



504-1

JULY 6, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, July 6, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

L. Scott, Subdivision Co-ordinator  
D.M. Buchanan, Planning Director



ITEM #504-1-1

SUBDIVISION COMMITTEE MINUTES OF JUNE 15, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of June 15, 1976 be received."

ITEM #504-1-2

APPLICATION OF H.A. ROBERTS GROUP LTD. FOR REZONING OF PROPERTY AT SE CORNER OF AUSTIN AVENUE AND HICKEY STREET TO RT-1 & RT-2 (Z-26-76)

The Committee recommends:

"That this application be tabled until the meeting of July 20, 1976."

ITEM #504-1-3

APPLICATION OF DOWCO CONSULTANTS LTD. FOR REZONING OF PROPERTY AT 687 NORTH ROAD & 506 COTTONWOOD AVENUE TO C-2 FOR AN OFFICE BUILDING (Z-34-76)

The Committee recommends:

"That this application be referred to the Advisory Planning Commission meeting of July 7, 1976 and to the Public Hearing of July 22, 1976 if the Commission concurs."

APPROV D.C.  
Co. RES # 1014

ITEM #504-1-4

APPLICATION OF G. SMITH FOR REZONING OF PROPERTY AT 1150 AUSTIN AVENUE (Z-33-76)

The Committee recommends:

"That this application be tabled until a study on this block is completed."

JULY 6, 1976

ITEM #504-1-5

PROPOSED DUPLEX AT 832 MCINTOSH STREET (Z-15-75)

The Committee recommends:

"That Council give final reading to By-law No. 551, given three readings on December 8, 1975."

APPROV'D BY  
CO. RES. # 1012/75

ITEM #504-1-6

EXTENSION OF REZONING APPLICATION Z-17-75 (BY-LAW NO. 504, 1975)

The Committee recommends:

"That Council approve an extension of time for this application to December 31, 1976 in order to allow the applicant time to apply for a building permit and submit building plans, following which By-law No. 504, 1975 can be referred back to Council for fourth and final reading."

APPROV'D BY  
CO. RES. # 1016/75

ITEM #504-1-7

PROPOSED FENCING FOR MAILLARD JUNIOR SECONDARY SCHOOL (Z-67-73)

The Committee recommends:

"That a letter be sent to Mr. Shortt of 1206 Rochester Avenue, owner of Lot 4, advising him of the outcome of negotiations with the School Board."

ITEM #504-1-8

NEW COMMUNITY INITIATIVES - NORTH-EAST COQUITLAM

The Committee recommends:

"That the Minister of Housing be advised that the District of Coquitlam is in favour of the three municipalities jointly co-operating and participating on the planning study which would be in the initial initiative under the New Community efforts, and that this would best take place during the study itself rather than in relation to a draft work programme prepared by the GVRD Planning Department."

APPROV'D BY  
CO. RES. # 1017/75

ITEM #504-1-9

LETTER FROM HUGH CURTIS, MINISTER OF HOUSING DATED JUNE 15, 1976 AND LETTER FROM ERIC ACKER, SPECIAL ASSISTANT, OFFICE OF MINISTER OF STATE, URBAN AFFAIRS CANADA DATED JUNE 17, 1976 RE FEDERAL/PROVINCIAL MUNICIPAL INCENTIVE GRANT PROGRAMME

The Committee recommends:

"That the above letters be received, and that the Planning Department review whether dwelling unit sizes should be reduced."

Q

ITEM #504-1-10

REGIONAL AUDITORIUM FEASIBILITY STUDY

The Committee recommends:

"That the location of the regional auditorium be taken into account in the Town Centre Study."

APP'D BY  
CO. RES  
#1018/76

ITEM #504-1-11

PROPOSED APARTMENT DEVELOPMENTS AT 1134-1214 KING ALBERT AVENUE AND 1114-1132 HOWIE AVENUE (Z-30-76 & Z-31-76)

The Committee recommends:

"That these applications be referred to the July Public Hearing subject to the applicant submitting plans which are found acceptable by the Design Committee at its meeting of July 14, 1976, and this recommendation being supported by the Advisory Planning Commission on July 7, 1976."

APP'D BY  
CO. RES  
#1019/76

ITEM #504-1-12

APPROVAL OF ADDENDUM TO AGREEMENT BETWEEN THE DISTRICT AND YORKSHIRE TRUST COMPANY FOR THE WESTWOOD BUILDING AT 1030 WESTWOOD STREET (Z-4-74)

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement of July 3, 1975 by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D BY  
CO. RES  
#1020/76

ITEM #504-1-13

APPROVAL OF ADDENDUM TO AGREEMENT BETWEEN THE DISTRICT AND QUADRANT DEVELOPMENT LTD. FOR THE APARTMENT PROJECT AT EBERT AVENUE AND NORTH ROAD (Z-55-73)

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement of November 15, 1974 by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D BY  
CO. RES  
#1021/76

JULY 20, 1976

LAND USE COMMITTEE MINUTES

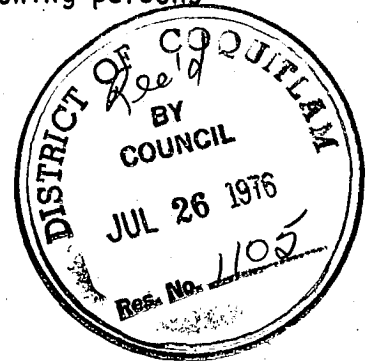
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, July 20, 1976 at 12:00 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Gilmour <sup>RE</sup>

STAFF:

- E. Tiessen, Deputy Planning Director
- A. Phillips, Municipal Engineer



ITEM #504-1-1

APPLICATION OF FARWEST DEVELOPMENTS LTD. FOR THE REZONING OF PROPERTY AT 2257 CAPE HORN AVENUE TO RS-3 (Z-40-76)

The Committee recommends:

*APPLICANT RES CO. # 1106/17*

"That this application be referred to Public Hearing, noting that final approval should not be considered until servicing requirements have been established by way of a Subdivision Application."

ITEM #504-1-2

APPLICATION OF H.A. ROBERTS GROUP LTD. FOR REZONING OF PROPERTY AT SOUTHEAST CORNER OF AUSTIN AVENUE AND HICKEY STREET TO RT-1 AND RT-2 (Z-26-76)

Mr. Sojonky of H. A. Roberts appeared before the Committee, and showed a sketch proposing that the subject site be subdivided as a conventional single family subdivision. Mr. Sojonky asked the Committee's reaction to such single family use, as opposed to the previously proposed town-housing. He stated that, upon reviewing the servicing requirements, and particularly the perimeter roads involved, H. A. Roberts had come to the conclusion that the single family alternative would be their preference.

The Committee noted that the site in question had been recommended as a compact housing site in a recent Planning Department Study, but recognized that the proposed single family subdivision would be allowable under the present zoning, and that therefore the choice of alternatives is up to the applicants.

ITEM #504-1-3

*APPLICANT*

APPLICATION OF THOMAS L. SPRAGGS FOR REZONING OF PROPERTY ON 1062 RIDGEWAY AVENUE TO C-2 (Z-36-76)

The Committee recommends:

"That this application be referred to the Advisory Planning Commission for review in the normal manner."

JULY 20, 1976

ITEM #504-1-4

APPLICATION OF CRESSEY DEVELOPMENT CORPORATION FOR REZONING OF PROPERTY AT KING ALBERT AVENUE AND NELSON STREET TO RM-2 FOR RENTAL APARTMENTS (Z-37-76)

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The Committee recommends:

"That this application be referred to the Advisory Planning Commission for review in the normal manner."

ITEM #504-1-5

APPLICATION OF PORT MOODY/COQUITLAM DEVELOPMENT COMPANY LTD. FOR THE REZONING OF PROPERTY ON CORONA CRESCENT TO RT-2 FOR NON APARTMENT COMPACT HOUSING (Z-38-76)

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The Committee recommends:

"That this application be declined, as the site has not been recommended for compact housing in the Planning Department's recent study, and as the site would be more suitable for subdivision into single family lots."

ITEM #504-1-6

APPLICATION OF ALDERSON PROPERTIES LTD. FOR THE REZONING OF PROPERTY ON 971 REGAN AVENUE TO RT-1 FOR A DUPLEX (Z-39-76)

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The Committee tabled this application in order for the Planning Department to elicit the views of adjacent property owners to this application, prior to the Committee making its recommendation on referral to Public Hearing."

ITEM #504-1-7

EXTENSION OF REZONING APPLICATION, APARTMENT PROJECT AT 1005-1017 RIDGEWAY AVENUE (Z-32-75)

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The Committee recommends:

"That a six month extension of time for this application be approved."

ITEM #504-1-8

APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 593, 1976 - ENGINEERED HOMES LTD. TOWNHOUSE PROJECT ON THE WEST SIDE OF MARINER WAY, NORTH OF COMO LAKE AVENUE (Z-11-76)

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The Committee recommends:

"That final approval of this application not be considered until the actual west boundary of the site, and the disposition of lands covered by B. C. Hydro right-of-way easement, have been clarified."

APPROVED  
BY Co. Res  
# 1107/76

APP'D BY  
Co. Res  
# 1108/76

APP'D BY  
Co. Res  
# 1109/76

JULY 20, 1976

ITEM #504-1-9

FINAL APPROVAL OF BY-LAW NO. 568, 1976 (Z-40-75)

The Committee recommends:

"Provided that required servicing funds have been deposited by that time, that Council reconsider, finally pass and adopt By-law No. 568, 1976, at the July 26 Council Meeting."

*Ticker confirm funds deposited.*

*APP'D  
By Co  
Re # 1110/76*

ITEM #504-1-10

PRELIMINARY CONSIDERATION OF THE ESTABLISHMENT OF A NEIGHBOURHOOD PUB ON LOTS 22, 23 AND 24, BLOCK 8, D.L. 381, PLAN 2269

The Committee recommends:

- 1) That the Municipal Clerk be authorized to inform Mr. Rudy that the Municipality cannot deal with his application at this time because an active application for a neighbourhood pub in the same vicinity has already gone through the stage of receiving petitions from people in the area, and this prior application appears to be actively proceeding.
- 2) That as a matter of policy, Council approval of pub applications be considered to be valid for six months only, unless the applicant provides good reason for an extension of time.
- 3) That Mr. MacMurchy be asked to appear before the Land Use Committee in regard to his pub application in the 2900 block of Christmas Way, to give the committee a full report on the present status of that application."

*APP'D  
By Co  
Re # 1111/76*

*APP'D  
By Co  
Re # 1112/76*

*APP'D  
By Co  
Re # 1113/76*

ITEM #504-1-11

SUBDIVISION COMMITTEE MINUTES OF JUNE 29, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of June 29, 1976 be received."

ITEM #504-1-12

R.R.A.P. AGENCY AGREEMENT

The Committee received for information the letter from Mr. Martin Thomas, dated June 17, 1976, and attachments.

ITEM #504-1-13

TIPTON STREET ROAD EXCHANGE AND SUBDIVISION SERVICING

The Committee recommends:

"That this matter be referred to the Community Development Committee for consideration, since the disposal of land is involved."

AUGUST 3, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, August 3, 1976 at 12:00 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer  
D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director

ITEM #504-1

Z-11-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 593, 1976 - ENGINEERED HOMES LTD. - TOWNHOUSE PROJECT ON THE WEST SIDE OF MARINER WAY NORTH OF COMO LAKE AVENUE

The Committee recommends:

"That the Planning Department be instructed to complete a Development Agreement on the basis of a site boundary as proposed in the Engineered Homes letter of July 26th, and that when the Agreement has been signed and sealed by the applicants, and required bonding deposited, that the Agreement and By-law No. 593 be placed before Council for consideration of final adoption."

APPROVED B.C.  
CO. RES. 11/24/76

ITEM #504-2

Z-26-76 - APPLICATION OF H.A. ROBERTS GROUP LTD. ON PROPERTY AT THE SOUTHEAST CORNER OF AUSTIN AVENUE AND HICKEY STREET

The Committee received a letter dated July 26, 1976 from H.A. Roberts Group Ltd., stating that the firm was dropping its rezoning application for townhousing on the firm's ten-acre Austin-Hickey site, and stating that they now intend to develop the property as a single-family residential subdivision. The Committee notes that the site is one of those recently recommended for designation as a compact housing site, but that the single-family subdivision now proposed by H.A. Roberts is allowable under existing zoning.

ITEM #504-3

Z-28-76 - APPLICATION FOR REZONING OF PROPERTY AT SMITH AVENUE AND EMERSON STREET (NEW FILE Z-42-76)

Mr. J. Sheppard and Mr. H. Hebb appeared as a delegation to state that they were submitting a revised application (Z-42-76) with a bowling alley, 66 two-bedroom townhouse units, construction of Emerson Street, and a recreation grant to the Municipality. The Committee drew to the delegation's attention Council Resolution No. 1044 requiring that no further applications for this site be dealt with until Council has disposed of the Burquitlam Study, which should be completed and put before a public meeting on September 9, 1976.

The Committee recommends:

"That Council table application Z-42-76 until the Burquitlam Study has been completed and considered at a public meeting, and that application



AUGUST 3, 1976

ITEM #504-3 con't

Z-42-76 be referred to a special public hearing to be held as soon as possible thereafter, provided that the Land Use Committee finds such referral appropriate at the time."

ITEM #504-4

AMENDED BY-LAW FOR PROPOSED TOWNHOUSES AT AUSTIN AVENUE AND GATENSBURY STREET FOR DAON DEVELOPMENT CORPORATION (FILE Z-7-76)

The Committee recommends:

"That the third reading previously given to By-law No. 592 be rescinded, and that third reading be given to By-law No. 592, as amended."

APPROVED  
BY CO. RES.  
# 1156/76

ITEM #504-5

Z-41-76 - APPLICATION BY AUSTIN AVENUE CHAPEL TO REZONE PROPERTY AT 1399 AUSTIN AVENUE FROM RS-1 TO P-2 FOR PURPOSES OF EXPANDING EXISTING CHURCH

The Committee recommends:

"That the applicants be advised to submit preliminary plans for review by the Design Committee and Advisory Planning Commission."

ITEM #504-6

LETTER OF JULY 22, 1976 FROM CHAIRMAN D.H. MACDONALD, GVRD PLANNING COMMITTEE RE MUNICIPAL TASK FORCE

The Committee received the above letter and recommends:

"That Mayor MacDonald be informed that Coquitlam has adequate staff and advisory committees to fulfill functions such as those described in Mayor MacDonald's letter, and that the Council will not be establishing a task force such as that described in the letter."

APPROVED  
BY CO. RES.  
# 1157/76

.....  
CHAIRMAN

**DISTRICT OF COQUITLAM**

504-1

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 29, 1976  
FROM: Eric Tiessen DEPARTMENT: Planning YOUR FILE:  
SUBJECT: Approval of Agreement and adoption of By-law No. 593, OUR FILE: Z-11-76  
1976 - Engineered Homes Ltd. Townhouse Project on the  
West Side of Mariner Way, North of Como Lake Avenue

At its July 20th meeting, the Committee made the following recommendation, based on concern expressed by the Subdivision Committee:

"That final approval of this application not be considered until the actual west boundary of the site, and the disposition of lands covered by B. C. Hydro right-of-way easement, have been clarified."

The attached letter dated July 26th has been received from Engineered Homes, and it proposes that the entire right-of-way remain attached to the Engineered Homes lands west of the right-of-way. When Engineered Homes apply for the development of the lands to the west of the right-of-way, they should be held to this undertaking, so that the right-of-way does not become an unmaintained weed-patch. As regards the present application on the east side of the right-of-way, I would suggest the Committee recommend:

"That the Planning Department be instructed to complete a Development Agreement on the basis of a site boundary as proposed in the Engineered Homes letter of July 26th, and that when the Agreement has been signed and sealed by the applicants, and required bonding deposited, that the Agreement and By-law No. 593 be placed before Council for consideration of final adoption."



E. Tiessen  
Deputy Planning Director

ET/1k

Encl.

*Engineered Homes*  
*Engineered Homes*

AWARD  
WINNER

2671 Spuraway Road,  
Port Coquitlam, B.C.  
V3C 2C4  
V3C 2C4

July 26, 1976

District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B.C.  
V3K 1E8  
V3K 1E8

ATTENTION: Mr. McLAREN, PLANNING ASSISTANT

Dear Sirs:

RE: FILE 8-3266, APPLICATION FOR SUBDIVISION  
SITE 2, LOT 261, D.L. 361, PLAN 40139

With reference to your query of July 20, 1976, from the Subdivision Committee. We wish to clarify the proposed use of the B.C. Hydro Right of Way, which bisects the above noted property.


It is our intention to attach this Right of Way, to that portion of Lot 261, lying west of the power line, in as much as this area is considerably larger and will support the development of the Right of Way area as a playground and general amenities use.

We do not wish to attach any of the Right of Way to our current application involving our proposed 36 unit Town Houses because in our opinion, this development is too small to support the overhead costs and maintenance.

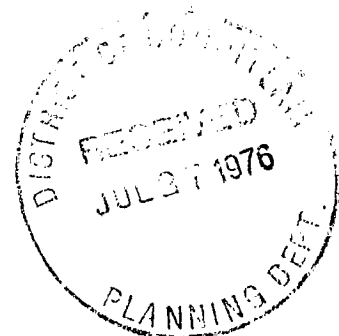
The design and site plan etc., of our proposed town housing has been in accordance with the assumption that the boundary would be the same as that of the east B.C. Hydro Right of Way boundary.

We trust that this will clarify our intentions in this matter.

Yours truly,  
ENGINEERED HOMES LTD.,  
PACIFIC REGION

  
G.H. Brown,  
Manager Multi-Family Division.

GHB/sp





THE *H.A. Roberts* GROUP Ltd.

1198 WEST PENDER STREET, VANCOUVER, BRITISH COLUMBIA V6E 2R9 TELEPHONE 604 688-0355

504-2

July 26, 1976

Mr. Eric Thiessen  
Planning Department  
The District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

Dear Mr. Thiessen:

RE: PROPOSED 100 UNIT HOUSING DEVELOPMENT  
AT THE SOUTH-EAST CORNER OF AUSTIN  
AVENUE AND HICKEY STREET

We wish to advise that The H. A. Roberts Group Ltd. has submitted a formal application for a single family subdivision on this site and as a result the previous application for the townhouse development be withdrawn.

Since this matter was fully discussed at a presentation to your Land Use Committee on Tuesday, July 20th, we did not feel that any further discussions outlining the changes are necessary at this time. However, should you require any additional information we would be only too pleased to speak to you in this matter.

We would hope that you would extend our appreciation to the Design Panel and Advisory Planning Commission for their earlier consideration of the previous plan.

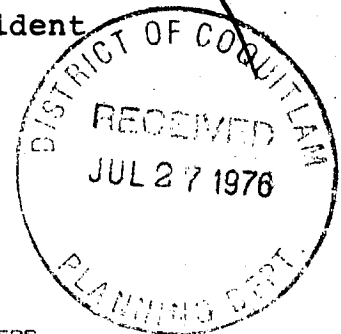
Thanking you, I remain,

Yours sincerely,

THE H. A. ROBERTS GROUP LTD.

*Frank Sojonky*  
Frank Sojonky  
Executive Vice-President

FS/ch



REAL ESTATE INVESTMENT PROPERTIES DEVELOPERS

LAND USE COMMITTEE - JUNE 22/76

ITEM #504-2

APPLICATION OF H.A. ROBERTS GROUP LTD. FOR REZONING OF PROPERTY AT THE SE CORNER OF JUSTIN AVENUE AND HICKEY STREET TO RT-1 & RT-2 (FILE Z-26-76)

Representatives from H.A. Roberts Group Ltd. attended the meeting, represented by Mr. F. Sojonky, Mr. Casey Vanee, and R. Hulbert, Architect. Some of the questions raised were the following:

- 1) Why the duplex area was removed from the calculations, causing a problem with the number of units to the east. The Planning Director advised that since the plans had indicated "fee simple" as the approach, these were taken as separate lots, separate from the townhousing development.
- 2) The one-family housing along Hickey Street was questioned by H.A. Roberts, as proposed by Advisory Planning Commission Resolution No. 3137 on June 16, 1976.
- 3) Reducing the selling price of the units in the project to make the housing more affordable was discussed. Mr. Sojonky indicated that any reduction to make the project qualify for the Central Mortgage and Housing Corporation's Assisted Home Ownership Programme would mean "scrapping the project".
- 4) Servicing of adjacent roads was questioned. It was indicated that the land was sold on the basis of servicing of the four surrounding roads, and that this would be a requirement. Mr. Sojonky indicated that because of the servicing of the road to the south, they would come back with an adjusted plan making better use of the road in terms of access and relationship of the housing thereto.

The Committee recommends:

"That Advisory Planning Commission Resolution No. 3137 be endorsed, and that the application be tabled for H.A. Roberts Group Ltd. to bring back revised plans to the Land Use Committee in time for consideration on July 6, 1976."

TABLED AT JULY 6/76  
LAND USE COMMITTEE  
MEETING

TO: Council and/or Advisory Planning Commission

FROM: D.M. Buchanan, Planning Director

504-2

SUBJECT: Preliminary Report on Applications for Zoning By-law Amendments

File No. Z-26-76

Date: June 1, 1976

Name of Applicant H.A. Roberts Group Ltd.

Address of Applicant 1198 West Pender Street, Vancouver, B.C.

