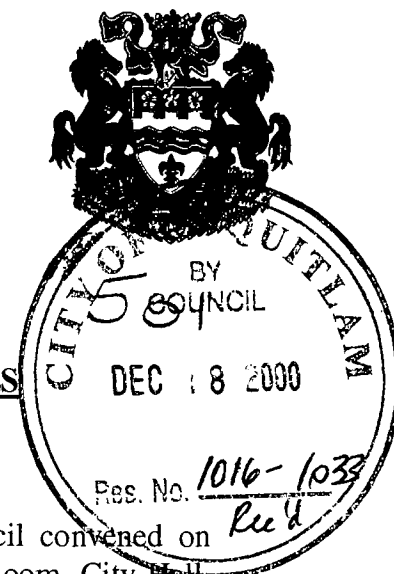
MINUTES CERTIFIED CORRECT


Sonia Durham
Deputy City Clerk

CHAIR

CITY OF _____

COQUITLAM



GROWTH MANAGEMENT COMMITTEE MINUTES
REGULAR MEETING MINUTES
DECEMBER 11, 2000

A Regular Meeting of the Growth Management Committee of Council convened on Monday, December 11, 2000 at 2:10 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present.

COMMITTEE MEMBERS: Councillor K. Becker, Chair
Councillor D. Chiu
Councillor B. LeClair
Mayor J. Kingsbury

OTHER COUNCIL MEMBERS
PRESENT: Councillor L. Hollington
Councillor M. Reid
Councillor J. Stangier
Councillor D. Thorne
Councillor M. Wilson

STAFF: N. Cook, City Manager
W. Jones, Deputy City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Sulmona, Manager Community Planning
D. Currie, Transportation Planning Engineer
L. Guilbault, Planner
J. Pickering, Planner
K. McLaren, Development Planning Supervisor
N. Maxwell, Planning Technician
S. Durham, Deputy City Clerk

ITEM I - MINUTES OF NOVEMBER 27, 2000

The minutes of the November 27, 2000 meeting were adopted.

ITEM II - BUSINESS ARISING FROM MINUTES

No business arising.

A handwritten signature, possibly "KCL", is located in the bottom right corner of the page.

ITEM III – PRESENTATION

Councillor Becker recognized Mr. Adi Smode for his work as a member of the Design Panel.

ITEM IV- NEW BUSINESS

Item 501-1 Preliminary Report on Application 00 145318 RZ by Adam Mahler for Amendments to Northwest Coquitlam Official Community Plan and Zoning Bylaw Amendment from P-3 Special Recreational Zone to RS-1 One-Family Residential for Consolidation of Portion of Golf Course into Adjacent Single Family Lot

Adam Mahler, 1324 Ketch Court, appeared before the Committee to request an amendment to the Northwest Coquitlam Official Community Plan and Zoning Bylaw to allow for the consolidation of a portion of the Westwood Plateau Golf Course into the adjacent single family lot located at 1762 Hampton Drive.

Mr. Mahler noted that he intends to landscape that piece of property and showed preliminary designs for the land.

Staff recommended that this application be denied because this proposal would marginally reduce the land area of the golf course without providing any other public space or amenity.

Discussion ensued relative to forwarding the proposed amendment to Council for consideration as the area is currently fenced off and not accessible from the golf course for maintenance. Staff noted that the property owners located at 1812 and 1816 Hampton Place would be directly affected by this proposal and have not yet been notified pursuant to Section 879 of the *Local Government Act*.

The Committee recommends:

**COUNCIL
ACTION**

Res. 1018-1022

1. That Council give first reading to “City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3404, 2000”;
2. That Council give first reading to “City of Coquitlam Zoning Amendment Bylaw No. 3405, 2000”;
3. That Council refer Bylaw Nos. 3404, 2000 and 3405, 2000, and application 00 145318 RZ to Public Hearing;

4. That Council, having given consideration to the requirements of Section 879 of the *Local Government Act*, direct staff to write letters to the owners of 1812 and 1816 Hampton Green seeking their input prior to the Public Hearing, as they would be directly affected by this proposal; and
5. That if this application proceeds, a covenant be registered on the property to restrict buildings and further subdivision to protect adjacent property owners.

Item 501-2 Application 00 103305 RZ to Amend the Zoning Bylaw –
11 Burbidge Street – Bylaw Nos. 3411, 2000 and 3412,
2000

Jane Pickering, Planner, provided an overview of the application. Walter Frankel, #402-1120 Hamilton Street, Vancouver, was present to respond to any questions.