Legal Description of Property Lot 351, D.L. 113, Pl. 44220

Address of Property SE Corner Austin and Hickey

Present Zoning Category RS-1

Requested Zoning Category RT-1 & RT-2

Services \_\_\_\_\_

Proposed Development 100 three-bedroom unit housing development including 88 units

under RT-2 zoning on the easterly portion of the site and 6 two-family dwelling units on the westerly portion of the site. \* \* \* \* \*

**RECOMMENDATION TO COUNCIL:**

Council will recall that this land was municipal land which was put out to tender in 1972 and H.A. Roberts were the successful applicants. H.A. Roberts originally intended to develop a commercial shopping centre on the property, and they therefore applied to rezone the property to C-2 in June of 1975. Their application at that time coincided with negotiations which were taking place on the proposed housing development north and west of Riverview Hospital. These negotiations were at an advanced stage, and the plans for the development called for a commercial area of 105,000 sq. ft. in the central area. It was our understanding at that time, from comments by Mr. Northey at the Council meeting of March 26, 1975 that Dunhill had reached an agreement to acquire the subject H.A. Roberts site. Subsequently we learned that this agreement had not been concluded. We recommended to Council at that time that a special meeting of the Advisory Planning Commission and Council be held for both the applicants for commercial development to present their proposals.

The special meeting of the Advisory Planning Commission was held on September 17, 1975, and at that time the Commission passed a resolution recommending that Council decline the application for a neighbourhood shopping centre by H.A. Roberts Group Ltd. Council, at their regular meeting on September 22, 1975, approved that APC resolution, and therefore the application by H.A. Roberts Group was declined.

A portion of that APC resolution recommended that Council direct the Commission to review the Gilmour and W.E. Graham planning proposals for the whole of the area east of Mundy Street, south of Austin Avenue, west of the Essondale Lands, and north of Dawes Hill Road.

TO: Council and/or Advisory Planning Commission

FROM: D.M. Buchanan, Planning Director

SUBJECT: PRELIMINARY REPORT ON APPLICATIONS FOR ZONING BY-LAW AMENDMENTS

Page 2/ cont'd

with a view to recommending to Council specific alternative uses for the 10 acre H.A. Roberts site. On October 15, 1975, the Advisory Planning Commission recommended a mix of single-family townhouse and apartment units on the 10 acre site at the south-east corner of Austin and Hickey. They also recommended that Council authorize the Planning Department to prepare an updated plan for the area south of Austin and east of Hickey Street, as recommended in the Planner's report of October 6. Council, at their meeting of October 20, 1975, tabled application Z-24-75 pending receipt of a Planner's report, and also authorized the Planning Department to prepare an updated plan for the area south of Austin and east of Hickey.

The Advisory Planning Commission, on November 19, 1975, reviewed the Planning Department's updated plan for the Hickey-Austin area and passed the following resolution:

"That the entire 10 acre site at Hickey and Austin be designated for development as an innovative RT-2 project with interior orientation, maximum retention of trees along fringes opposite existing one-family housing, noting that the Advisory Planning Commission would be concerned with traffic impact if the Planning Department's proposal for one-family lots along Austin Avenue were followed, and noting that the balance of the area should be set aside for a comprehensively planned compact housing project."

Council, at their meeting of November 24, 1975, concurred with this recommendation and passed the same resolution as a Council resolution.

The application now submitted is for 100 three-bedroom units, composed of two dwelling buildings and four dwelling buildings. There are six two dwelling buildings on the west portion of the site facing Hickey Street, with the remainder of the 100 dwelling units oriented to the easterly part of the site. Accessory off-street parking is provided at two legal parking spaces per unit, with room for two additional off-street parking spaces in front of the carport. Plans show a walkway system which links the dwellings with the recreational amenities, including a tennis court, outdoor pool, Jacuzzi whirlpool, saunas, dressing rooms, storage and equipment, and a barbecue area.

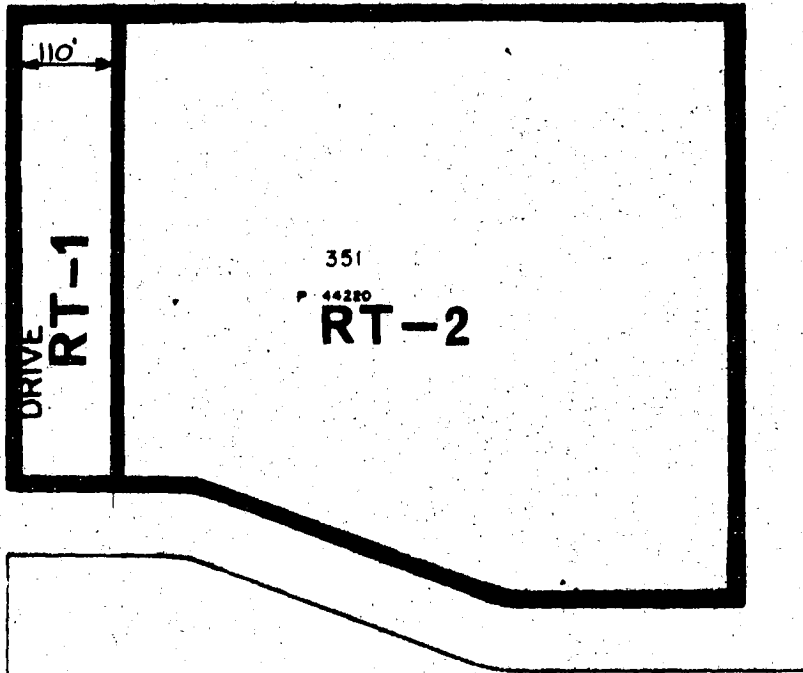
One specific concern of the Planning Department is in regard to the applicants' intended method of disposition of the duplex dwellings facing Hickey Street. It would appear from the plans that the applicants intend to sell duplex lots with two-family dwelling units on them. If this were the case, the costs may rise above those permitted under the Assisted Home Ownership Programme. As well, these units would not be able to participate in the common recreational facilities provided on the easterly part of the site.

I recommend that the Land Use Committee recommend to Council that this application be referred to the Advisory Planning Commission for review in relation to their resolution of November 19, 1975 after review by the Design Committee.

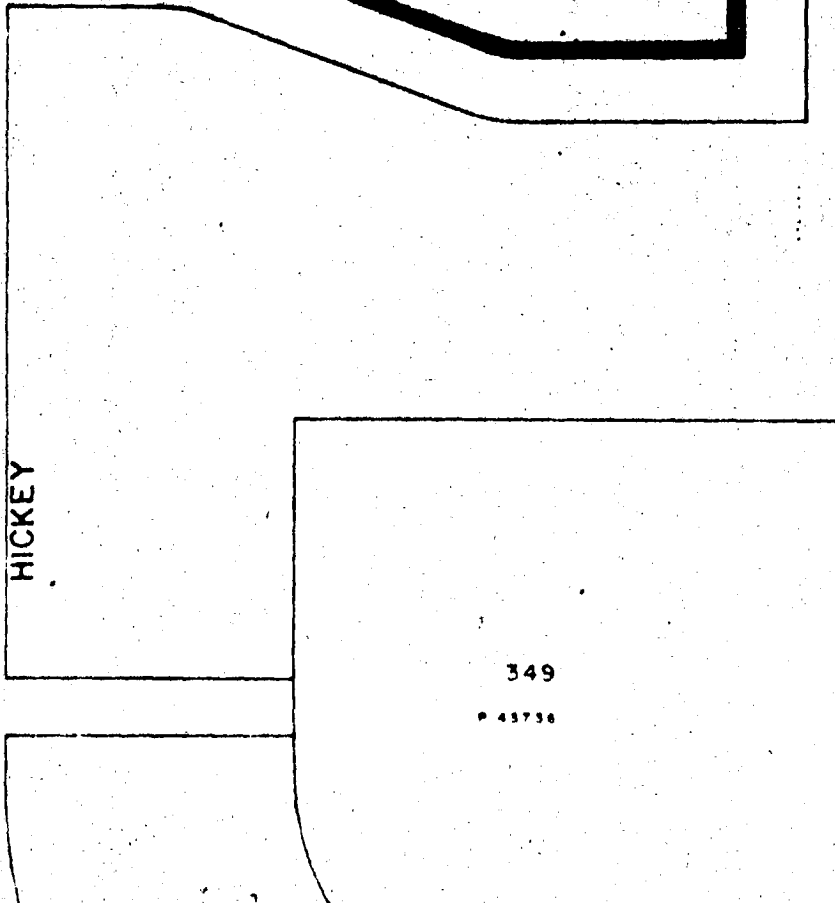
KM/ci  
Encl.

  
D.M. Buchanan  
Planning Director

AUSTIN AVENUE



Rem. 350



H.A. ROBERTS GROUP LTD.  
SE CORNER AUSTIN & HICKEY  
LOT 351, D.L. 113, PL. 44220



July 29, 1976.

*Les Hammar*

504-3

His Worship James L. Tonn,  
The Corporation of the District of Coquitlam,  
1111 Brunette Street,  
Coquitlam, B. C.

RE: Lot 210 - District Lt 9, Group 1, N. W. D., Plan 29444  
and Portion of Lot 1, of Lot 57, District Lot 9, Plan  
5366 - District of Coquitlam, British Columbia.

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Your Worship:

Please be advised that we have altered an application re  
the above mentioned property to fulfill the requirements  
demanded for recreational progress in the area, as  
follows:

10 lane Bowling Alley - approximately 10,000 Sq. Ft.  
66 two bedroom Townhouses - non family orientated.

We are prepared to dedicate the property allocated for the  
new road, named Emerson, connecting to Smith Avenue and to  
pay for all costs pertaining to same ( within the boundaries  
laid out ). *- what?*

We are also prepared to donate to the Recreational Fund  
the sum of \$37,500.00 for the betterment of the Burquitlam  
Area.

May we point out that the expediency of this request is of  
the utmost importance, regarding time allowed, and we  
therefore suggest the good graces of Council and Your Worship  
be that we may proceed with all possible haste and assurances.

Yours respectfully,  
DEBRIC HOLDINGS LTD.

*H. R. Hebb*

Per: H. R. Hebb.  
HRH/d  
Encl.

\$ 568.18  
per Unit

**DISTRICT OF COQUITLAM**

504-4

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 28, 1976  
FROM: E. Tiessen DEPARTMENT: YOUR FILE:  
SUBJECT: Proposed 46 Unit Townhouse Development at OUR FILE: z-7-76  
Gatensbury Street and Austin Avenue  
in Coquitlam

Attached, please find a copy of By-law No. 592 given three readings by Council on May 3, 1976. At the Public Hearing held April 22, 1976, the applicants, Daon Development Corporation, requested that the east 60 feet of Lot 149 be excluded from the rezoning application, to allow its use as a single family lot. The By-law was subsequently drafted on this basis and given three readings by Council on May 3, 1976. The applicant then applied for subdivision and consolidation of the properties involved in the application. When reviewing the subdivision application, the Subdivision Committee noted that the setback requirements of the Zoning By-law on the proposed 60 foot lot would severely limit the potential building area. Subdivision approval was therefore on the basis of an amended property line following the configuration of the top of the ravine bank.

The Subdivision Committee requested the Municipal Solicitor's opinion on whether a realignment of the lot on Haversley Avenue would constitute a substantive change to the proposed development presented at the Public Hearing, and the Municipal Solicitor replied on June 24, 1976, that in his opinion, the courts would not consider this to be a substantive change. However, the change does represent an amendment to By-law No. 592, and a by-law cannot legally be amended between third and final reading.

The Planning Department has prepared the attached amendment to By-law No. 592 showing the proposed zoning of the properties involved, outlined in black on the map. I suggest that the Land Use Committee recommend to Council:

"That the third reading previously given to By-law No. 592 be rescinded, and that third reading be given to By-law No. 592 as amended."



E. Tiessen  
Deputy Planning Director

ET/lk

Encl.

DISTRICT OF COQUITLAM

BY-LAW NO. 592

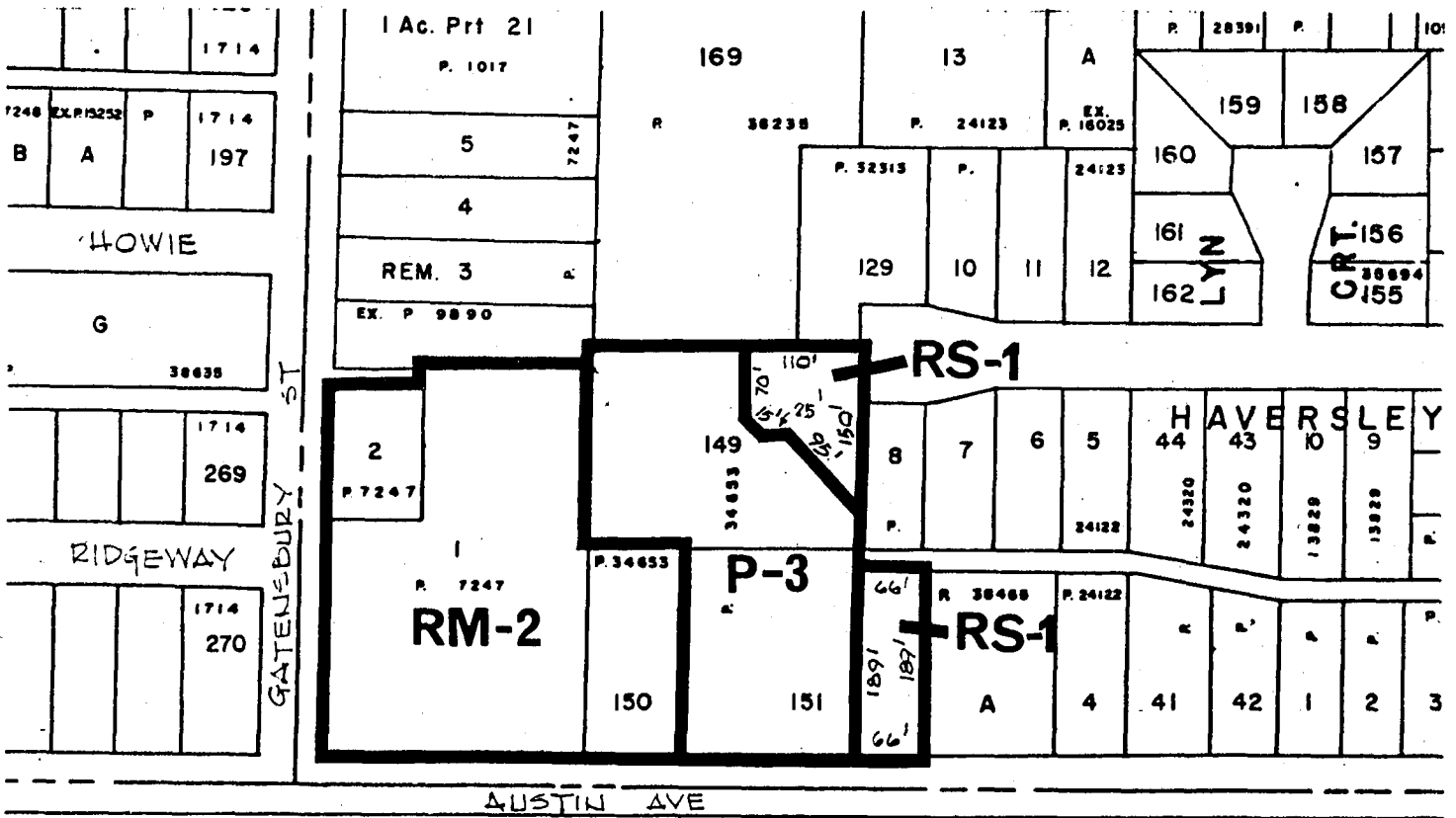
A By-law to amend the "District of Coquitlam Zoning By-law No. 1928, 1971" and amending by-laws.

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of By-law No. 1928, and amending by-laws, in accord with the "Municipal Act", Statutes of British Columbia, 1960, Chapter 255;

AND WHEREAS it is deemed expedient and desirable to amend certain zoned areas after the proper hearing in accord with the "Municipal Act";

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

Clause 1 - The properties shown within the area outlined in black on the map hereunder be rezoned as indicated thereon:



(Property situated at Austin Avenue and Gatenbury Street)

This By-law may be cited for all purposes as the "District of Coquitlam Zoning Amendment By-law No. 592, 1976."

READ a first time by an affirmative vote of two-thirds majority of all Members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

READ a second time by an affirmative vote of two-thirds majority of all Members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

Zoning Amendment, By-law No. 592, 1976, cont'd

READ a third time by an affirmative vote of two-thirds majority of all Members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

RECONSIDERED, FINALLY PASSED and ADOPTED by an affirmative vote of two-thirds majority of all Members of Council and the Seal of the Corporation affixed this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

TO: Council and/or Advisory Planning Commission

FROM: D.M. Buchanan, Planning Director

504-5

SUBJECT: Preliminary Report on Applications for Zoning By-law Amendments

File No. Z-41-76

Date: July 29, 1976

Name of Applicant Austin Avenue Chapel

Address of Applicant 1393 Austin Avenue

Legal Description of Property Lot 4, D.L. 357, Plan 24122

Address of Property 1399 Austin Avenue

Present Zoning Category Residential - RS-1

Requested Zoning Category Institutional - P-2

Services \_\_\_\_\_

Proposed Development \_\_\_\_\_

\* \* \* \* \*

RECOMMENDATION TO COUNCIL:

This application is for preliminary consideration of an addition to the Austin Chapel at 1393 Austin; the applicants wishing to have some indication of the acceptability of such expansion prior to having preliminary plans drawn up. An addition would require additional parking, which cannot be accommodated on the present chapel site at 1393 Austin; hence the proposal for rezoning of the adjacent lot at 1399 Austin Avenue, with the two lots to be consolidated. I would recommend that the applicants be advised to submit preliminary plans, for review by the Design Committee and Advisory Planning Commission.



E. Tiessen  
Deputy Planning Director

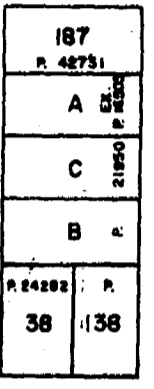
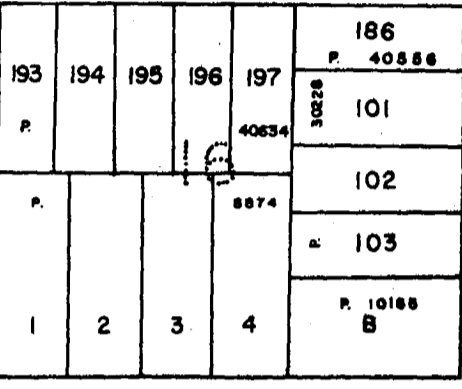
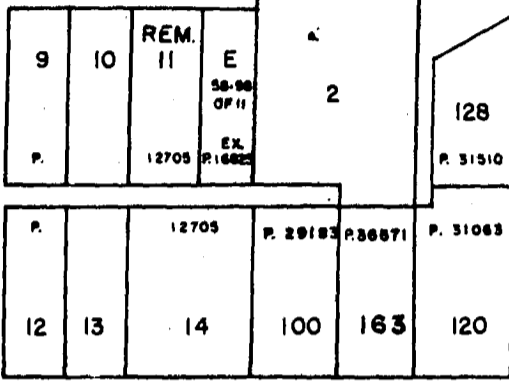
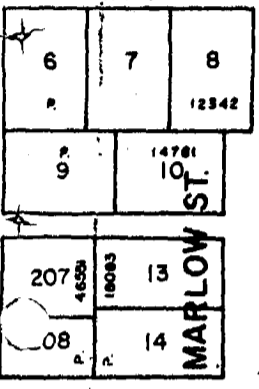
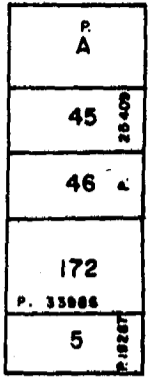
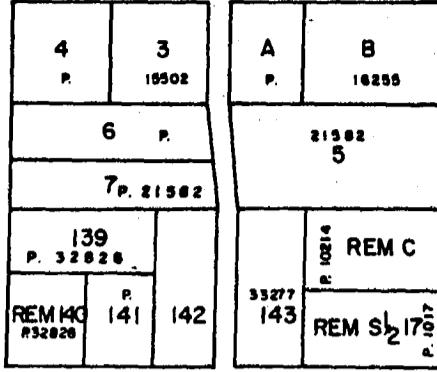
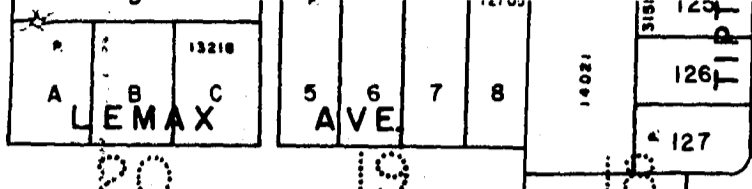
ET/1k

P. 12593	7	8	9	J	K	205	206	203	E 66	6	5	4	3	2	R 92
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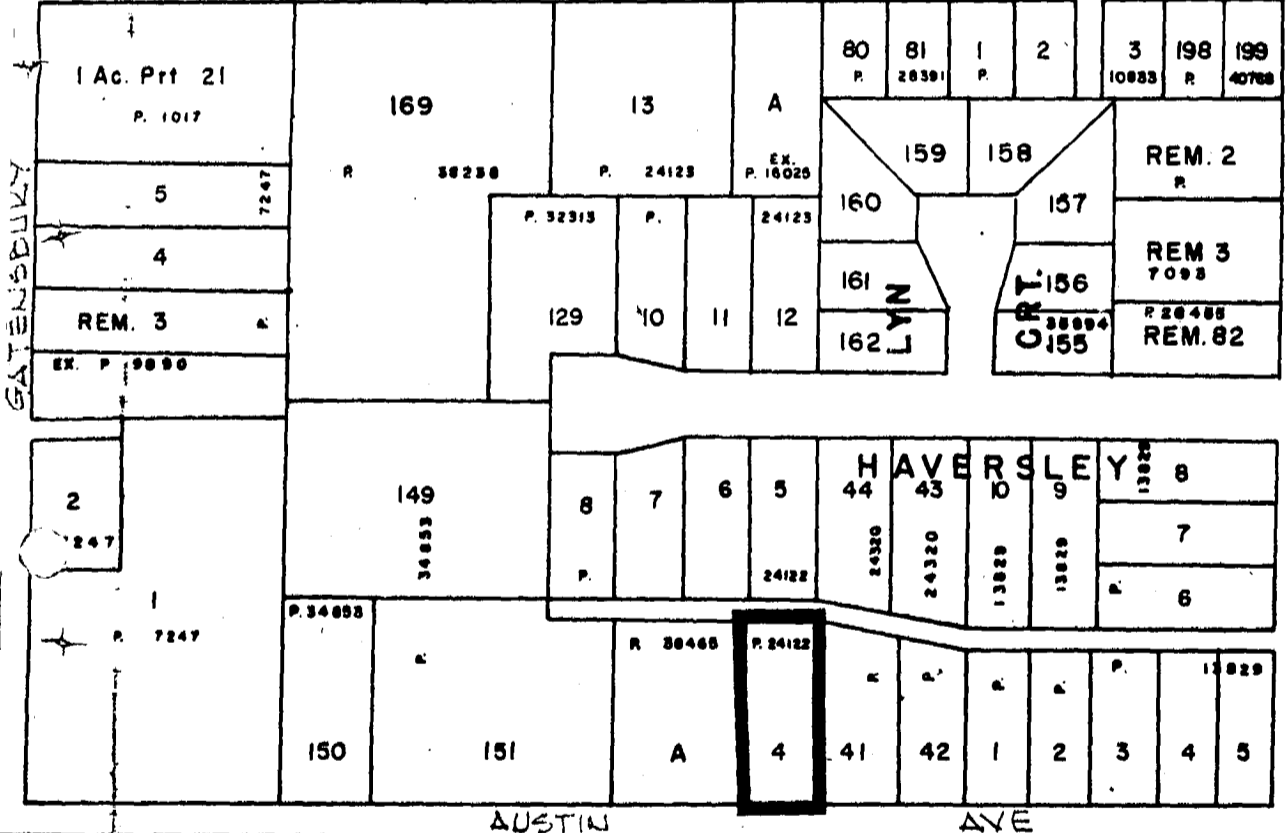
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Z-41-76

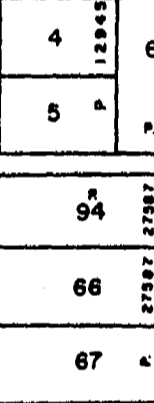
AUSTIN AVENUE CHAPEL  
 1399 AUSTIN AVENUE  
 LOT 4, D.L. 357, PL. 24122  
 RS-1 TO P-2



KING ALBERT AVE



AUSTIN AVE



GATENSBUCK ST

SCHOOLHOUSE ST



Please refer to our file number: 5056

All Correspondence between Departments  
or Council should carry this number.

July 22, 1976

504-6

Mayor and Council  
Corporation of the District  
of Coquitlam  
Municipal Hall  
1111 Brunette Avenue  
COQUITLAM, B.C.

Dear Mayor and Council:

RE: Municipal Task Forces

In our recent round of meetings with member municipalities, Councils were asked to give consideration to the establishment of a "task force" to look at ways of implementing the management of growth strategies in each municipality and to obtain public feedback on ways of implementing these strategies. A number of municipalities have asked for some additional details on how these "task forces" might be constituted and what their terms of reference might be. The following comments are set down in an attempt to provide some guidance.

Composition of Task Forces

The establishment of the proposed task force would be a decision of the Council and should report to Council. The composition of the task force could vary from municipality to municipality but ideally it should consist of elected representatives, staff and citizens. Some municipalities may have a suitable committee already in existence (e.g. Advisory Planning Committee); other municipalities may choose to establish a new one especially for the purpose.

What are the Task Forces Expected to do?

The task forces, to be of help to the municipality, should:

- a) review the strategy proposed for management of growth and the current actions being taken toward implementation of them in the municipality;
- b) assess current municipal policies to determine how, or if, they further the aims of the Livable Region proposals and to suggest changes if advisable or necessary;
- c) advise Council of their findings.

..../

## Operations of the Task Forces

The task force might choose to prepare a report based on its own experience and expertise, or it might choose to host one or more public meetings to obtain citizens' views and to gain input, or it might decide on some other course of action. Whatever method is chosen, the objectives should be to establish a forum for discussion and debate on the effects of management of growth actions proposed at the municipal level, and to provide a mechanism for conveying the information learned to Council. Of particular benefit to elected representatives would be the opportunity afforded by such a committee for municipal politicians, staff and citizens to "try out" their ideas before they become matters for formal Council consideration.

## Resources to Help Get These Task Forces Started

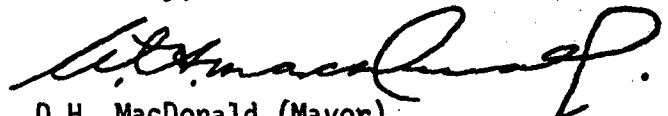
GVRD's Livable Region Advisory Committee, composed of elected Board members, staff and citizens, is a working prototype of the proposed task force and is now in its second year of operation. The Advisory Committee has agreed to serve as a resource to municipal task forces by providing information and assistance (e.g. helping to organize or participate in public meetings as requested and when required). The GVRD Public Participation staff can also be made available to help municipal staff in similar ways.

A "task force" on management of growth was set up last year by West Vancouver Council. Copies of its terms of reference and first report are attached. West Vancouver's Director of Development, Dr. Robert Collier, has volunteered to provide whatever information or assistance he can to municipalities interested in setting up similar task forces.

## GVRD's Interest

The Livable Region Advisory Committee would like to be kept advised on the experience of these task forces and to obtain copies of any reports so that in turn it can be more aware of the views of local communities as part of its monitoring responsibilities to the Board. The biggest problem facing the GVRD and member municipalities is communication. New and better avenues of communication must be found if we are to achieve commitment and co-operative action from all levels of government, from the business community and from the general public. We see these task forces as being a major step toward establishing such dialogue, and therefore of importance to both the municipalities and the GVRD alike.

Sincerely,



D.H. MacDonald (Mayor)  
Chairman, GVRD Planning Committee

DHMcD/NG/1s  
enclosures



**DISTRICT OF COQUITLAM**

Inter-Office Communication

○ Advisory Planning Commission

DEPARTMENT:

DATE: July 28, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes  
July 28, 1976

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, July 28, 1976 at 5:00 p.m., with the following persons present:

COMMITTEE:

Mr. K. Harford  
Mr. D. Nichols  
Mr. W. Roper  
Mr. S. Sinclair  
Mr. T. Thompson

STAFF:

Mr. K. McLaren, Planning Assistant

GUEST:

Mr. W. Lort, Architect

1. B-3515 - PROPOSED COMMERCIAL BUILDING AT 323 NORTH ROAD SOUTH OF THE LOUGHEED HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 15, 1976 and the coloured perspective received June 9, 1976.

This project is acceptable subject to the Planning Department receiving confirmation in writing that ground cover will be of sufficient planting size to become established.

ACCEPTABLE WITH CONDITION

Design Committee Minutes  
July 28, 1976

2. B-3534 - PROPOSED ADDITION TO MUNICIPAL HALL AT 1111 BRUNETTE AVENUE,  
COQUITLAM - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 21, 1976.

This project is acceptable.

ACCEPTABLE

3. B-3479 - PROPOSED ADDITION TO SHOPPING CENTRE ON COMO LAKE AVENUE BETWEEN  
LINTON STREET AND MONTROSE STREET AT 1960 COMO LAKE AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department June 29, 1976 and July 23, 1976, and the coloured perspectives received September 24, 1974 and June 24, 1976.

The Committee appreciates the Project Architect's response to their comments of July 14, 1976.

This project is now acceptable subject to the following matters being rectified to the satisfaction of the Planning Director:

- 1) Wheel stops are requested where parking areas abut buildings and planting areas.
- 2) The directional arrow on the one-way north-south driveway aisle should be moved further north.
- 3) A curb or other physical separation should be provided between the north-south one-way driveway aisle and the Shell Service Station property.
- 4) If the Municipality is going to allow the servicing of Como Lake Avenue to be deferred, the Committee requests that a clause be inserted into the development agreement requiring the applicant to landscape to the curb with ground cover (such as ivy) when the servicing is constructed. The applicant should confirm that he will landscape to the existing curbs on Linton Street and Montrose Street at this time. The Committee is suggesting ground cover as they are concerned that grass would not be maintained.
- 5) The Committee also requests the development agreement contain a clause requiring Design Committee review of the colour scheme before painting.

ACCEPTABLE WITH CONDITIONS

Mr. D. Nichols joined the meeting at this point.

/Page 3

Design Committee Minutes  
July 28, 1976

4. B-2598 - PROPOSED ALTERATIONS TO THE APARTMENT UNDER CONSTRUCTION AT THE NORTH-EAST CORNER OF PERTH AVENUE AND NORTH ROAD - 3RD REVIEW

Mr. W. Lort, Project Architect, was present and discussed the project with the Committee members. Mr. Lort then left the meeting.

The Committee then reviewed the plans received in the Planning Department July 8 and July 13, 1976 and the coloured perspectives received March 4, 1976 and June 18, 1976.

The Committee finds the revised design acceptable pending clarification of finished material detailing. The Project Architect could elaborate on the use of materials by submitting a more complete cross-section and details to correspond. Examples of details requested are:

- a) soffit finishes;
- b) flashing details (trusting they will be finished in a paint colour which will blend with the siding stain) ;
- c) details for the waterproof decking, wearing surface, and sound proofing for the penthouse roof deck;
- d) details of the lattice work on the balconies and where they connect to the cedar siding and the balustrade. The Committee feels the balconies will not read as lattice work with the spacing noted on the drawings.

The Committee suggests that all exterior siding corners be mitered in order to carry out the aesthetics.

The stain called for on the plans for the balconies is the same as for the cedar siding, whereas the coloured perspective indicates a contrasting colour. Clarification is requested.

The entrance detail appears weak. There would appear to be room for some sort of strengthening element such as a canopy.

REVISED PLANS REQUESTED

NOTE TO ADVISORY PLANNING COMMISSION

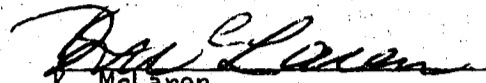
*SEE CO. RES #1201/11*  
The Committee is disturbed to learn that the standard of drawings submitted with application B-2598 is acceptable to the District of Coquitlam for a building permit application. The Committee feels that this present standard of drawings does not ensure the development will be carried out in the manner presented and approved. A higher standard of drawings should be required

Design Committee Minutes  
July 28, 1976

NOTE TO ADVISORY PLANNING COMMISSION con't

for building permit applications in order to reduce review time and lay out the manner in which the project is to be constructed prior to the issuance of a building permit.

KM/ci

  
K. McLaren  
Secretary

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Community Development DEPARTMENT: DATE: July 28, 1976  
Committee  
FROM: E. Tiessen DEPARTMENT: Deputy Planning YOUR FILE:  
Director  
SUBJECT: Rem. Lot 2, Blk. 18, D.L. 357, P1. OUR FILE:  
14021, Tipton Street **B-2310**

At its July 27th meeting, the Committee instructed the Planning Department to report the implications of amending the anomalous RT-1 zoning on the subject land, to conform with the RS-1 zoning of adjacent lands.

I can report that the subject property, plus the two lots to the south fronting on King Albert, were rezoned to RT-1 duplex in 1966, when all three properties were one lot. The rezoning was at the request of the then owner, who wished to construct a duplex. This he did, at the southwest corner of the lot. This duplex was eventually subdivided off, as was a second lot fronting on King Albert, and it is the balance of the property fronting on Tipton Street that Mr. Spragg now wishes to subdivide.

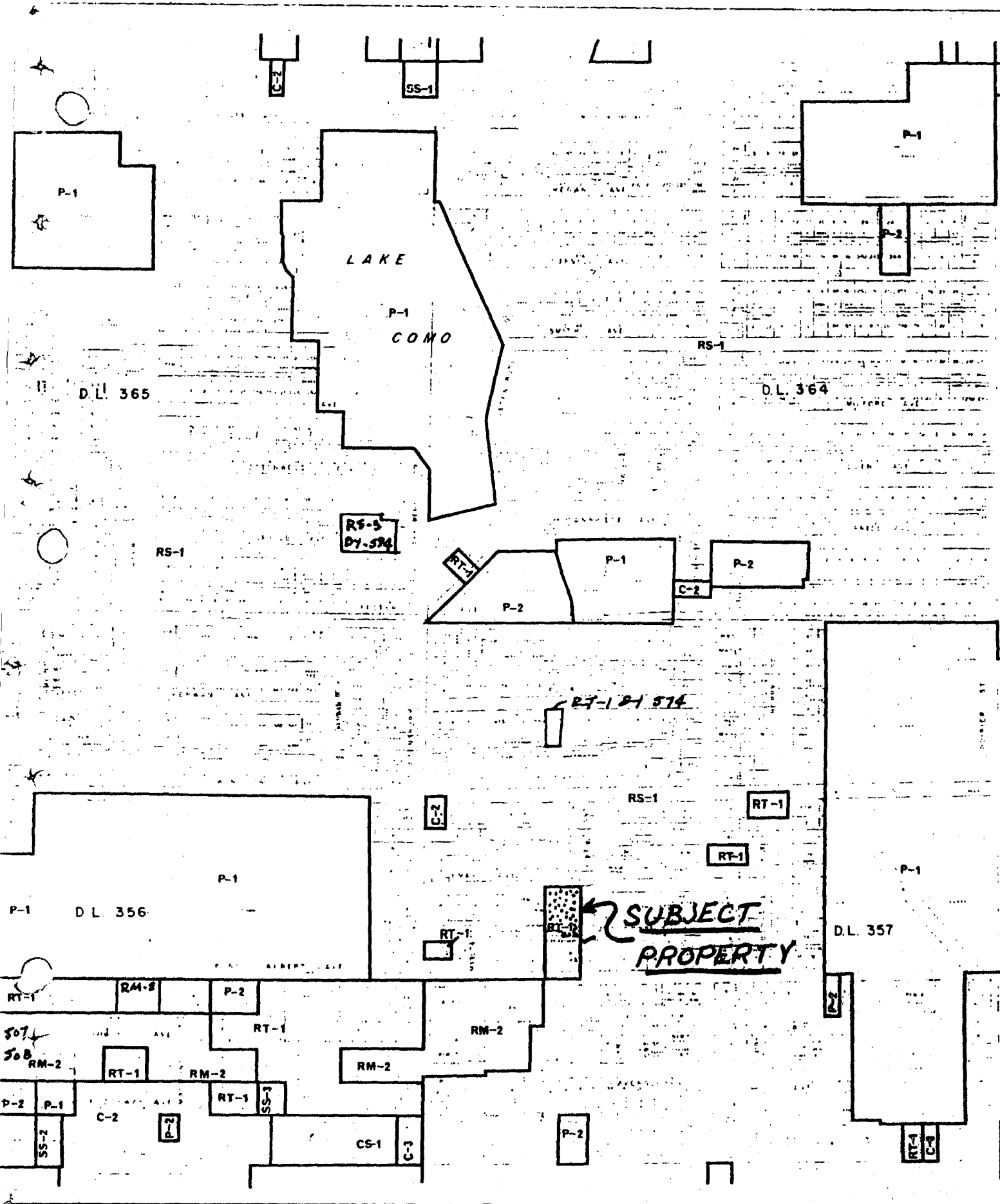
All of the three proposed lots would exceed 8,000 sq. ft., and under the present RT-1 zoning a duplex could be built on each lot. Council's present policy for dealing with RT-1 duplex rezoning applications in single family areas is to consider such applications only where a proposed duplex is at least 600 ft. from other duplexes on the same side of the street, and to avoid more than one duplex at the intersection of two streets. There are no existing RT-1 zones within 600 ft. on Lemax Avenue or Tipton Street, so that one duplex could be considered on the subject property, but not the other two, if it were a matter of rezoning under the present policy.

Council has the power to amend zoning, "downward" as well as "upward", provided such rezoning is not discriminatory and gives due regard to the considerations set out in Section 702 (2) of the Municipal Act. Undoubtedly Council could rezone part or all of the subject property to RS-1 to conform with the surrounding area, (see attached zoning plan), and raise good arguments for so doing, based on Section 702 (2) as well as the duplex policy. However, it should be recognized that the property has been zoned RT-1 for some years now, and was no doubt acquired by the present applicant on that basis.



E. Tiessen  
Deputy Planning Director

ET/1k  
Encl.



LAKE  
P-1  
CONHO

D.L. 365

D.L. 364

RS-5  
07-574

RT-1 07-574

D.L. 356

D.L. 357

SUBJECT  
PROPERTY

507  
508

7  
57

**DISTRICT OF COQUITLAM**

504-2  
~~503~~

Inter-Office Communication

TO: Council	DEPARTMENT:	DATE: Aug. 5, 1976
FROM: Land Use Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Designation of Compact Housing Sites		OUR FILE:

A public information meeting in regard to possible designation of "compact housing" sites on the Community Plan Map was held on July 29, 1976 pursuant to Council Resolution No. 1010. Minutes of that meeting are attached; also attached is a copy of the Planning Department's Policy Report No. 1, 1976 "Compact Housing in Southwest Coquitlam".

The Committee recommends:

"THAT Council modify the Community Plan Map by designating 'infill' sites I, J, K, L, P, Q, R and S; and 'fringe' sites F-4, F-5, F-6 and F-9, as set in Policy Report No. 1, 1976, for 'compact housing' development at densities not exceeding those allowed under the RT-2 regulations of the Zoning By-law; and

THAT Council table consideration of Site C, which is within the Burquitlam area, until the Burquitlam study has been completed."

ET/ci  
Encl.



  
FOR ATd. L. Garrison

## COMPACT HOUSING IN SOUTHWEST COQUITLAM

### BACKGROUND

Early this year, the Land Use Committee of Council instructed the Planning Department to prepare a report suggesting "compact housing" sites that could be designated on the "Community Plan Map". An interim report was presented to Council in February and Council did, at that time, endorse the criteria which it was proposed to use in evaluating sites.

### COMPACT HOUSING

"Compact housing" has come into use recently as a term to describe housing types at a density between the conventional single-family home on a large lot, and conventional apartment development. To be suitable accommodation for families with children, we believe that such housing should provide some attributes of the single-family home; in particular, an individual entrance to each dwelling unit (not off a corridor), and a private outdoor area of significant size (more than a small balcony). In our experience of reviewing project plans, these attributes can best be provided at a density not exceeding 12 to 15 units per acre. The regulations of Coquitlam's RT-2 zone generally cover these requirements, with a maximum allowable density of 12 units to the acre.

In this density range, a wide range of architectural forms is possible, including cluster housing, townhouses, and zero-lot line homes on individual lots. We feel that the present RT-2 zone regulations are sufficiently flexible to allow a variety of architectural approaches; further experience of applying the regulations to project designs will undoubtedly show where the regulations can be improved. Quality guidelines coming from the GVRD's Compact Housing Programme will be an aid in evaluating particular project proposals.

This report deals with possible sites in Southwest Coquitlam only. In the area north of the Barnet Highway, the overall planning framework remains to be settled, except in the "Eagle Ridge" area, and it would be premature to designate specific sites at this time.

### NEED FOR SITES

According to the Greater Vancouver Real Estate Board, less than 10% of B.C.'s wage earners would have an income sufficient to qualify for purchase of even a modest conventional single-family home in the Greater Vancouver area.<sup>1</sup> The objective of providing for "compact housing" is to make housing that is suitable for family occupation available to a wider range of incomes. In the interim report on compact housing that Council reviewed in February, we concluded that there could be a saving of at least \$12,500.00 per dwelling unit in serviced land cost for compact housing as opposed to single-family homes.

Compact housing also has regional planning implications, and the GVRD's "Livable Region" plan claims the following advantages for it (p.14):

"A Wider Choice of Housing: Compact housing is an alternative that falls between the single-family home, which is becoming prohibitively expensive, and the multi-storey apartment, which is generally unsatisfactory for family living.

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<sup>1</sup>Real Estate Board of Greater Vancouver, "Alternative Forms of Housing", p. 2, 1975.



Economical Use of Land: By conserving land, compact housing will defer the date when available land in the Region is used up. Developing land for housing more compactly will, in fact, help preserve existing single-family homes by reducing the pressure to redevelop those homes to higher densities.

Viable Public Transit: Higher densities in some residential areas will make more frequent public transit service economically feasible and thereby encourage more people to use the transit system."

To that end, the GVRD has initiated a Compact Housing Programme to encourage housing which retains good qualities of single-family detached homes, while using less land. The programme involves demonstration projects, as well as research which has produced guidelines to evaluate the quality of project proposals.

In any event, compact housing has become a significant component in the present housing market; according to Central Mortgage and Housing Corporation's statistics, about 10% of the 34,000 housing units started in B.C. in 1975 were compact housing.

COMMUNITY PLAN DESIGNATION

In previous reports, the Planning Department has advocated a more flexible approach than designating specific compact housing sites on the Community Plan Map, but still subject to stringent locational criteria, and limits on the amount of new housing to be introduced into any established neighbourhood. This approach has not won acceptance, and designation of specific sites is now under consideration. Prior designation does provide greater stability if a consistent policy is followed by Council as has been done with apartment areas since 1967. On the other hand, prior designation does tend to increase the value of designated sites, and is thus at odds with the objective of keeping housing costs down. One other aspect is the amount of land designated; if the amount designated and available for development is much greater than can be immediately developed and marketed, this will tend to keep raw land values down.