The Committee recommends:

**COUNCIL
ACTION**

Res 1023 -
1026

1. That Council give first reading to “City of Coquitlam Zoning Amendment Bylaw No. 3411, 2000”;
2. That Council refer Bylaw No. 3411, 2000 and application 00 103305 RZ to Public Hearing;
3. That Council give first reading to “City of Coquitlam Zoning Bylaw Amendment Bylaw No. 3412, 2000”; and
4. That Council refer Bylaw No. 3412, 2000 and application 00 103305 RZ to Public Hearing.

Item 501-3 Authorization for Issuance of Development Variance Permit 00 146724 DV for a Proposed Freestanding Sign for Westwood Community Church Located at 1294 Johnson Street

Mayor Kingsbury arrived at the meeting and Councillor Thorne departed at this time.

The Development Services Supervisor provided an overview of the application. Gary Hodge was present to respond to any questions.

The Committee recommends:

**COUNCIL
ACTION**

Res. 1027
~~DEFERRED~~

That Council approve signing and sealing of Development Variance Permit 00 146724 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 00 147358 RZ – Application to Amend the Northeast Coquitlam Official Community Plan to Clarify Development Permit Area Policies – Bylaw No. 3418, 2000

The Manager Community Planning provided an overview of the application.

Councillor Hollington arrived at the meeting.

The Committee recommends:

**COUNCIL
ACTION**

Res. 1028-1030
Bylaw Amended

1. That Council give first reading to City of Coquitlam Northeast Coquitlam Official Community Plan Amendment Bylaw No. 3418, 2000;
2. That Council refer application 00 147358 RZ and City of Coquitlam Bylaw No. 3418, 2000 to Public Hearing;
3. That Council, having given consideration to the requirements of Section 879 of the *Local Government Act*, as anticipated to be in force on January 1, 2001, authorize staff to hold a public information meeting in regard to the proposed amendment, with appropriate notice in a local newspaper, as well as by letter to the Northeast Coquitlam Ratepayers Association and River Springs Community Association, and that Bylaw No. 3418, 2000 and the covering report to Council be forwarded for comment to the Provincial Ministry of Environment, Lands & Parks and Fisheries and Oceans Canada.

Item 501-5 Adoption of City of Coquitlam Sign Bylaw No. 3500, 2000 and City of Coquitlam Zoning Amendment Bylaw No. 3409, 2000 (00 147378 RZ)

Jane Pickering, Planner, provided an overview of the bylaws.

The Committee recommends:

**COUNCIL
ACTION**

Res. 1031-1033

1. That Council give first, second and third readings to "City of Coquitlam Sign Bylaw No. 3500, 2000";
2. That Council give first reading to "City of Coquitlam Zoning Amendment Bylaw No. 3409, 2000"; and
3. That Council forward City of Coquitlam Zoning Amendment Bylaw No. 3409, 2000 to Public Hearing.

Item 501-6 Burquitlam SkyTrain Alignment Segment (8640-01 Rapid Transit TransLink SkyTrain)

Chris Mooi, Paul Merrick Architects, provided an overview of the Burquitlam SkyTrain Alignment Segment with specific reference to the West portal option and the impact on properties located on the East and West sides.

Also present to respond to questions were John Collings, TransLink, Ian Rokeby, Reid Crowther, and Jeff Herold, Al Herley and Mark Holland, RTPO.

Dave Currie, Transportation Planning Engineer, outlined future roadway improvements for the area.

Lynn Guilbault, Planner, advised the Committee that an Open House was held in Burquitlam on November 21 where the majority of those in attendance indicated a preference for the west portal option.

The Committee recommends:

**COUNCIL
ACTION**

Res. No 1016

Amended

That Council forward to the TransLink Board their preference for a portal location on the west side of Clarke Road north of Como Lake Avenue to reduce the number of options to one as requested by the Rapid Transit 2000 Office (RTP2000) and, as more detailed design is undertaken;

1. Request that RTP2000 consider optimal solutions that mitigate impacts including locating the portal entry as close to Como Lake Avenue as feasible, installing noise barriers along the guideway north of Como Lake Avenue to the Portal, and providing mitigation measures between the guideway/portal and the remaining residual land facing the properties above Elmwood Street; and
2. Request that RTP2000 maintain a minimum distance of 85 metres between the guideway columns and Clarke Road to preserve options for future roadway improvements particularly near the Como Lake Avenue/Clarke Road intersection.

ITEM V - OTHER BUSINESS

No items presented.


ITEM VI - TABLED ITEMS

No items presented.

ITEM VII - ADJOURNMENT

The meeting adjourned at 3:30 p.m.

MINUTES CERTIFIED CORRECT


Sonia Durham
Deputy City Clerk

CHAIR