The present Community Plan Map is certainly limited in its provision for a variety of housing types, the choice presently being limited to single-family, duplex and apartment variations. In 1974, Coquitlam had two applications for projects that could be classified as compact housing; in 1975 there were five such applications, and in the first half of 1976, there have already been four:

<u>1974</u>	<u>1975</u>	<u>1976</u>
Z-2-74	Z-2-75	Z-7-76
Z-58-74	Z-12-75	Z-11-76
	Z-13-75	Z-26-76
	Z-29-75	Z-28-76
	Z-44-75	

Some of these have been on sites previously designated for medium-density apartment development or for commercial development, while others were in single-family residential areas. The lack of an established policy for the location of such housing has made it difficult to deal with these applications, and it would seem prudent to establish a consistent policy soon.

LOCATION CRITERIA

When Council reviewed the interim report on compact housing in February, the following resolution was passed:

"284 That the general criteria, points 1 through 12 inclusive, contained in the report of the Deputy Planning Director dated February 19, 1976 on pages 8-12, be adopted as general criteria for the southwest portion of Coquitlam.

CARRIED."

These criteria are set out below, with some minor refinements that suggested themselves when the criteria were applied to a range of sites, with varying site conditions.

GENERAL CRITERIA

1. Elementary Schools - A school with capacity to accommodate expected enrolment should be available, or committed for imminent construction, within  $\frac{1}{4}$  mile walking distance.
2. Neighbourhood Parks - A neighbourhood park with some developed facilities should be available, within  $\frac{1}{4}$  mile walking distance; alternately, in larger projects recreation facilities may be provided on site.
3. Street Pattern - Projects should preferably be located within 600 feet of an arterial that has already been widened to four lanes, or is intended to be so widened in the five year capital budget; where project traffic will use local streets, such streets should be in a condition adequate to handle the traffic; sidewalks should be available between site and elementary school.
4. Neighbourhood Shopping - A neighbourhood shopping centre should be available within  $\frac{1}{2}$  mile.
5. Services - Water and sanitary sewer service should be available to the site or be provided as part of the project development; connecting mains should have adequate capacity.
6. Subdivision - The site should fit into the planned street and subdivision pattern.
7. Transit - At least one transit route should be available within  $\frac{1}{4}$  mile walking distance.
8. Physical Boundaries - Site boundaries in the form of buffers such as ravines and steep slopes, or abutting non-residential land uses, are desirable, particularly on "infill" sites.
9. Suitability of Site for Alternate Uses - Preference should be given to sites which would be difficult to subdivide in conventional manner; in some cases, uses other than housing may be more appropriate, given the site characteristics.

Additional Criteria, "Infill" Sites

10. Project Size - Individual "infill" projects should be on smaller sites, preferably say sites not lending themselves to expansion beyond three acres.
11. Neighbourhood Housing Mix - "Infill" compact housing should not exceed 10% of the total dwelling units in any given neighbourhood, as defined by "planning area" boundaries.

12. Dispersion - Infill sites should be dispersed to avoid large concentrations in one area; a ¼ mile separation is considered desirable.

These criteria distinguish between "infill" and "fringe" sites; "infill" sites being defined as sites within neighbourhoods where subdivision and development of urban size lots is substantially completed; whereas "fringe" sites are defined as sites in areas of larger lots, on the edges of more developed neighbourhoods such as Ranch Park or Cape Horn. The Advisory Planning Commission was concerned about this distinction between "infill" and "fringe" sites, "because with the former, it would be critical that the project be small in scale and easily integrated into surrounding residential development". In its Resolution No. 2992, the Commission recommended that the last three of the above criteria be applied to "infill" sites.

It should be noted further that Criterion No. 1 (Schools) deals with elementary schools only. We project that compact housing will yield about 6.0 elementary school pupils per acre, or more than twice the 2.5 pupils per acre that could be expected with the conventional single-family housing that would be the alternative use for most potential sites. This is a significant difference, and would be critical in those cases where the increased enrolment could only be absorbed by school additions, or by shifting enrolment boundaries. These measures might involve excessive walking distances for younger children, or exceeding the desirable maximum enrolment of 500 pupils for elementary schools. However, based on research done for the School District, compact housing does not produce significantly more junior secondary school pupils per acre than conventional housing (2.1 vs 1.6), hence our analysis has concentrated on the elementary school situation.

#### INFILL SITES

Analysis of infill sites involved the following steps:

1. Review of land use maps in order to identify potential sites.
2. Review of subdivision and street plans, and of contours, to determine usable acreage of each site.
3. Calculation of approximate dwelling units each site would produce, and projection of elementary school enrolment.
4. Analysis of capacity and enrolment for all affected elementary schools, as well as analysis of impact of growth from sources other than compact housing.
5. Rating of each site against each of the twelve criteria.  
(Compliance = 1 point; partial compliance = ½ point;  
non-compliance = 0)

The above rating system is relatively crude in that it assigns equal weight to each criterion; however, it does provide a useful means of comparing sites.

Twenty potential sites were identified. (Locations shown on the attached Figure 1). These sites totalled about 69 acres, and under the RT-2 regulations, would yield about 760 dwelling units (i.e. an average density of 11 units per acre). With the exception of Sites J, K and L, which were suggested by Plan Maillardville, none of the sites selected involve significant redevelopment of existing housing. Compact housing can be accommodated without such redevelopment, and at the proposed density range, the economics of redevelopment will not be particularly attractive in any case.

A summary of the rating of each infill site in terms of the various criteria is set out below:

Site	Acres	Dwelling Units	Schools	Parks	Streets	Shopping	Services	Subdivision	Transit	Boundaries	Alternate Uses	Size	Housing Mix	Dispersion	TOTAL
A	3.4	44	0	0	1/2	1	1	0	1	1/2	1/2	1/2	1/2	0	5 1/2
B	1.8	22	0	0	1/2	1	1	1	1	0	1/2	1	1/2	0	6 1/2
C	2.9	35	1	0	1	1	1	1	1	1/2	1/2	1	1	0	9
D	1.4	18	0	0	0	1	1	1	1	0	0	1	1/2	1/2	6
E	4.9	57	1	0	0	0	1	1	1	0	0	0	1	1	6
F	3.6	34	1	0	1/2	0	1	1	1	0	0	0	1	1	6 1/2
G	2.5	24	0	0	0	0	1	1	1	0	0	1	1	1	6
H	4.9	55	0	1	0	0	1	1	1	0	0	0	1	1	6
I	2.0	22	1	1	0	1	1	1	1	1	1/2	1	1	1	10 1/2
J	3.0	36	0	1/2	1	1	1	1	1	0	1/2	1	1	0	8
K	1.3	17	0	1	1	0	1	1	1	0	1/2	1	1	0	7 1/2
L	2.0	26	0	1	1	0	1	1	1	1/2	1/2	1	1	0	8
M	4.7	53	0	0	1/2	0	0	0	1	1/2	1/2	0	0	1/2	3
N	3.3	35	0	0	0	0	1	1	1	0	0	1	0	0	4
O	2.7	32	1	1	1	1	1	1	1	1/2	0	0	1	1	9 1/2
P	7.9	78	0	1	0	1	1	1	1	1/2	0	0	1	1	7 1/2
Q	8.6	85	0	1	1	1/2	1	1	1	1	0	0	1/2	0	7
R	3.2	36	0	1	1	1/2	1	1	1	1	0	1	1/2	0	8
S	3.9	41	0	1	1	1/2	1	1	1	1	0	0	1/2	0	7
T	.9	10	0	0	0	0	1	1	1	1/2	0	1	1	1	6 1/2

We would not recommend further consideration of any of the sites scoring less than seven. Of the ten scoring seven or more, the following comments are pertinent:

- 1) Site C could be designated, but Council may wish to withhold approval of any rezoning application on the site until Clarke Road has been widened.
- 2) Sites J, K and L were recommended for townhousing by the Plan Maillardville land use plan.
- 3) The whole of Site O, which is municipal land on the Laurentian ravine, is overlain by fill of unknown quality. Since foundation problems are likely, it would be best to leave this site for future park and recreation development.
- 4) Foundation problems are also possible in the south-east corner of Site P, (which is also municipal land). However, a good part of the site should be buildable, if at a lower density, with compact housing clustered to the north end of the site, and the south-east corner left as open space. Development of the site for compact housing should preferably precede, or be simultaneous with, subdivision and sale of the lots surrounding the site.
- 5) Rezoning application Z-11-76, for a townhouse project on Site R, was given three readings by Council on May 17, 1976.

We recommend that the only "infill" compact housing sites which Council consider for Community Plan designation be Sites C, I, J, K, L, P, Q, R and S. These sites total 34.8 acres, and would yield about 376 dwelling units. The attached Figures 2, 3 and 4 show these sites at larger scale.

FRINGE SITES

Obviously, the 376 units that could be provided on the above "infill" sites would meet only a small fraction of the long term demand for compact housing in Coquitlam; the bulk of sites will have to be found elsewhere. An initial step in analyzing "fringe" sites is therefore to make an estimate of overall demand.

To begin with, if the amount of land designated for a particular housing type is well in excess of immediate demand, competition among sites will tend to keep land values down, with beneficial effects on housing costs. We would see a supply of designated sites equal to the demand over a ten year period as being adequate in this regard. As the Community Plan Map is reviewed every several years, further sites should be added to maintain that level of supply, if this is still an appropriate policy at the time of such review.<sup>1</sup>

The GVRD "Livable Region" plan sets a target of 30,000 population increase for Coquitlam over the next ten years. Based on past trends, we can assume that perhaps a quarter of this increase will be housed in "non-family" housing, mainly three-storey and high-rise apartments. The other three-quarters, or 5,600 households, would be accommodated in various forms of "family" housing. We can further assume that no more than 50% of this "family" housing would take the form of compact housing, with the remainder being in the form of single-family detached homes on conventional-sized or small lots. Based on these assumptions, the absolute maximum demand for compact housing in Coquitlam would be 2,800 units over the next ten years or 280 units per annum.

If the Dunhill Development Corporation's proposed Essondale housing project is approved, then that project will provide sites sufficient for about 1,425 units of family-oriented compact housing. If Council designates the "infill" sites listed above, this opens sites for a further 375 units. These two sources would provide designated sites sufficient for 1,800 of the total 2,800 unit ten year demand, leaving sites for 1,000 units to be accommodated elsewhere.

Some of the demand for compact housing sites will obviously be met north of the Barnet Highway, even in the short term. While we are not, at the moment, in a position to define specific sites, we estimate that Stage I of BACM's Eagle Ridge development will provide sites for about 200 compact housing units, and that the interim land use plan for the Town Centre area now being prepared by the Municipality's consultants will, in all probability, designate sites for at least another 200 units. This leaves 600 units to be provided for on "fringe" sites in Southwest Coquitlam.

The "fringe" sites that were considered in this study are shown on Figure 5, attached. These sites together total 177.8 acres, and would provide for between 1,780 and 2,130 units. Of these sites, two are already committed:

- Site F-4 (Z-58-74) - 88 units; by-law has received three readings.
- Site F-9 (Z-44-75) - 112 units; by-law has received final approval.

The interim report in February rated these two sites against the locational criteria; Z-44-75 scored 7½ out of a possible 9, while Z-58-74 scored 5. We see little doubt about designating these sites, given their present status. This then leaves sites for 400 further units to be provided.

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<sup>1</sup>A supply of sites equal to demand over ten years would not likely, in fact, accommodate ten years growth. Because some sites are likely to be overpriced or withheld from the market, the available sites would be consumed in perhaps six or seven years.

Our review of the various sites indicates that Sites F-5 and F-6 are superior to all remaining sites. These two would accommodate the remaining 400 units to be allocated, and we recommend that Council designate them. Site F-6 is subject to a recent application (Z-26-76) by H.A. Roberts for townhousing; Site F-5 is municipally owned land. Rated against the locational criteria, Site F-5 rates 7 out of 9, while Site F-6 rates 6½ out of 9.

For comparison, the remaining sites rate as follows:

F-1 - 5	F-7 - 5
F-2 - 4½	F-8 - 3
F-3 - 4	F-10 - 5½

In summary, we recommend that the only "fringe" compact housing sites which Council consider for Community Plan designation be Sites F-4, F-5, F-6 and F-9.

However, should Council wish to delete some of the "infill" sites recommended earlier in this report, then this could be offset by the designation of a further "fringe" site. Site F-10 or portions thereof would be the logical location to consider in that event.

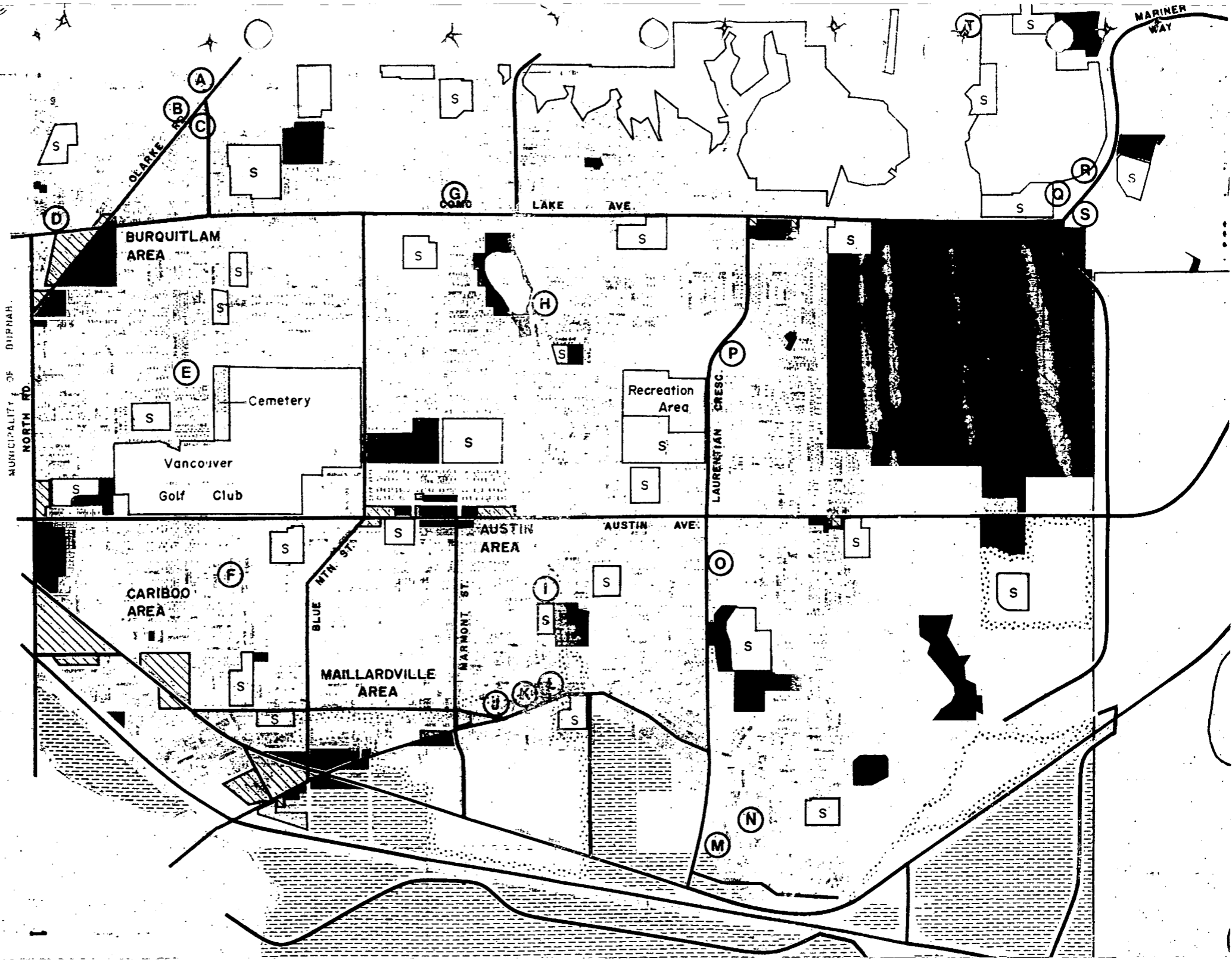
#### SUMMARY AND RECOMMENDATIONS

"Compact" housing, as an alternative between the expensive single-family home and conventional apartments which are unsuited to family living, is becoming an important component of the housing market, with significant regional planning implications. The lack of an established policy for such housing has made it difficult to deal with the numerous recent applications for this form of development. Council's instruction has been to proceed by way of designating sites on the Community Plan Map, and by Resolution No. 284, Council adopted general criteria for the designation of sites.

Having estimated the potential demand for sites, and based on the criteria adopted by Council, the Planning Department recommends that the following sites be considered for Community Plan Map designation, as compact housing sites:

1. "Infill" Sites C, I, J, K, L, P, Q, R and S.
2. "Fringe" Sites F-4, F-5, F-6 and F-9.

In view of the Commission's past interest in this subject area, we also recommend that this report be referred to the Advisory Planning Commission for comment.



MUNICIPALITY OF DUPNAR  
NORTH RD

BURQUITLAM  
AREA

Vancouver  
Golf Club

Cemetery

Recreation  
Area

CARIBOO  
AREA

MAILLARDVILLE  
AREA

AUSTIN  
AREA

CLARKE RD

LAKE AVE.

BLUE MTR. ST

WARMONT ST

AUSTIN AVE.

LAURENTIAN CRESC.

MARINER WAY

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C

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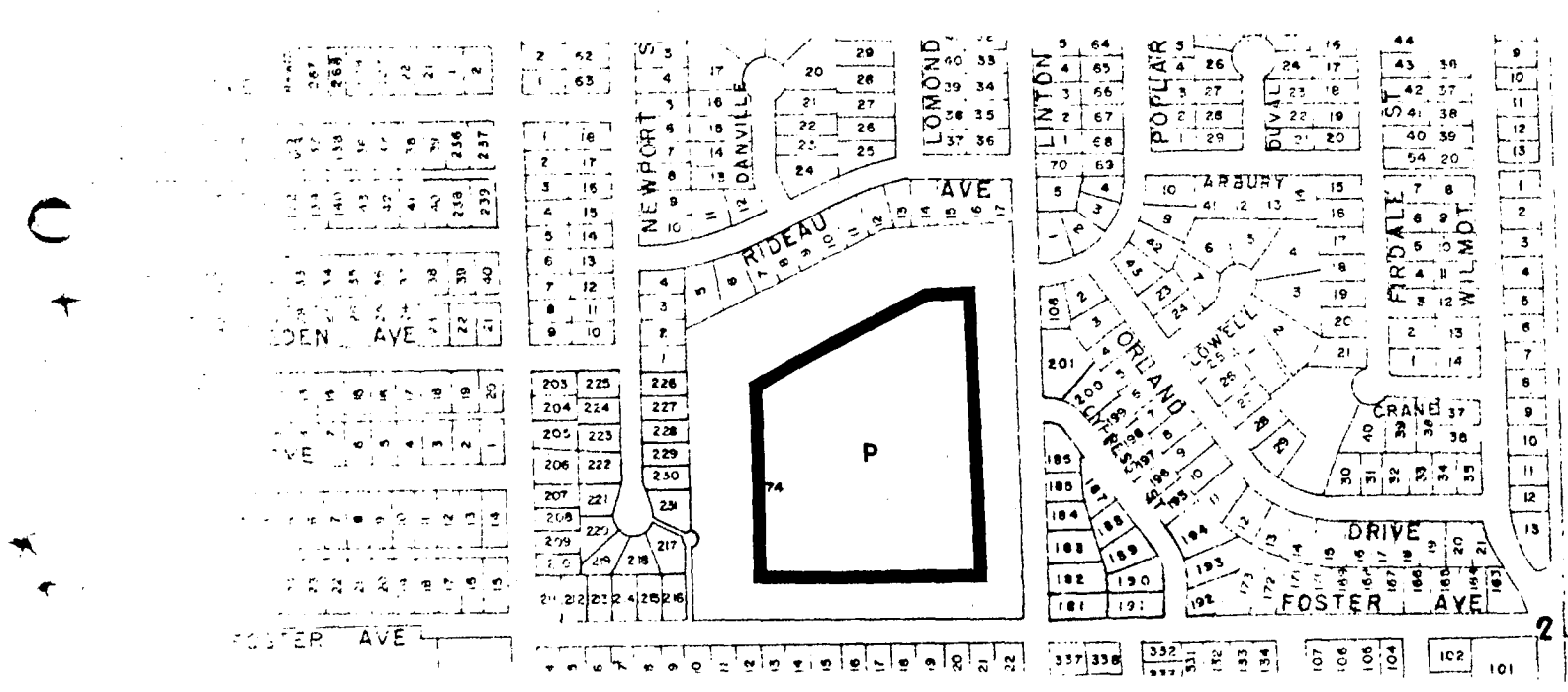
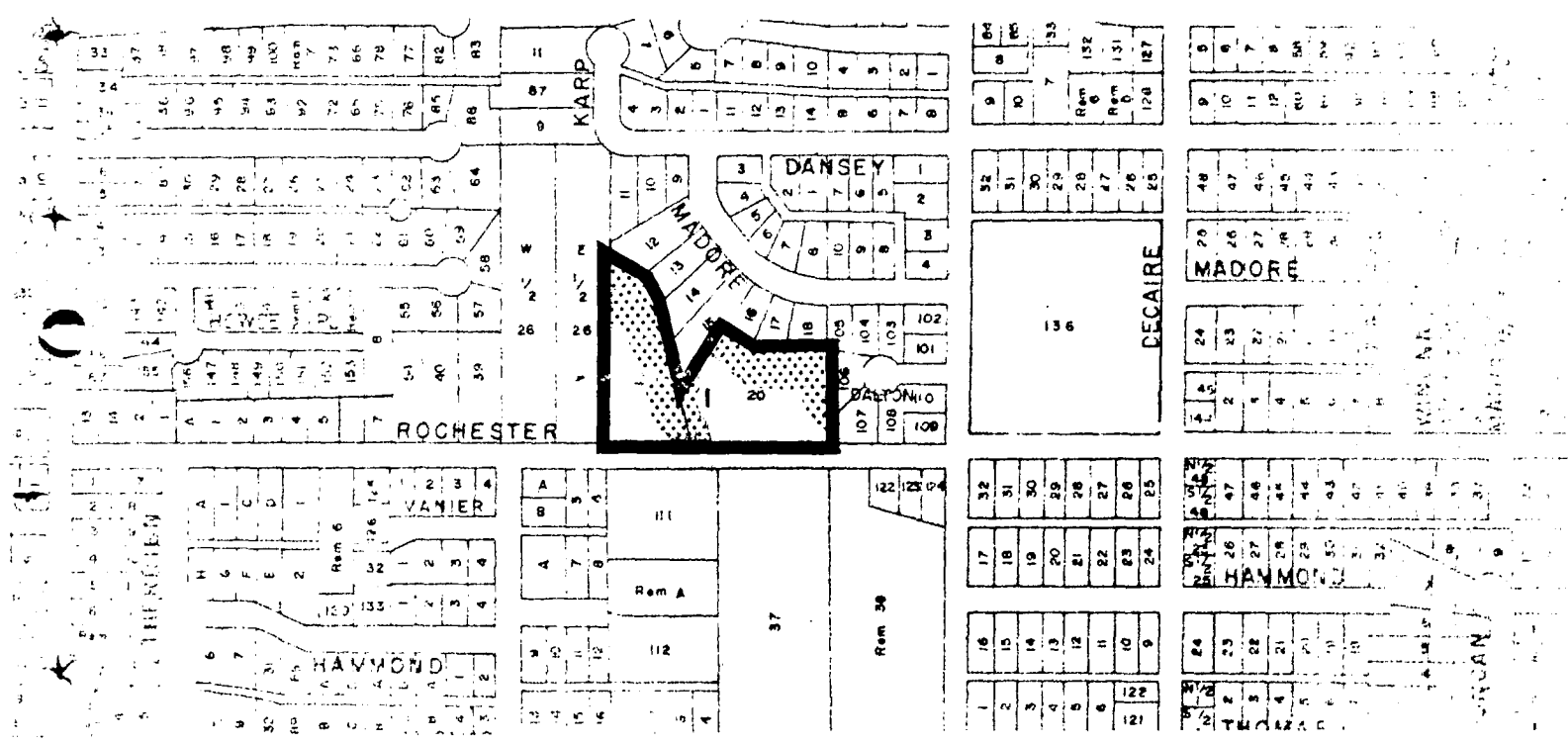
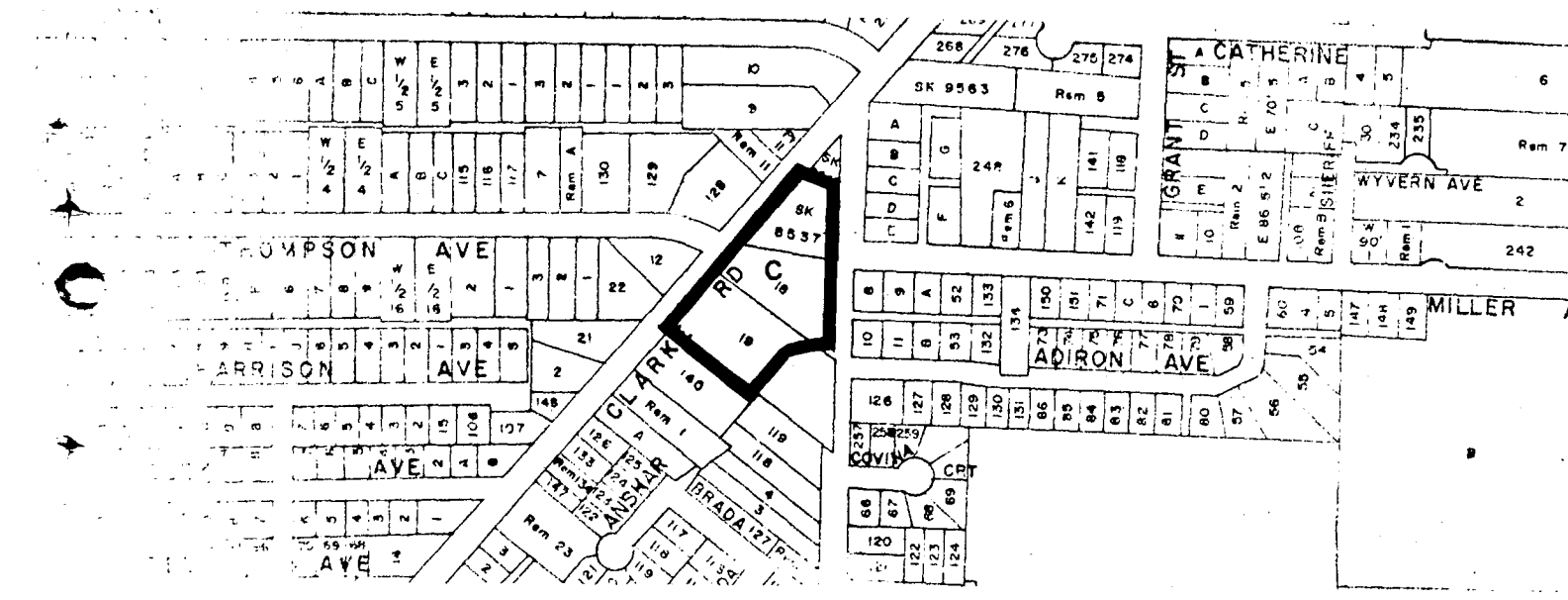
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DALTON

VANIER

HAMMOND

THOMAS

LAVAL SQUARE

CARTIER

LAVAL

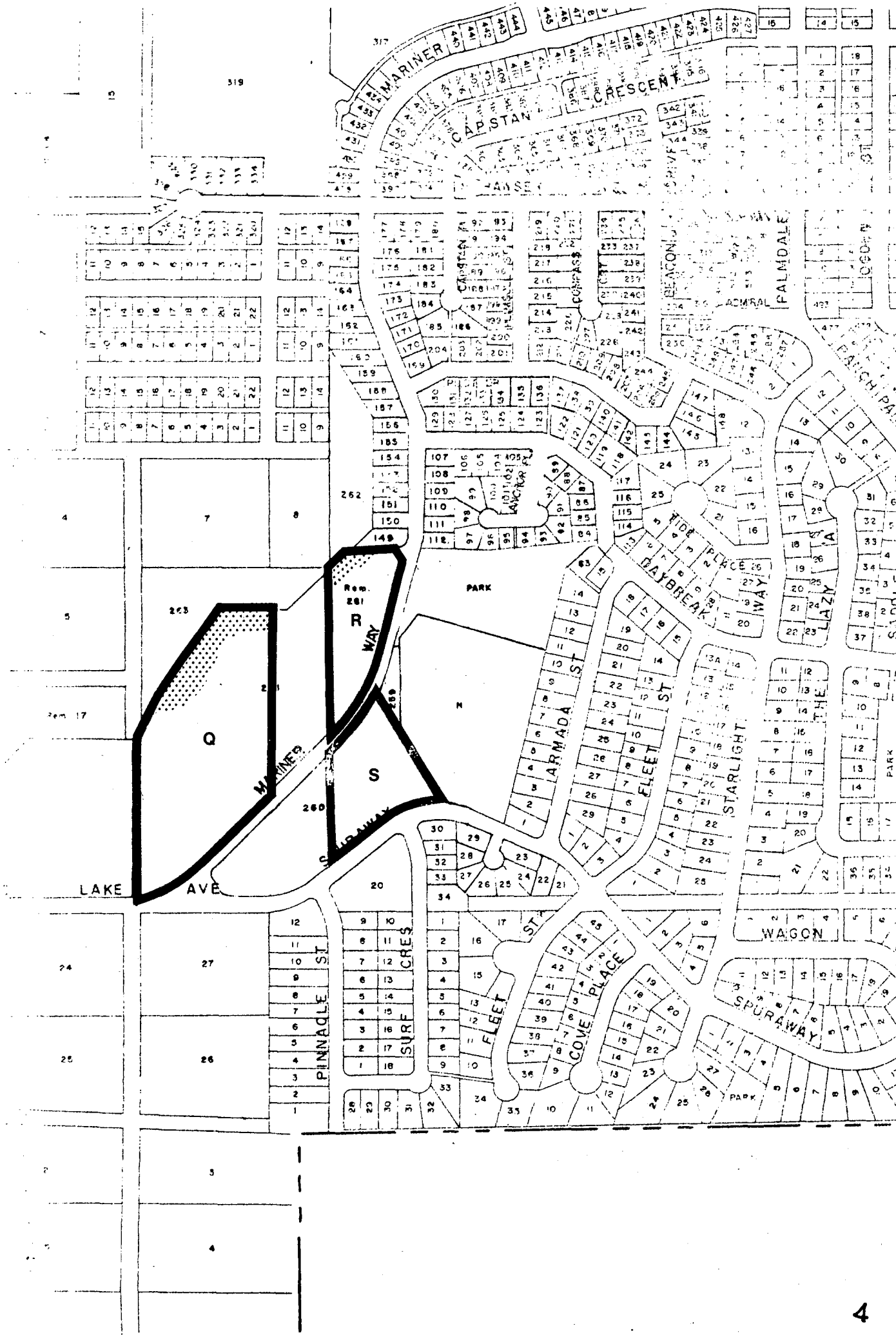
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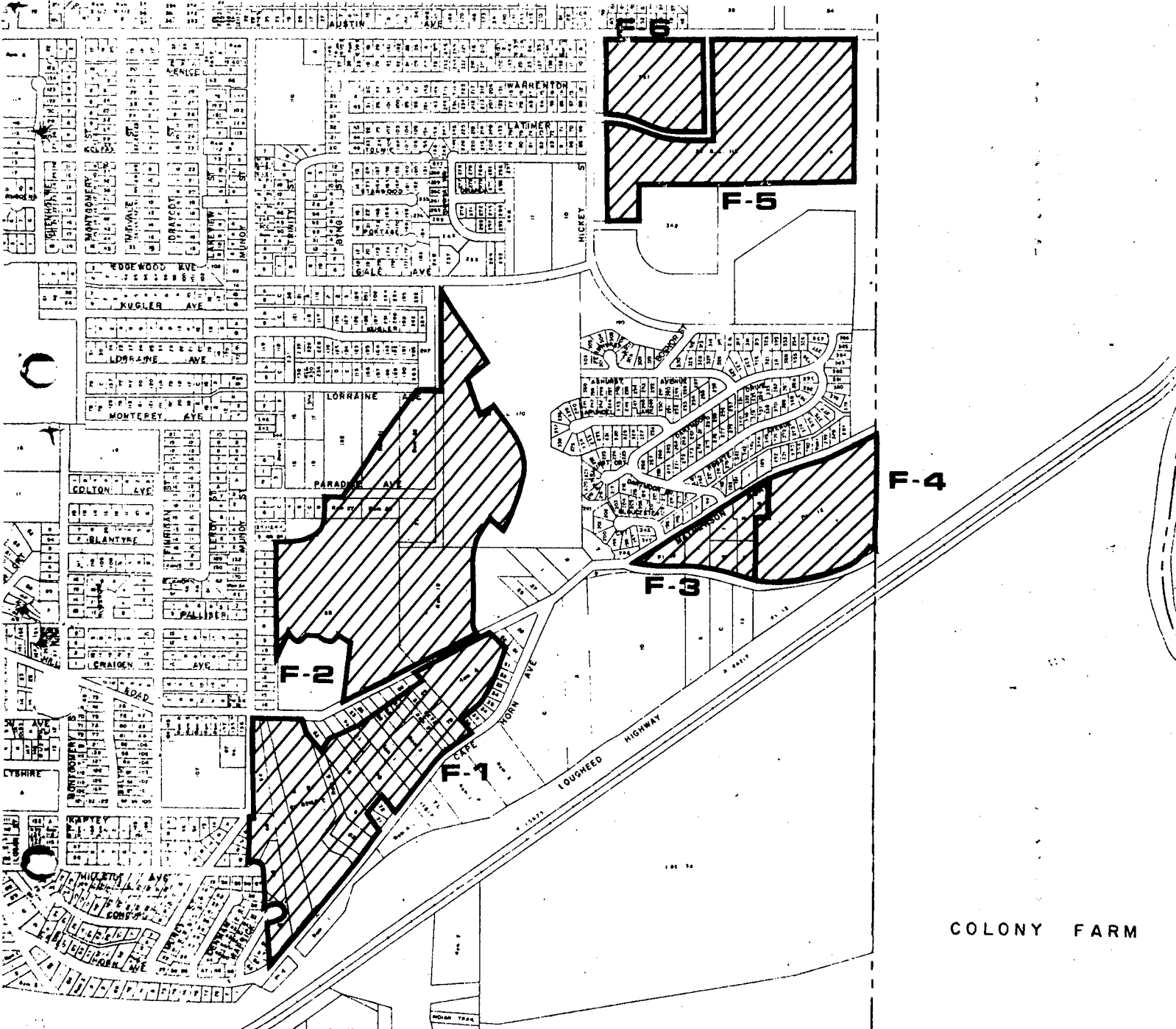
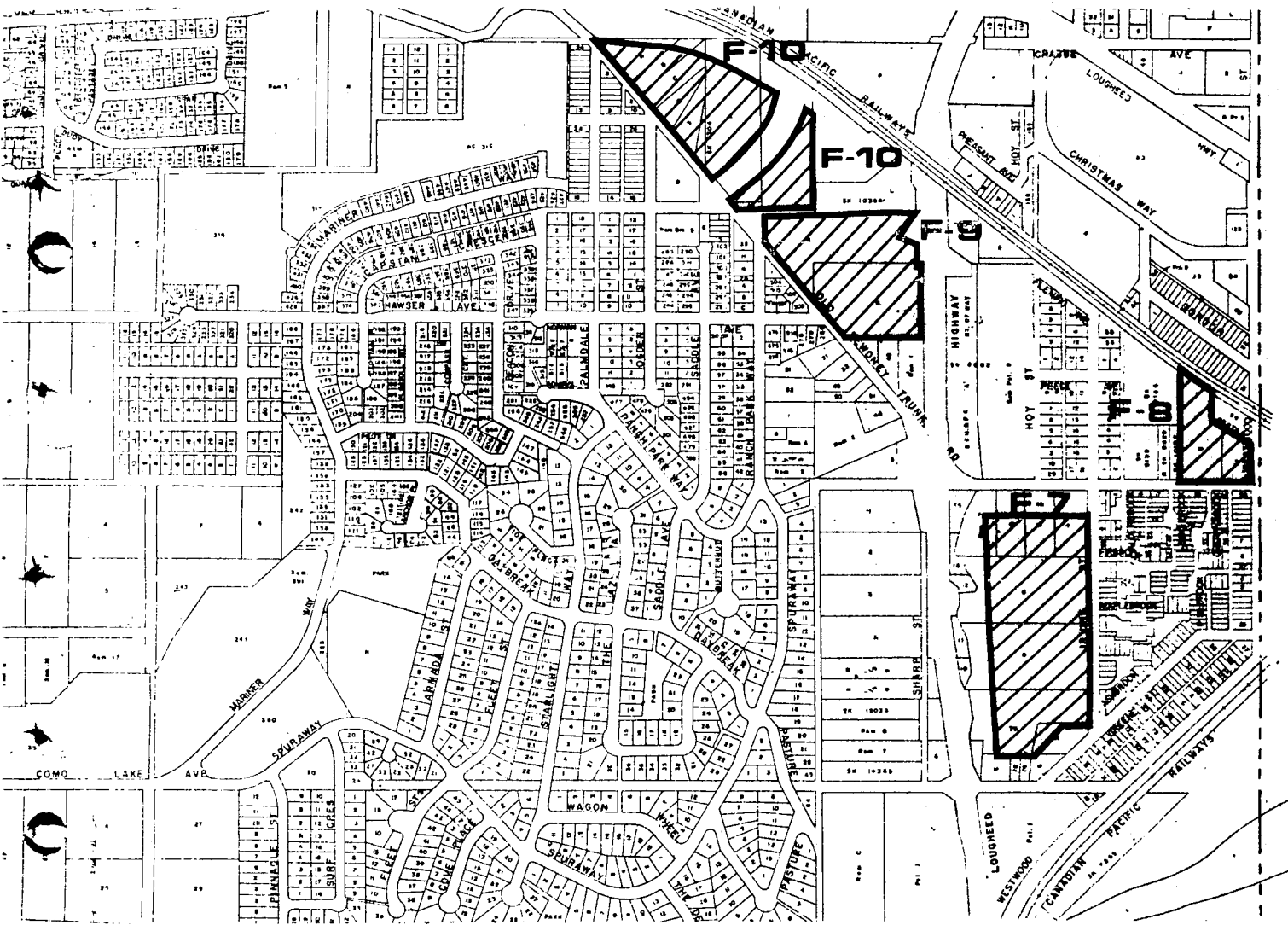
SCHOOLHOUSE

MRS EDWARD ST

1A  
2A  
3A  
4A  
5A  
6A

A





COLONY FARM

MINUTES OF PUBLIC MEETING  
COMPACT HOUSING IN SOUTHWEST COQUITLAM  
JULY 29, 1976

Present were: Mayor J.L. Tonn, Ald. Gregory, Ald. Garrison, Ald. Butler,  
Ald. Gilmore  
Eric Tiessen, Deputy Planning Director; Larry Wolfe, Long  
Range Planner  
Bob Burgess, GVRD Planner  
13 citizens

Burgess

GVRD Planner Bob Burgess introduced the topic of compact housing. He indicated that compact housing was intended to be family housing which used land efficiently. Compact housing may take several forms including small lot subdivisions, duplexes, townhouses, and so on. Compact housing is a way of putting off apartments longer.

Burgess reviewed the reasons for compact housing. The GVRD had found that fewer houses were being built on conventional lots. More apartments were being built and lived in by families. Medium-density housing was not being built. As a result, land was being used up too quickly in the Vancouver Region, which has a shortage of land for urban development. In addition, the servicing of low-density single-family developments is getting more expensive. Compact housing, by encouraging greater density, would also avoid the necessity of commuting long distances.

Burgess indicated that compact housing must offer quality housing because buyers will not want it otherwise. To ensure quality housing, the GVRD has developed a 74 question checklist, based on expectations of modern home owners. Burgess indicated that there is evidence that the checklist is already having a beneficial effect on the quality of compact housing.

Burgess presented a slide tape presentation entitled "A Home of Your Own". The presentation examined the demand for compact housing and the reasons upon which the policy was based. It then explored three major design factors including territory, individual control and recreation opportunities.

Following the presentation, Ald. Gilmore suggested the meeting proceed to the compact housing study and the questions follow thereafter.

Compact Housing in Southwest Coquitlam

Eric Tiessen reviewed the report "Compact Housing in Southwest Coquitlam". The report estimates the demand for compact housing and then recommends where this demand might be accommodated on the Community Plan Map. Compact housing demand is based on GVRD population growth estimates. Units currently being considered or under construction were deducted from this demand. Specifically, units planned for BACM lands, Essondale lands, and the Town Centre, were subtracted. The balance in demand was allocated among sites in Southwest Coquitlam.

Mr. Tiessen reviewed general criteria used to select sites. There are two types of sites considered: infill sites and fringe sites. Initially, all possible sites in Southwest Coquitlam were considered. The sites recommended for compact housing were chosen from this list by application of the criteria.

Discussion

Ald. Garrison remarked that the ratings for each criteria should not be considered to be equal. The system used was intended as a crude method for initial screening only.

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July 29, 1976 con't

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Q. - Is Junior Secondary School enrolment considered?

Ald. Garrison indicated that compact housing would not create problems for Junior Secondary Schools. Eric Tiessen indicated that studies have shown that the generation of Junior Secondary students from compact housing per acre is no higher than that for single-family housing per acre. Mayor Tonn indicated that as families grow, their income increases and they are more able to find larger housing in single-family neighbourhoods.

Mr. G. Anderson asked whether an income need for AHOP housing has been approved. Mr. Burgess indicated that because of higher interest rates, house payments have risen faster than house incomes.

Mr. Anderson indicated that of the slides in the slide presentation, the condominiums shown were the least attractive. Ald. Garrison said that the slides were trying to show that compact housing could be built with better amenities and better design. Mr. Anderson argued that he did not object to such housing in itself, stating that he had started in it himself. However, he did not feel that AHOP housing should be located in existing single-family areas. He suggested that they would not be compatible with single-family housing. Ald. Garrison indicated that Mr. Anderson's point was already taken into consideration in that different criteria were being considered for infill than for fringe sites.

Mr. Anderson said that Council was trying to sell compact housing to citizens. He indicated he was a citizen and did not want it.

Mayor Tonn indicated that these sites were all the possible sites. There were no other sites.

Mr. Anderson disagreed with the rating system. He indicated that the rating system was very crude. Ald. Garrison said that he had presented these sites to a group of people. This group, without looking at the criteria, had come up with the same concerns.

Ald. Gregory asked Mr. Tiessen what the total number of compact housing units was to be. Mayor Tonn indicated that there were 1,800 sites at Riverview, BACM lands, and the Town Centre.

Ald. Gregory asked Mr. Burgess how many sites the GVRD thought was Coquitlam's share. Mayor Tonn said that current trends for growth in the region would mean 30,000 additional persons in Coquitlam in the next ten years. As a result of this growth, there would be a demand for 2,800 compact housing units for the Municipality.

Ald. Gregory asked why we had to talk infill when we had Burke Mountain. Mayor Tonn responded that we might not have Burke Mountain over the next ten years.

Ald. Garrison indicated that we had to develop at higher density to get affordable housing. If these sites can be developed as infill housing without conflict with existing neighbourhoods, why not? Mr. Burgess indicated that the savings in compact housing was not on the house but on the land. Compact housing does not mean a decrease in the quality of housing, but rather in the quantity of land used. A duplex on a 40 foot frontage can be designed to provide the same quality of housing as a single-family house.

Mr. Anderson suggested that there is a manipulation of land values by the real estate industry. He cited references in the newspapers to the control of a majority of the developable land in the Vancouver region by four large real estate companies. Mayor Tonn said that the largest land manipulators are the single-family home owners who use large areas of land for single dwellings.

Ald. Gregory asked why we are using infill sites for compact housing. Why not use these sites for single-family homes and use "outfill" areas for townhousing? Mr. Tiessen replied that the outlying areas could not be developed as yet because servicing has to be built prior to development.

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Ald. Butler asked who the Municipality was trying to assist. Mayor Tonn responded that the objective was to try to provide housing for the 92% who could not afford housing. Ald. Butler asked if this was a municipal responsibility. Mayor Tonn responded that it was municipal responsibility similar to the provision of recreation services. Ald. Butler questioned whether we should be rushing so fast to be our brother's keeper.

Mr. Insley was asked, as a real estate professional, for his opinion on the condition of today's real estate market. Mr. Insley indicated that young couples starting out were only part of the market for compact housing. Compact housing should provide a choice of housing, particularly for people who want good housing but not a single-family home. He indicated that sales right now were "terrible". Approximately 40 single-family homes were on the market right now in Coquitlam, mostly in the \$60,000-\$70,000 range. Those located next to a ravine might command a price of \$10,000-\$12,000 extra. Mr. Insley indicated that the greatest need was for young families who constituted the majority. The second greatest need was for the single parent family. Coming third was a need for persons whose children have grown up and who want less space. Mr. Insley indicated that the market for high-rise units was now soft because of the large number put on the market in the last two years.

Mr. Anderson indicated that the market has to give somehow so that the price will come down. He suggested that profits might be a factor in high housing prices.

In response to a question, Mayor Tonn indicated that approximately three-fourths of the Dunhill Essondale units would be AHOP housing.

Q. - Does Coquitlam have a maximum percentage of AHOP housing allowable?

Mayor Tonn responded that there had been no AHOP housing finished to date. Housing approved on the Dewdney Trunk Road would be the first developed.

Q. - Would infill sites be more expensive?

Mr. Tiessen responded that they would not because no redevelopment would be necessary. Because of the more intensive land use, there would be a saving of between \$12,000 and \$15,000 on a land component. Construction costs would be roughly similar between compact housing and single-family housing.

Ald. Butler indicated that twelve units to the acre could be like an apartment zone. Ald. Garrison disagreed. Mr. Tiessen indicated that apartment density was approximately 35 units to the acre - about three times the density of compact housing. It was suggested that the standard 33 foot lots in the Dunbar area of Vancouver were similar in density to compact housing.

Mr. Burgess indicated that we are not talking about poor people when AHOP housing is mentioned. With AHOP housing, there is a subsidy on the interest rate to keep the house payments below 30% of income. This subsidy is applied to households with an income less than \$15,000.

Mr. Anderson questioned why we were helping anyone with interest subsidies. He indicated that the subsidized move after five years anyway. Mayor Tonn responded that it was a help.

Ald. Gregory indicated that she felt no one was against compact housing. The question is where to put it.

Ald. Butler asked what has happened to the Maillardville plan. Mr. Tiessen indicated that land designations on the Community Plan Map had been implemented, but developers had not yet acted. There had been some progress with the Neighbourhood Improvement Programme. Mayor Tonn indicated that nothing had happened because there were alternatives for development in the Austin area and so on. Nothing will happen as long as there are alternatives. Ald. Butler indicated that Maillardville was in bad condition, and that compact housing should be put there.

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Ald. Butler, Ald. Gregory, and Ald. Gilmore left at this point.

A lady indicated that in no place in the report does it say what the site should look like from across the street. Mr. Tiessen indicated that site selection was the first step. The checklist would be applied in the second step which would cover questions of design such as this one.

Mr. Anderson questioned why compact housing sites should be designated on the Community Plan Map since this would not allow future control by the District. Mayor Tonn indicated that Council can refuse a rezoning application on a designated site. Council still controls change, and the Community Plan Map gives some indication to the community of what the long range plans are for an area. Ald. Garrison indicated that designation did not mean that compact housing would be built on a particular site, but that an application would not be entertained if it were not on a designated site. Some sites will not be built on. The District has already received a request from developers regarding one site at Austin and Hickey, to use a site recommended for compact housing for single-family housing instead.

A lady questioned what the sites not recommended for compact housing would be used for. Mr. Tiessen indicated that some would likely be used for single-family subdivisions. He added that some sites which had been recommended for compact housing were not economic to develop for single-family housing.

A lady questioned what happened to the Community Plan Map when an election occurs and Council changes. Mayor Tonn responded that the Community Plan Map had evolved over the year and that many changes had been made. Ald. Garrison indicated that this Council could not bind the actions of further Councils. Mr. Tiessen indicated that since the adoption of the first Community Plan Map in 1976, there has been much consistency in adhering to the Community Plan Map.

A lady argued that no one had mentioned the appearance of compact housing from across the street. Mayor Tonn indicated that a good view was the result of hilly terrain. He suggested that single-family housing, especially on the prairies, did not have a view other than the house across the street and the sky.

A lady suggested that in Vancouver they have 33 foot lots which were fine. She said they should come back to a sensible style of housing. Mayor Tonn indicated that in his lifetime he had lived in various types of housing. Some of these were used as stepping stones to better housing.

A lady indicated that there were good and bad compact housing developments..

Mayor Tonn indicated that he had fought forcefully against townhousing at Schoolhouse and Decaire prior to joining Council and after joining Council. He said he presented many of the arguments used against compact housing now. However, since these townhouses have been built he has found that they are not a problem at all. He indicated that "90%" of the impact was a psychological impact. He said that his fears did not materialize with respect to traffic, crowding and neighbourhood character.

A lady indicated that she looks out now and sees only walls. She said she would rather look at a Meadowbrook type of development. Mayor Tonn responded that you cannot ask a neighbour to maintain a park for your benefit.

A lady questioned what would happen to Site F2 which has not been designated for compact housing. Mr. Tiessen responded that it could be used for single-family housing, perhaps with small lots.

A lady asked what would happen to Site F3. Mr. Anderson suggested that F3 would continue to have pressure for development at a higher density. Mayor Tonn indicated that that site was not now recommended.

A lady questioned how the Ranch Park sites were chosen. Mayor Tonn responded that they were weighed against the criteria. The lady further questioned the designation of Dr. Burke's property. Ald. Garrison indicated that the site would not change from the RS-3 proposal which was under application.

Minutes of Public Meeting on Compact Housing in Southwest Coquitlam -  
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A lady questioned whether too much compact housing was being located in the Lower Ranch Park Area, especially with the Riverview development.

A lady questioned traffic policies with the widening of Dewdney Trunk Road to four lanes. Mayor Tonn responded that the plan called for the upgrading of this street to a four lane arterial eventually. It would connect in the long term with the Barnet Highway and also the Lougheed Highway.

There was a question from a lady regarding trucks travelling up Dawes Hill Road and Mundy Road and back. She suggested that there should be a warning sign on the crest of the hill. She said there was a danger with respect to ambulances and police attending emergencies.

LW/ci

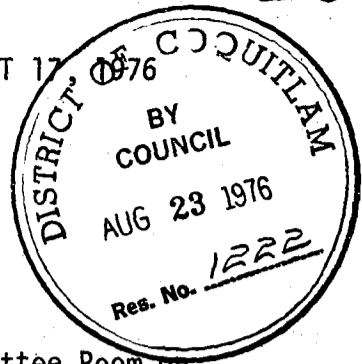
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L. Wolfe  
Long Range Planner



504

AUGUST 17 1976



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, August 17, 1976 at 12:00 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Gilmore, Deputy Chairman

STAFF:

- A. Phillips, Municipal Engineer
- R. Rush, Chief Building Inspector
- D. M. Buchanan, Planning Director

ITEM #504-1

MOBILE HOMES - BOARD OF VARIANCE (REPORT OF BUILDING INSPECTOR AUGUST 10, 1976 )

The Committee recommends:

"That an amendment to the Zoning By-law dealing with setbacks from mobile home spaces be referred to Public Hearing and a companion amendment to the Mobile Home Park By-law be prepared for consideration for three readings following said Hearing, at the same time as the Zoning By-law amendment."

APPROVED BY CO. RES. # 1223/76

ITEM #504-2

Z-43-76 - APPLICATION BY PORT MOODY SAND AND GRAVEL LTD. FOR PROPERTY ON THE NORTH SIDE OF DEWDNEY TRUNK ROAD JUST WEST OF WESTWOOD STREET. (PLANNING DIRECTOR'S REPORT OF AUGUST 4, 1976 ATTACHED.)

The Committee recommends:

"That this application be declined as any expansion of industrial use in this area does not seem appropriate."

APPROVED BY CO. RES. # 1224/76

ITEM #504-3

Z-22-76 - PROPOSED REZONING OF THE REAR PORTION OF 619 COTTONWOOD AVENUE TO RS-3, ONE-FAMILY RESIDENTIAL - FINAL APPROVAL OF BY-LAW NO. 619, 1976

The Committee recommends:

"That Council give fourth and final reading to By-law No. 619, 1976 given three readings by Council on July 12, 1976."

APPROVED BY CO. RES. # 1225/76

ITEM #504-4

Z-8-76 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 591, 1976 FOR CORONATION REALTY LTD. RENOVATIONS TO THE BUILDING AT THE NORTH-EAST CORNER OF AUSTIN AVENUE AND HILLCREST STREET

The Committee recommends:

APPROVED BY CO. RES. # 1224/76  
"1) Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam; and

APPROVED BY CO. RES. # 1227/76  
"2) Council finally adopt By-law No. 591, 1976 given three readings May 3, 1976."

ITEM #504-5

Z-44-75 - CRESSEY DEVELOPMENT TOWNHOUSE PROJECT ON DEWDNEY TRUNK ROAD AT LOUGHEED HIGHWAY (MUNICIPAL ENGINEER'S REPORT ON SERVICING REQUIREMENTS)

The Committee recommends:

APPROVED BY CO. RES. # 1228/76  
"That Cressey Development's request of July 5, 1976 be refused as the applicant had agreed to all requirements when he entered the Development Agreement."

ITEM #504-6

APPLICATION TO ESTABLISH A NEIGHBOURHOOD PUB, BY MR. MacMURCHY, IN THE 2900 BLOCK CHRISTMAS WAY (VERBAL PRESENTATION TO THE COMMITTEE)

COUNCIL HAD REQUESTED REVIEW by the Committee by Res. 1113 July 26, 1976.

Mr. MacMurchy advised that he would be submitting a rezoning application and supporting plans next week. The delay is due to change of partnership and in financing complications.

ITEM #504-7

APPLICATION BY DEBRIC HOLDINGS LTD. FOR REZONING OF PROPERTY AT SMITH AVENUE AND EMERSON STREET FOR 66 TOWNHOUSE UNITS AND A 10 LANE BOWLING ALLEY (PLANNING DIRECTOR'S REPORT OF AUGUST 4, 1976 ATTACHED) Z-42-76

The Committee recommends:

"That this application continue to be tabled."

ITEM #504-8

APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 593, 1976 FOR ENGINEERED HOMES LTD. 36 UNIT TOWNHOUSE DEVELOPMENT ON MARINER WAY, Z-11-76

The Committee recommends:

APPROVED BY CO. RES. # 1229/76  
"1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who

ITEM #504-8, CONT'D

"1) cont'd

are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam; and

2) Council finally adopt By-law No. 593, 1976 read three times on May 17, 1976."

APPROVED  
BY CO. RES  
# 1230/76

ITEM #504-9

Z-7 -76 - APPROVAL OF AGREEMENT AND ADOPTION OF AMENDED BY-LAW NO. 592, 1976 FOR THE DAON DEVELOPMENT 46 UNIT TOWNHOUSE PROPOSAL AT GATENSBURY AND AUSTIN

The Committee recommends:

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

Council finally adopt By-law No. 592, 1976 as amended and given three readings on August 9, 1976, subject to execution of the Agreement and the letter of undertaking to the satisfaction of the Planning Director."

ITEM #504-10

Z-14-76 - PROPOSED 29 UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE AT 424 TO 442 WESTVIEW STREET

The Committee recommends approval of:

"1) The rezoning of undeveloped RM-1 low density apartment zoned property in the Westview Street area to either RS-1 or RT-1 depending on the land use on the lots at this time, be referred to Public Hearing; and

2) That any future applications on these properties which do not conform to the Community Plan Map designation not be given favourable consideration."

APPROVED  
BY CO. RES  
# 1233/76

ITEM #504-11

SUBDIVISION COMMITTEE MINUTES OF JULY 20, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of July 20, 1976 be received."

ITEM #504-12

SUBDIVISION COMMITTEE MINUTES OF JULY 12, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of July 12, 1976 be received."

○

.....

AUGUST 31, 1976

LAND USE COMMITTEE MINUTES

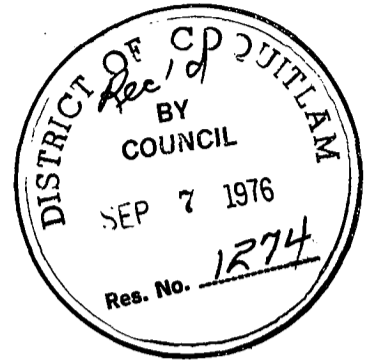
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, August 31, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

L.T. Scott, Subdivision Co-ordinator  
D.M. Buchanan, Planning Director

ITEM #504-18-2414 - APPEAL OF SERVICING COSTS AND RECONSIDERATION OF REQUIREMENTS FOR SMALL SUBDIVISIONS

Mr. Gregg appeared before the Committee and presented further information regarding his letter of August 23, 1976. He particularly noted that he felt small subdivisions should not have to pay the same costs as large scale developments.

The Committee recommends:

"That this item be tabled until a report is prepared by the Engineering Department on the question of approaches of adjacent municipalities with small lot subdivisions, and such report also to review the costs imposed on this particular applicant, this report to be presented at the next meeting of the Committee on September 14, 1976."

ITEM #504-2PROPOSED DEVELOPMENT IN 500 BLOCK NORTH SIDE OF AUSTIN AVENUE SOUTH OF BROOKMERE SCHOOL (LETTER FROM MR. GORDON MAH DATED AUGUST 23, 1976)

Mr. Mah referred to his letter of August 23, 1976 and wished the point of view of the Committee regarding his proposal for a mixed commercial and apartment development. The Committee noted that the proposed use is contrary to the Community Plan Map, but that it recognized the special problems of dedication and servicing of roads and provision of an extension of Brookmere Park by the applicant did make consideration of some complementary commercial development worthwhile.

The Committee recommends:

"That in view of the special problems of development in the area in terms of land assembly and dedication and servicing, favourable preliminary indication be considered by Council of Mr. Mah's proposal."

ITEM #504-3Z-38-76 - APPLICATION OF PORT MOODY/COQUITLAM DEVELOPMENT CO. LTD. FOR REZONING OF PROPERTY ON CORONA CRESCENT TO RT-2 FOR SEVEN UNITS OF NON-APARTMENT COMPACT HOUSING - APPEAL BY MR. K. WEBBER, ARCHITECT

Mr. B. Ferguson explained the need for this kind of development for "empty nesters", and Mr. Webber than explained the objective of his client to provide for a better land use alternative than three or four single-family dwellings. Alderman Garrison noted that Corona Crescent will not continue into the City of Port Moody because of the City's objections to a connection to Viewmont Street. It was noted by Mr. Webber that this is a higher cost type of housing at eight units to the acre, and they would not wish this to be considered as "compact housing".

ITEM #504-3 con't

The Committee recommends:

"That this application be declined because it increases density in an area which is designated for one-family housing, noting that the plans prepared by Mr. Webber are most exemplary for the type of housing, but the issue is one of land use policy."

ITEM #504-4

SUBDIVISION COMMITTEE MINUTES OF AUGUST 4, 1976 AND AUGUST 17, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of August 4, 1976 and August 17, 1976 be received."

ITEM #504-5

WESTWOOD RACE TRACK

The Committee recommends:

"That the report of the Planning Director dated August 16, 1976 be received for information."

ITEM #504-6

Z-32-75 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 520, 1975  
COSMO PROJECTS INCORPORATED APARTMENT PROJECT AT 1005-1017 RIDGEWAY AVENUE

The Committee recommends:

- 1) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 520, 1975, read three times on September 15, 1975."

ITEM #504-7

Z-58-74 - EXTENSION OF TIME FOR REZONING APPLICATION FOR PROPERTY AT  
2664 MATHEWSON AVENUE

The Committee recommends:

"That an extension of time be granted to application Z-58-74 until February 15, 1977."

APP'D  
CO. RES  
# 1276/76

APP'D  
CO. RES  
# 1277/76

ITEM #504-8

Z-54-74 - APPROVAL OF ADDENDUM TO AGREEMENT BETWEEN TBH HOLDINGS LTD. AND DISTRICT OF COQUITLAM FOR APARTMENT AT 100 NELSON STREET

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated July 7, 1975, and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APPROVED  
By Co. Res  
1278/76

ITEM #504-9

Z-31-75 - EXTENSION OF TIME FOR REZONING APPLICATION FOR GALE HICKEY ELEMENTARY SCHOOL

The Committee recommends:

"That an extension of time be granted for application Z-31-75 until March 15, 1977, and furthermore that Council support the School Board in its efforts to gain a speedy approval by the Department of Education for R.C. MacDonald Elementary School."

APPROVED  
By Co. Res  
1279/76

ITEM #504-10

Z-23-76 - By-law NO. 590 - BARNET HWY. & PINETREE WAY - DEVELOPMENT AREA

The Committee recommends:

"That final approval be given to By-law No. 590 by Council, recognizing that a future amendment will be necessary adding to the development area on its northern perimeter, but recognizing the fact that this will be a modification for later presentation to the Department of Highways and Council."

APPROVED  
By Co. Res  
1280/76

ITEM #504-11

Z-14-76 - PROPOSED STEPPED MULTIPLE-FAMILY HOUSING EAST OF CARIBOO CENTRE ON WESTVIEW STREET

The Committee recommends:

- "1) That Council indicate its favourable preliminary consideration to the concept of a terraced multiple-family housing project on this land within the Cariboo Shopping Centre on Westview Street.
- 2) That preliminary plans be reviewed by the Design Committee.
- 3) That the applicant be advised that if they wish to expedite consideration of the development they consider making an appeal to the Board of Variance on the matters of site coverage and minimum height, recognizing that the alternative of a land use contract will mean a two stage approval process by the Department of Highways and a longer development processing time factor."

SEE  
No. 1281 + 1282/76  
By Co. Res

LAND USE COMMITTEE MINUTES

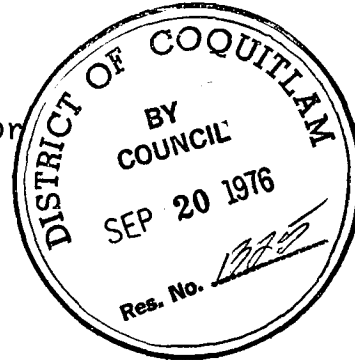
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, September 14, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

Ald. J. Gilmore, Deputy Chairman

STAFF:

L. Scott, Subdivision Co-ordinator  
S. Jackson, NIP Co-ordinator  
D.M. Buchanan, Planning Director



ITEM #504-1

APPLICATION OF DAN BRALIC FOR REZONING OF PROPERTY AT 1120-1126 AUSTIN AVENUE (FILE Z-46-76)

Mr. R. Boileau and Mr. Dan Bralic attended to explain their proposal, noting that their option expires at the end of September, making an early indication essential. Uses possible involve a catering business, physiotherapist, and dentist's office. They have attempted to conform to the Engineering Department's plan for a joint access aisle and buildings related thereto. The Planning Director noted that the preliminary findings of the Department were that service commercial designation was favoured. Mr. Boileau indicated that this would be less desirable with housing to the south and that demand was for office space and retail units. Also, he thought Mr. Bralic's proposal was more attractive than purely auto-oriented commercial development.

The Committee recommends:

"That this application be tabled for the information of Council, noting that a study is in progress on this area."

*File 1976*

ITEM #504-2

REQUEST FOR FUNDING OF COQUITLAM PRE-SCHOOL SOCIETY NURSERY SCHOOL UNDER THE NIP PROGRAMME

The Committee recommends:

"That Council approve the expenditure of \$2,440.00 to help equip the Coquitlam Pre-School Society Nursery School being established in Maillardville, as detailed in the September 6, 1976 and September 11, 1976 letters from Mrs. J. Johnston; cost sharing for these social facilities would be, Municipal - \$610.00, Provincial - \$610.00, and Federal - \$1,220.00, with charges to be against Budget Account #561201-300."

Mr. Jackson noted that the special meeting of September 21, 1976 will involve discussion of the storm sewer system, communications, and the Justice & Webb concept plans.

*File 1977*

ITEM #504-3

SUBDIVISION COMMITTEE MINUTES OF AUGUST 31, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of August 31, 1976 be received."

SEPTEMBER 14, 1976

ITEM #504-4

MINIMUM DWELLING UNIT SIZES - ZONING BY-LAW (FILE Z-47-76)

The Committee recommends:

"That this report be tabled to the next meeting of the Land Use Committee on September 28, 1976."

ITEM #504-5

PROPOSED REZONING OF PROPERTY ON WEST SIDE OF GREENE STREET JUST NORTH OF COMO LAKE AVENUE AT 812 GREENE STREET (FILE Z-27-76)

The Committee recommends:

"That application Z-27-76 be referred to Public Hearing for that part of the property fronting Greene Street."

ITEM #504-6

APPROVAL OF ADDENDUM TO AGREEMENT BETWEEN THE DISTRICT AND COQUITLAM HIDEAWAY MOBILE HOME PARK ON DEWDNEY TRUNK ROAD (FILE Z-28-74)

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated August 6, 1975, and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-7

MODIFICATION OF DEVELOPMENT AREA - COQUITLAM CENTRE (BY-LAW NO. 642, 1976) (FILE Z-23-76)

The Committee recommends:

"That Council give three readings to By-law No. 642, 1976."

ITEM #504-8

PROPOSED COMMERCIAL BUILDING AT CORNER OF MARINER WAY & SPURAWAY DRIVE (Z-22-72)

The Committee tabled this item for two weeks in order to allow the Architect to be present.



SEPTEMBER 14, 1976

ITEM #504-9

NOTIFICATION OF PUBLIC HEARINGS - RESOLUTION NO. 1187 OF COUNCIL MEETING OF  
AUGUST 9, 1976

The Committee recommends:

*See 1399*  
"That on the basis of cost and delay factors, there should be no extension to one block or registered mail letters as suggested, feeling that the present 100 foot and word of mouth communication is reasonably effective."

ITEM #504-10

MODIFICATION TO LAND USE CONTRACT Z-29-75 BETWEEN THE DISTRICT AND H.A. ROBERTS  
GROUP LTD.

The Committee recommends:

*See 1394*  
"That Council approve the modification, and that such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-11

REPORT ON SERVICING COSTS AND REQUIREMENTS OF OTHER DISTRICTS (8-2414)

The Committee recommends:

"That Council table this report for information."

ITEM #504-12

LETTER FROM MR. H. TULLIS, DEVELOPER OF PROPERTY ON RIDGEWAY AVENUE IN COQUITLAM,  
REGARDING THE RIDGEWAY PARKING SCHEME

The Committee recommends:

- See 1395*
- 1) That Mr. Tullis be encouraged to proceed with construction of his parking layout in accordance with the Ridgeway Mall proposal.
  - 2) That the applicant to the south, Mr. Spraggs, be asked to consider the possibility of constructing his parking layout in accordance with the Ridgeway parking scheme.
  - 3) That the Planning Department be authorized to contact the owners of the property at the south-west corner of Marmont Street and Ridgeway Avenue, to seek their participation in this first stage of scheme implementation."

SEPTEMBER 14, 1976

ITEM #504-13

APPLICATION OF ALDERSON PROPERTIES LTD. FOR REZONING OF PROPERTY AT  
971 REGAN AVENUE TO RT-1 FOR A DUPLEX (FILE Z-39-76)

The Committee recommends:

"That application Z-39-76 be referred to Public Hearing."

*Rec'd 10/19/76*

.....CHAIRMAN

504-1

SEPTEMBER 21, 1976

LAND USE COMMITTEE MINUTES

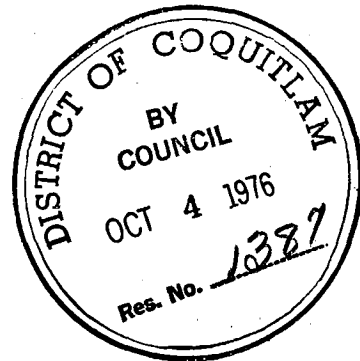
A special meeting of the Land Use Committee was held jointly with the Planning Advisory Committee of the Maillardville NIP Area No. 1 on Tuesday, September 21, 1976 at 7:30 p.m., with the following persons present:

LAND USE COMMITTEE:

Attd. L. Garrison

NIP PLANNING ADVISORY COMMITTEE:

Doug Sullivan, Co-Chairman  
Tom Sitter  
Shirley Sullivan  
H. Viens  
E. Guigue  
A. Canuel



STAFF:

S. Jackson, NIP Co-ordinator & Co-Chairman  
D.M. Buchanan, Planning Director

MINUTES OF SEPTEMBER 8, 1976 FROM NIP PLANNING ADVISORY COMMITTEE

Mr. Jackson reviewed the minutes of September 8, 1976 of the Planning Advisory Committee, also describing the Council action of September 20th regarding the grant of \$2,440.00 to the Coquitlam Pre-School Society. It was noted that a public meeting is proposed for October 13th on NIP, and on October 28th on RRAP, with most of the presentation by Central Mortgage and Housing Corporation.

Mr. Sullivan explained the idea of culverts instead of storm sewers, and that the Engineering Department had not found this alternative feasible; Mr. Jackson noted that a consultant report on the Storm Sewer System was due in about two months, and that by the Spring of 1977, Council might proceed in such a programme. The Committee still had two questions regarding storm sewers.

Questions

1. Could the priority of NIP Area No. 1 be made earlier of such a programme and in what year?
2. Could some money be put into this (e.g. \$100,000.00) from the NIP budget?

It was noted that rat harbourage had been dealt with by Council as a LIP application. Mr. Sullivan noted the major clearing problem was on road allowances. Alderman Garrison agreed with the suggestion of \$2,000.00 being allocated to communications.

Priorities for NIP Expenditure

- Alderman Garrison asked about "zeroing in" on priorities. Mr. Sullivan advised that the storm sewer system decision on September 8, 1976 was the major hurdle, and the Committee was now able to look more concretely at other proposals.
- Alderman Garrison stressed the need for increased communications with Council.

Mr. Jackson listed priorities the Committee has considered:

1. One section of the storm sewer system or \$100,000.00 towards such a system.
2. A tree planting programme (possibly using "habitat" trees).
3. Justice & Webb's seven ideas.
4. Plan Maillardville's proposals for the area.
5. A Neighbourhood Centre.

Alderman Garrison noted that major outdoor recreation will be largely taken care of with the Council's implementation of the Mackin Park expansion where major facilities are planned, so that indoor recreation might well make sense as the immediate priority.

SEPTEMBER 21, 1976

The Planning Advisory Committee will meet on September 29, 1976 and formulate proposals for the public meeting on NIP priorities. All members of Council are welcome at the meeting on October 13, 1976, tentatively scheduled to be held in the Knights of Columbus Hall. Attached are materials going to area residents and landowners in the next week.

Ald. L. Garrison, Chairman

SEPTEMBER 28, 1976

LAND USE COMMITTEE MINUTES

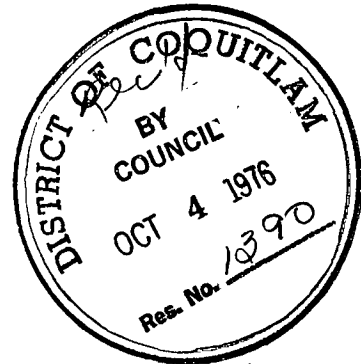
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, September 28, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman  
M. Baldigara, APC  
J. Neilson, APC  
D. Doyle, APC

STAFF:

L.T. Scott, Subdivision Co-ordinator  
D.M. Buchanan, Planning Director

ITEM #504-2-1SERVICING COSTS FOR SUBDIVISION AT 630 GAUTHIER AVENUE BY J.R. GREGG (8-2414)

The Committee recommends:

- 1) That relief be given to Mr. Gregg for the deposit for underground wiring.
- 2) That all other charges remain as levied.
- 3) That small lot subdivision servicing policy be reviewed by the Committee, and that a combined Engineering-Planning Department report be prepared as background for that review."

ITEM #504-2-2APPLICATION OF BACM DEVELOPMENT CORPORATION LTD. FOR REZONING OF PROPERTY AT SPURAWAY AVENUE AND MARINER WAY TO C-2 (FILES Z-48-76 & Z-22-72)

Mr. Connelly presented a brief dated September 23, 1976 and introduced Mr. McCormack, Architect.

The Committee recommends:

"That this application be tabled, and that BACM seek the view of the people in the area as to use of the lands in the area in the vicinity and including the subject property."

ITEM #504-2-3APPLICATION FOR AMENDMENT TO ZONING BY-LAW RE MOBILE HOMES (Z-45-76)

The Committee recommends:

"That the 32% maximum coverage for double wides be endorsed by the Committee, and that this view be placed in evidence at the Public Hearing by the Planning Department."

Mr. Gillespie indicated that seven of the existing nine trailer owners have relocated, and that he has endeavoured to be in touch with the spokesman for the existing owners to determine their grievances.

ITEM #504-2-4

EXTENSION OF REZONING APPLICATION Z-34-74C - BY-LAW NO. 530, 1975

The Committee recommends:

"That Council approve a one year extension of time to November 16, 1977 in order to allow the applicant time to apply for a building permit and submit drawings which can be approved and included in a development agreement to be signed between the District and Summerhill Management Ltd."

APPROVED  
BY Co. RES  
#1292/76

ITEM #504-2-5

SUBDIVISION COMMITTEE MINUTES OF SEPTEMBER 15, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of September 15, 1976 be received."

ITEM #504-2-6

APPLICATION OF CARIBOO JOINT VENTURE FOR REZONING OF PROPERTY AT 424-458 WESTVIEW STREET TO RM-4 (Z-49-76)

The Committee recommends:

"That application Z-49-76 be referred to Public Hearing subject to a favourable review by the Design Committee."

APPROVED  
BY Co. RES  
#1293/76

ITEM #504-2-7

MORATORIUM ON CONVERSION TO STRATA TITLE OF EXISTING RENTAL ACCOMMODATION

The Committee recommends:

"That the moratorium be renewed again for a further year, and this include conversion of rental apartments by way of strata plan, co-operative, leasing, or other means."

SEE Co. RES #1294/76  
TO BE RETURNED  
BY MAYOR  
SEC. 180

ITEM #504-2-8

MINIMUM DWELLING UNIT SIZES - ZONING BY-LAW (Z-47-76)

The Committee recommends:

"That this item be referred to Public Hearing."

APPROVED  
BY Co. RES  
#1295/76

ITEM #504-2-9

AMENDING TRUCK ROUTE MAP - SCHEDULE A OF BY-LAW NO. 424, 1974

The Committee recommends:

"That Council give three readings to By-law No. 651, thus amending Schedule A of By-law No. 424, 1974, to designate Westwood Street as a Municipal Truck Route."

APP'D B.  
CO. RES  
#1396  
9/21/76

ITEM #504-2-10

KEEPING OF BEES IN THE RS-1 ZONE - CORRESPONDENCE FROM G.Y. WONG OF 3109 STARLIGHT WAY

The Committee recommends:

"That no changes be made to the Zoning By-law as the keeping of bees is not in keeping with an urban environment."

APP'D B.  
CO. RES  
#1399  
9/17/76

ITEM #504-2-11

PROPOSED REZONING OF PROPERTY ON THE WEST SIDE OF HART STREET AT HENDERSON AVENUE (Z-20-76)

The Committee recommends:

"That Council give final reading to By-law No. 606, 1976, given three readings on June 14, 1976."

APP'D B.  
CO. RES  
#1400  
9/17/76

ITEM #504-2-12

APPLICATION FOR SELF-SERVE PAY-N-SAVE GAS STATION AT 556 CLARKE ROAD

The Committee recommends:

"That this item be tabled for study by the Committee."

ITEM #504-2-13

APPLICATION FOR STRATA TITLE CONVERSION OF A DUPLEX AT 2050-2052 KAPTEY AVENUE (8-3460)

The Committee recommends:

"That this application for strata title subdivision be approved subject to the payment of the parkland acquisition fee, and subject to meeting with all setback requirements of the Zoning By-law and any requirements of the Building By-law in relation to two separate dwellings."

APP'D B.  
CO. RES  
#1401  
9/17/76

ITEM #504-2-14

REZONING EAST OF PIPELINE ROAD FOR STOCKPILING (Z-62-75)

The Committee tabled this item for a presentation from the applicant.

ITEM #504-2-15

APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 518, 1975 - BOARD OF SCHOOL TRUSTEES, SCHOOL DISTRICT NO. 43 - R.C. MACDONALD (HICKEY) ELEMENTARY SCHOOL AT GALE AVENUE (Z-31-75)

The Committee recommends:

- "1) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 518, 1975, given three readings on September 15, 1975."

*APP'D BY  
CO. RES  
#1402/76*

*APP'D BY  
CO. RES  
#1403/76*

ITEM #504-2-16

APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 621, 1976 - COTTONWOOD HOLDINGS LTD. APARTMENT PROJECT AT 519-525 COTTONWOOD AVENUE EAST OF NORTH ROAD (Z-57-75)

The Committee recommends:

- "1) That the Planning Department insert a clause into the agreement requiring submission of acceptable plans showing the double-studded party wall;
- 2) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam;
- 3) That Council finally adopt By-law No. 621, 1976, read three times on July 12, 1976;

Items 2) and 3) being subject to the inclusion of a clause into the agreement as mentioned in Item 1)."

*APP'D BY  
CO. RES  
#1404/76*

*APP'D BY  
CO. RES  
#1405/76*



504-2

OCTOBER 12, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 12, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Gilmore, Deputy Chairman
- Mr. M. Baldigara, APC
- Mr. D. Doyle, APC
- Mr. J. Neilson, APC

STAFF:

Mr. D.M. Buchanan, Planning Director



ITEM #504-2-1

Z-62-75 - J. CEWE LTD. - DEVELOPMENT OF LAND ALONG PIPELINE ROAD SOUTH OF EXISTING GRAVEL PIT

Mr. Fennings gave background as to the plans of his company for the land involved.

This item was tabled for:

- 1) the feasibility of a land use contract approach to be explored by the Planning Department.
- 2) a review of the possibility of Pipeline Road being moved eastwards and public open space being created to the east thereof; both planning and engineering implications should be examined.
- 3) the modification of the long range plan for the area to the north by Jack Cewe Ltd., taking into consideration public access to the River and long term park development of the whole gravel pit, including the lands in question, said plan to be presented to the Committee at a future meeting.

ITEM #504-2-2

BURQUITLAM AREA PLANNING STUDY

Mr. E. Scott and Mrs. C. Allan were present from the Burquitlam-Banting Ratepayers' Association. Mr. E. Scott indicated his pleasure that the study had been concluded, but still thought that it was being brought together too rapidly. He expressed the need for an opportunity for his Association to go to membership following the October 13th public meeting before Council deals with the report.

Alderman Garrison noted that application Z-28-76 to the east of Burquitlam Plaza will be before Council October 18, 1976 and asked Mr. Scott his opinions on that application. Mr. Scott indicated that this is the last key property in the central portion of the area and will be lost as a potential park area. He expressed concern about the pace of development in the area. He was aware of financial problems of the owner, however, as far as the specific proposal is concerned, he was pleased about the recreation component, but he wanted to ask questions on community development at the public meeting. He also noted concern about the children generated from the fifty units; two-bedroom units are the problem, and he suggested adult orientation.

The Planning Director indicated that the figure on line three from the bottom should read 3.28 on page 3 of the report, thus reading that the "37.7 acres of high capability space represent 3.28 acres per 1,000 population". This will reduce to 3.07 to serve the long term population, even with the cemetery and Banting proposals going ahead.

*Handwritten notes:*  
C. RES  
\* 1460 and  
1461/74

ITEM #504-2-2 con't

The Committee recommends:

- "1) That Council table the report on the Burquitlam Study until the Committee has an opportunity to review the report."  
(This will allow input from the Burquitlam-Banting Ratepayers' Association and minutes of the October 13, 1976 public meeting to be prepared in advance of such consideration.)
- "2) That Council concur with the Planning Department recommendations on application Z-42-76 (formerly Z-28-76) and consider two readings of the rezoning by-law after the Public Hearing, third reading to be considered after favourable consideration of preliminary plans by the Design Committee."

ITEM #504-2-3

CORRESPONDENCE FROM CASSADY, INSLEY, CASSADY & LAUENER RE COMPACT HOUSING IN SOUTHWEST COQUITLAM

The Committee recommends:

"That Mr. Insley's letter of October 4, 1976 be received and a copy of Mr. Tiessen's report of October 12, 1976 be sent to him."

Alderman Garrison left and Alderman Gilmore took the chair at this point.

ITEM #504-2-4

SUBDIVISION COMMITTEE MINUTES OF SEPTEMBER 28, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of September 28, 1976 be received."

Mayor Tonn came in at this point.

ITEM #504-2-5

APPLICATION FOR SELF-SERVE PAY-N-SAVE GAS STATION AT 556 CLARKE ROAD

The Committee tabled this item for a report from the Planning Department on the subject, drawing from experience in other municipalities and in relation to marketing changes for gasoline retailing.

ITEM #504-2-6

Z-47-75 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 567, 1976 - CEDARBROOK ELEMENTARY SCHOOL ON BUOY DRIVE SOUTH OF DEWDNEY TRUNK ROAD

The Committee recommends:

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

*APP'D B.J.  
Co. Res. # 1462/76*

*APP'D B.J.  
Co. Res. # 1463*

OCTOBER 12, 1976

ITEM #504-2-6 con't

- 2) That Council finally adopt By-law No. 567, 1976, given three readings on February 2, 1976."

ITEM #504-2-7

Z-50-76 - APPLICATION OF SCHOOL DISTRICT NO. 43 FOR REZONING OF PROPERTY ON WEST SIDE OF BLUE MOUNTAIN, NORTH OF GAUTHIER TO P-1 FOR ADDITION OF LANDS TO GAUTHIER SCHOOL SITE

The Committee recommends:

"That application Z-50-76 be referred to Public Hearing."

ITEM #504-2-8

Z-51-76 - APPLICATION OF J.F. PHILIP & R.G. WEBSTER FOR REZONING OF PROPERTY ON IRVINE STREET TO RS-3

The Committee recommends:

"That this application be tabled until the subdivision design has been worked out and the Planning Department has had an opportunity to review the matter of the B.C. Hydro right-of-way crossing the property, with the applicants."

ITEM #504-2-9

1976 AMENDED BUDGET

The Committee recommends:

"That the 1976 amended budget be approved."

Mayor Tonn left at this point.

ITEM #504-2-10

AUSTIN COMMERCIAL CENTRE (POLICY REPORT NO. 3/76)

The Committee recommends:

"That Council endorse the Planning Department's recommendations."

The Chairman noted that these recommendations were unanimously supported by all Committee members present. (It is noted that page 1 of the report's referral to Z-17-73 being active is incorrect. This application has terminated.)

ITEM #504-2-11

Z-9-76 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 595, 1976 - PORTWOOD CONSTRUCTION LTD. FOR 40 UNIT STRATA TITLE APARTMENT AT 1030-1044 KING ALBERT AVENUE

The Committee recommends:

- "1) That if the required deposits are made by Monday, October 18, 1976, Council approve signing and sealing of the Agreement by the Mayor

APPROVED  
Co. RES  
#1464/76

APPROVED  
Co. RES  
#1465/76

APPROVED  
Co. RES  
#1466/76

APPROVED  
Co. RES  
#1467 + 1468/76

Tabled by  
Co. RES  
#1469/76

OCTOBER 12, 1976

ITEM #504-2-11 con't

and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

- 2) That Council finally adopt By-law No. 595, 1976, read three times on May 3, 1976."

ITEM #504-2-12

Z-7-74 - LETTER FROM QUADRANT DEVELOPMENT LIMITED DATED OCTOBER 8, 1976

The Committee tabled this item to hear from Quadrant Development at the next meeting.



504-1

SEPTEMBER 28, 1976

LAND USE COMMITTEE MINUTES

ITEM #504-2-1

SERVICING COSTS FOR SUBDIVISION AT 630 GAUTHIER AVENUE BY J.R. GREGG (8-2414)

The Committee recommends:

- "1) That relief be given to Mr. Gregg for the deposit for underground wiring.
- 2) That all other charges remain as levied.
- 3) That small lot subdivision servicing policy be reviewed by the Committee, and that a combined Engineering-Planning Department report be prepared as background for that review."

*See Co. Res  
#1458/76*

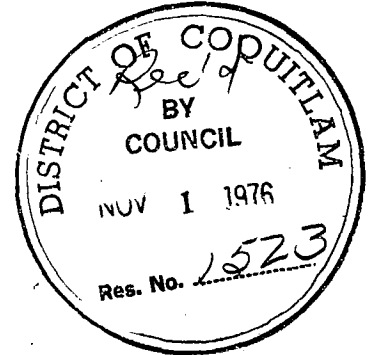
OCTOBER 26, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 26, 1976 at 12 noon in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman  
 Ald. J. Gilmore, Deputy Chairman  
 Mr. M. Baldigara, APC  
 Mr. G. Richardson, APC  
 Mr. D. Doyle, APC  
 Ms. M. Johnson, APC

STAFF:

Mr. L. Wolfe, Long Range Planner  
 Mr. E. Tiessen, Deputy Planning Director  
 Mr. D.M. Buchanan, Planning Director

ITEM #504-1APPLICATION FOR SELF-SERVE PAY-N-SAVE GAS STATION AT 556 CLARKE ROAD

Mr. Ray Takashima represented Mr. Schierman, General Manager of Pay-N-Save Gas Stations Ltd. and presented the desire of their company to convert to self-service in order to reduce operating costs. He then answered questions from the Committee.

The Committee recommends:

"That this item be tabled until the Planning Department reports on the general subject."

ITEM #504-2Z-7-74 - LETTER FROM QUADRANT DEVELOPMENT LIMITED DATED OCTOBER 8, 1976

Mr. Peter Byrom, Project Manager, presented his letter of October 8, 1976. The development involves these features:

21 one-bedroom units  
 13 two-bedroom units  
 6 one-bedroom units & dens  
 40 units in total

The Committee recommends:

"That no change be made at the present time to the adults only policy."

ITEM #504-3Z-48-76 - LETTER FROM BACM DEVELOPMENT CORPORATION LIMITED DATED OCTOBER 12, 1976

The Committee recommends:

"That the letter from BACM Development Corporation Limited dated October 12, 1976 be received."

OCTOBER 26, 1976

ITEM #504-4

Z-53-76 - APPLICATION OF DR. E. MANNING & MR. A.G. LACROIX FOR THE REZONING OF PROPERTY AT 555 NORTH ROAD TO C-3 FOR MEDICAL/DENTAL OFFICES

Mr. John Taylor represented the architects for the development. Mr. Alan Lacroix also represented the applicants. Essentially, Mr. Kemble, the architect, has agreed to Whiting Way "in principle", according to Mr. Lacroix, though he was not sure on this. Mr. Manning also spoke as a physician who runs an x-ray service, and he spoke in favour of the development.

The Committee recommends:

"That application Z-53-76 be tabled and the previous Policy Report on this area be brought forward for discussion with this application."

ITEM #504-5

Z-50-75 - H.A. ROBERTS GROUP LTD. SUBDIVISION AT WESTWOOD AND BEDFORD STREETS

Mr. G. Sixta spoke to the Committee as consultant to H.A. Roberts Group Ltd.

The Committee recommends:

"That Council refer this application to the November 25, 1976 Public Hearing."

ITEM #504 -6

SUBDIVISION COMMITTEE MINUTES OF OCTOBER 5, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of October 5, 1976 be received."

ITEM #504-7

CORRESPONDENCE FROM CITIZENS COALITION ON TRANSPORTATION RE PLANNED TRUCK ROUTE EXPANSION

The Committee recommends:

"That this item be referred to the Engineering Department for a report."

ITEM #504-8

CORRESPONDENCE FROM GREATER VANCOUVER REGIONAL DISTRICT RE RECREATION NEEDS IN THE LOWER MAINLAND (CLERK'S REFERENCE NO. 75)

The Committee recommends:

"That this item be received for information."

OCTOBER 26, 1976

ITEM #504-9

Z-16-74 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 422, 1974 FOR HONADA HOLDINGS LTD. FOR AN ADDITION TO COMO LAKE VILLAGE SHOPPING CENTRE IN THE 1900 BLOCK COMO LAKE AVENUE

The Committee recommends:

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

2) That Council finally adopt By-law No. 422, 1974, given three readings on October 7, 1974."

ITEM #504-10

Z-52-76 - APPLICATION OF BING MARR, ARCHITECT, FOR THE REZONING OF PROPERTY AT HOY STREET & PHEASANT AVENUE TO CS-1 FOR A NEIGHBOURHOOD PUB

The Committee recommends:

"That application Z-52-76 be referred to Public Hearing subject to favourable plans being approved by the Design Committee."

ITEM #504-11

Z-54-76 - APPLICATION OF THE FEDERAL DEPARTMENT OF PUBLIC WORKS FOR REZONING OF PROPERTY ON RODERICK AVENUE TO P-1 FOR A POSTAL LETTER CARRIER DEPOT

The Committee recommends:

"That Public Works Canada be invited to have their architect submit preliminary plans for the development, pointing out the concern of the Committee of the lots to the west."

ITEM #504-12

Z-55-76 - APPLICATION OF H. TULLIS & ASSOCIATES & HEAL AGENCIES FOR THE REZONING OF PROPERTY ON HAVERSLEY AVENUE TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-55-76 be referred to Public Hearing."

ITEM #504-13

MINUTES OF MEETINGS OF PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NIP AREA NO. 1, DATED SEPTEMBER 29, 1976 & OCTOBER 13, 1976

The Committee recommends:

"That the minutes of the Planning Advisory Committee of September 29, 1976 & October 13, 1976 be received."



OCTOBER 26, 1976

ITEM #504-13 con't

The Chairman advised of the special meeting of November 8, 1976 involving the Maillardville NIP Planning Advisory Committee, Parks and Recreation Committee, Community Development Committee, Land Use Committee and Council.

.....CHAIRMAN

NOVEMBER 9, 1976

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, November 9, 1976 at 7 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- M. Baldigara
- J. Neilson
- M. Johnson



STAFF:

- E. Tiessen, Deputy Planning Director

ITEM #504-1

Z-53-76 - APPLICATION OF DR. MANNING & MR. LACROIX FOR REZONING OF PROPERTY AT 555 NORTH ROAD TO C-3 FOR MEDICAL/DENTAL OFFICES

The Committee tabled further consideration of application Z-53-76 as requested by the applicants.

ITEM #504-2

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED OCTOBER 26, 1976

The Committee recommends:

"That the minutes of the regular Land Use Committee meeting of October 26, 1976 be received."

ITEM #504-3

PARKING LOT ON NELSON STREET - LETTER FROM FARWEST INVESTMENTS DATED NOV. 5, 1976

The Committee noted concern that proposals to increase the intensity of use of buildings at 1046 and 1062 Austin Avenue could wipe out any benefits from improvements to parking on the south side of Austin, and that the present proposal could lead to pressure for commercial development on Charland, which would aggravate the present problems in the area; the Committee therefore tabled this matter pending receipt of a report on the feasibility of various alternatives, including:

- a) lease of School District land;
- b) municipal development and ownership of the proposed parking facility; or
- c) the possibility of providing a narrow strip along the south side of the lane between Austin and Charland, to provide for angle parking.

ITEM #504-4

Z-67-73 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 547, 1975 - MAILLARD JR. SECONDARY SCHOOL ON ROCHESTER AVENUE EAST OF LAVAL STREET

The Committee recommends:

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

2) That Council finally adopt By-law No. 547, 1975, given three readings on December 8, 1975."

*See By-Law #662/76*

*APP'D BY Co. RES # 1297/76*  
*APP'D BY Co. RES # 1298/76*

NOVEMBER 9, 1976

ITEM #504-5

SUBDIVISION COMMITTEE MINUTES OF OCTOBER 19, 1976

The Committee recommends:

"That the Subdivision Committee minutes of October 19, 1976 be received."

ITEM #504-6

Z-57-76 - APPLICATION OF ROGERS & SAHARA CONSTRUCTION COMPANY FOR THE REZONING OF PROPERTY AT 508 SCHOOLHOUSE STREET TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-57-76 be referred to Public Hearing."

ITEM #504-7

Z-58-76 - APPLICATION OF E.A. GARRISON FOR THE REZONING OF PROPERTY AT 100 WARRICK STREET TO RS-3

The Committee recommends:

"That application Z-58-76 be referred to Public Hearing."

ITEM #504-8

Z-59-76 - APPLICATION OF L.G.L. CONSTRUCTION FOR REZONING OF PROPERTY ON DEWDNEY TRUNK ROAD TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-59-76 be declined."

ITEM #504-9

Z-60-76 - APPLICATION OF ROGERS & SAHARA CONSTRUCTION FOR REZONING OF PROPERTY AT SMITH & GATENSURY TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-60-76 be referred to Public Hearing."

ITEM #504-10

Z-61-76 - APPLICATION OF SOLAR ENTERPRISES FOR REZONING OF PROPERTY IN THE 2400 BLOCK HAVERSLEY TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-61-76 be referred to Public Hearing."

APPROVED  
Co. RES  
10/9/76

APPROVED  
Co. RES  
1/6/77

APPROVED  
Co. RES  
1/6/77

DECLINED  
Co. RES  
1/6/77

DECLINED  
Co. RES  
1/6/77

NOVEMBER 9, 1976

ITEM #504-11

Z-37-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 638, 1976 - 62 UNIT RENTAL APARTMENT AT KING ALBERT & NELSON

The Committee recommends:

- "1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 638, 1976, read three times on September 7, 1976."

APPROVED  
By Co. RES  
# 1604/76

APPROVED  
By Co. RES  
# 1602/76

ITEM #504-12

Z-31-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 633, 1976 - 54 SUITE RENTAL APARTMENT DEVELOPMENT AT 1114-1132 HOWIE AVENUE

The Committee recommends, subject to the applicants having deposited the required monies prior to the Council meeting:

- "1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 633, 1976, read three times on August 9, 1976."

APPROVED  
By Co. RES  
# 1606/76

APPROVED  
By Co. RES  
# 1609/76

ITEM #504-13

Z-34-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 631, 1976 - OFFICE BUILDING FOR DOWCO CONSULTANTS AT NORTH ROAD & COTTONWOOD AVENUE

The Committee recommends:

- "1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 631, 1976, given three readings on August 9, 1976."

APPROVED  
By Co. RES  
# 1602/76

APPROVED  
By Co. RES  
# 1609/76

ITEM #504-14

MINUTES OF MEETING OF PLANNING ADVISORY COMMITTEE - MAILLARDVILLE NIP AREA #1 DATED OCTOBER 27, 1976

The Committee recommends:

"That the minutes of the meeting of the Planning Advisory Committee, Maillardville NIP Area No. 1 dated October 27, 1976 be received."

NOVEMBER 9, 1976

ITEM #504-15

MEETING WITH PLANNING & ZONING COMMITTEE - CITY OF PORT COQUITLAM - NOV. 3, 1976

The Committee recommends:

"That Council inform Port Coquitlam Council that Coquitlam sees no relationship between the H.A. Roberts Bedford Street application and regional town centre proposals."

ITEM #504-16

AUSTIN COMMERCIAL CENTRE - SOUTH SIDE OF AUSTIN AVENUE, BLOCK EAST OF MARMONT ST.

By unanimous vote, the Committee respectfully recommends:

"That Council reconsider its previous decision and designate the properties from 1116 to 1300 Austin Avenue to service commercial, since:

- a) There is more than adequate provision for retail commercial development in the Austin centre west of 1116 Austin, as demonstrated by the Planning Department reports of October 28th and November 9th, even if the proposed Essondale centre does not go ahead.
- b) Retail commercial development on the subject properties would compete with and work against the proper development of remaining sites in the core area of the centre.
- c) Retail commercial development on the south side of Austin, because the land slopes away from the street, has in the case of all recent buildings, provided the bulk of required parkign underground, with access from the lane; this configuration is inconvenient and compounds the serious parking problem in the area, whereas service commercial development, with its lower site coverage, would enable a better parking pattern.
- d) Over-extension of the retail commercial core in a strip form along Austin is likely to work against the long term viability of the Austin centre."

ITEM #504-17

REVISED PLANS FOR PROPOSED APARTMENT ON SE CORNER OF COTTONWOOD AVENUE AND WHITING WAY

The Committee recommends:

"That Council refer the revised plans for the proposed apartment development at the south-east corner of Whiting Way and Cottonwood Avenue back to Public Hearing, subject to:

- a) the applicants first amending the plans to comply with municipal by-laws;
- b) satisfactory review of the revised plans by the Design Committee.

NOVEMBER 9, 1976

ITEM #504-18

ENLARGEMENT OF MAILLARDVILLE NIP AREA No. 1 BOUNDARIES

The Committee recommends:

"That Council revise the Maillardville NIP Area No. 1 boundaries, as shown on the sketch entitled 'Concept Plan November 1974, Revision No. 2, 1976.'"

ITEM #504-19

DUPLEX CRITERIA

The Committee agreed that its next meeting should review the duplex criteria, with particular reference to Criterion No. 4.

.....  
CHAIRMAN

*APPROVED BY  
CO. RES.  
# 12/13/76*

JOINT MEETING OF COMMUNITY DEVELOPMENT COMMITTEE, LAND USE COMMITTEE AND NIP AREA #1 PLANNING ADVISORY COMMITTEE - NOVEMBER 8, 1976

Present:

COUNCIL & LAND USE COMMITTEE

Ald. L. Garrison  
Mayor J.L. Tonn  
Ms. M. Johnson  
Mr. D. Doyle

NIP PLANNING ADVISORY COMMITTEE

D. Sullivan, Chairman  
S. Sullivan  
L. Peyton  
C. Perreault  
A. Perreault

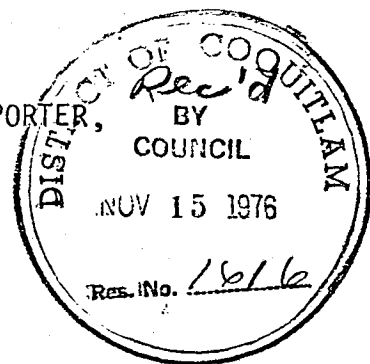
COMMUNITY DEVELOPMENT COMMITTEE

Ald. J. Parks  
Ald. L. Sekora

COQUITLAM HERALD REPORTER,  
J. Pleasants

STAFF

D.L. Cunnings, D.M. Buchanan, S. Jackson



SUBJECT: MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME NO. 1 - PROPOSED PROJECTS

Sol Jackson discussed background of the minutes of September 29th and the public meeting of October 13, 1976, at which there were 37 people. Priorities which were accepted by participants were:

- 1) property acquisition for neighbourhood centre;
- 2) facilities for neighbourhood centre;
- 3) Laval Square improvements;
- 4) street beautification including bilingual signs;
- 5) social and recreational facilities for Millside School.

Council, on October 18, 1976, authorized negotiations for some property west of Laval Square.

Mrs. Colleen Perreault reported on the reaction of people in the area towards the centre, and there seemed to be large support for the proposal. 237 persons had signed a petition in favour of the centre.

Mrs. Peyton referred to Dunbar where a family centre is operating, and Mount Pleasant in Vancouver where a family centre is proposed. One important aspect of the centres is their value as preventative programmes in mental health. The Dunbar Centre is well utilized and draws families from as far as Coquitlam. Mrs. Peyton suggested that night programmes will be needed as well in Laval Square but that teenagers' requirements are sometimes overstressed. Family centres are not designed for teenagers.

Mr. Sullivan suggested that hours could be from 9 a.m. to 9 p.m. Programmes could be beamed at old people and very young people. Some 30 social services and activities could be handled in this multi-purpose centre, including a drop-in centre for the golden age club.

Mr. Viens stated that plans are in abeyance for Foyer Maillard. He also reminded those present that the costs for land and facilities would be a good investment since the funding is based on 25% Municipal, 25% Provincial, and 50% Federal sharing.

Mr. Sullivan mentioned that that the Planning Advisory Committee considered allocating \$100,000.00 to acquire land for the Neighbourhood Centre and \$150,000.00 to restore the buildings and/or additional facilities. The balance of the available NIP funds was to be allocated to Laval Square improvements, Cartier Avenue and Laval Street improvements with bilingual signs and Millside School after giving more detailed consideration to these priorities, and after accomplishing the first objective of establishing a neighbourhood multi-purpose centre. He pointed out that this would:

- 1) provide a much needed facility within the neighbourhood;
- 2) clean up a much neglected group of dilapidated houses which are presently 80% vacant;
- 3) beautify the community and help revive the heart of Maillardville.

JOINT MEETING OF COMMUNITY DEVELOPMENT COMMITTEE, LAND USE COMMITTEE AND  
NIP AREA #1 PLANNING ADVISORY COMMITTEE - NOVEMBER 8, 1976

con't

Mr. Perreault stated that people in the community needed the stimulation of NIP funds and this centre to upgrade the area and help people take pride in the neighbourhood. Mrs. Perreault noted that in the door to door canvass, she and Mrs. Gareau found the majority of the interiors of the homes well kept

Mayor Tonn commented that the potential for the area is only as good as the people in the area want it to be.

Members of the NIP Planning Advisory Committee then left the meeting.

DMB/ci



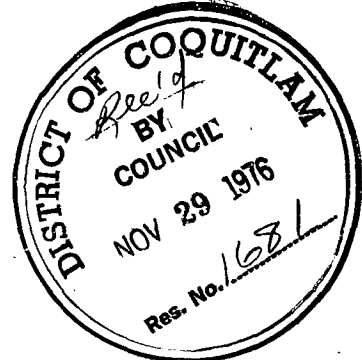
NOVEMBER 23, 1976

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, November 23, 1976 at 7 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Mr. J. Neilson, APC
- Mr. M. Baldigara, APC
- Mr. D. Doyle, APC (at 7:40 p.m.)
- Mayor J.L. Tonn (at 8:00 p.m.)



DESIGN COMMITTEE:

- Mr. D. Nichols (at 8:00 p.m.)

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. E. Tiessen, Deputy Planning Director (9:45-10:30 p.m.)

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED NOVEMBER 9, 1976

The Committee recommends:

"That the minutes of the regular Land Use Committee meeting of November 9, 1976 be received, noting that the minutes should record that Mr. Baldigara left the table and did not take part on discussion of Item 11, Z-37-76, and that Mr. Doyle was present."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF NOVEMBER 2, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of November 2, 1976 be received."

ITEM #504-3

Z-39-76 - DUPLEX AT 971 REGAN AVENUE (By-law No. 648, 1976)

The Committee recommends:

"That Council give final reading to By-law No. 648, 1976, given three readings on October 4, 1976."

ITEM #504-4

Z-2-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 573 FOR CRESTVIEW DEVELOPMENTS LTD. COMMERCIAL BUILDING AT 987-1011 AUSTIN AVENUE

The Committee recommends:

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

APPROVED BY Co. RES # 1682/76

APPROVED BY Co. RES # 1682/76

NOVEMBER 23, 1976

ITEM #504-4 - Z-2-76 con't

2) That Council finally adopt By-law No. 573, 1976, read three times on March 8, 1976."

APPROVED  
BY Co. RES  
#1688/76

ITEM #504-5

Z-30-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 632 FOR ARPCO HOLDINGS LTD. FOR THE 66 SUITE RENTAL APARTMENT DEVELOPMENT AT 1134-1214 KING ALBERT

The Committee recommends:

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

APPROVED  
BY Co. RES  
#1688/76

2) That Council finally adopt By-law No. 632, 1976, read three times on August 9, 1976."

APPROVED  
BY Co. RES  
#1636/76

ITEM #504-6

DUPLEX REZONING CRITERIA

The Committee recommends:

"That the wording 'Duplex development will generally be considered premature in an area where the housing has been constructed in the last few years and where many vacant lots or considerable subdivision potential exists.' be removed from Criterion No. 4."

ITEM #504-7

SELF-SERVE GAS STATIONS

Mr. R. Boileau addressed the Committee on the subject of self-serve service stations. He feels that they are more viable as to profitability. He says it should be "thrown open" to all types of service stations and cars should be serviced at specialized premises.

Mr. D. Doyle arrived at this point.

Mr. Boileau expressed concern about deterioration of the Municipality if stations were allowed to close. He compared past Council's action in removing of store closing hours and leaving this decision to the businessman.

Mayor Tonn arrived at this point.

Further debate and discussion took place on the pros and cons of the self-serve issue.

The Planning Director reviewed the report of November 17, 1976.

The Committee recommends:

1) That Council provide for self-serve gas station sites on arterial highways and secondary highways, with an appropriate zoning category therefore to provide for adequate site size.

SEE Co. RES #1688/76

2) That the Planning Department report on the rezoning of gas station sites which have closed down and what zoning should be proposed therefore."

APPROVED  
BY Co. RES  
#1689/76

ITEM #504-8

APPROPRIATE SERVICE COMMERCIAL USES SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET (Verbal Report)

Mr. Boileau sought the views of the Committee on development of this area.

The Committee recommends:

"That the Planning Department review the implications of C-2 development to CS-1 standards, implementing such by Development Area designation and Land Use Contract, or by way of separating uses in the CS-1 zone and creating another zone; this report to be submitted in four weeks.

APPROVED  
By Co. RES  
# 1699/76

ITEM #504-9

IMPOST FEE FOR PARKLAND ACQUISITION

The Committee recommends:

"That Resolution No. 1765<sup>1972</sup> be rescinded and the following draft resolution be passed in its place:

Whereas the Municipal Act states that the Approving Officer may refuse to approve a subdivision plan if he is of the opinion that the cost to the Municipality for providing public utilities or other municipal works is excessive;

And Whereas the Municipal Act states that Council may give consideration to the preservation of the amenities peculiar to any zone and the promotion of health, safety, convenience and welfare of the public;

And Whereas Council has determined that an excessive cost of \$600 per dwelling unit is being imposed on the Municipality for public land acquisition for park development;

Now Therefore:

- 1) Council hereby instructs the Approving Officer to consider Section 711(4) of the Municipal Act, and where \$600 per potential new dwelling unit is not provided to the Corporation prior to final approval of the subdivision plan, he should consider refusing to approve such plan, and;
- 2) Council hereby instructs the Planning Director to take into account Section 702(2) of the Municipal Act and ensure that all agreements between the Corporation and developers reflect a cost of \$600 per dwelling unit to establish amenities in zones and to promote the health, safety, convenience and welfare of the public, and;
- 3) Council hereby rescinds Resolution No. 1765, adopted on December 11, 1972.
- 34) Council hereby advises that land provided at a proportion of not less than a 2.5 acres per 1,000 population proportion shall be taken in lieu of said \$600 per new dwelling unit."

APPROVED By  
Co. RES # 1692/76  
RES # 1691/76  
RES # 1691/76

ITEM #504-10

MOBILE HOME PARK REGULATIONS

The Committee recommends:

"That staff be authorized to draft a new Mobile Home Park By-law."

APPROVED By  
Co. RES # 1692/76

.....CHAIRMAN

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, December 7, 1976 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- M. Johnson
- M. Baldigara
- D. Doyle (8:00 p.m.)



STAFF:

- D. M. Buchanan

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED NOVEMBER 23, 1976

The Committee recommends:

"That the minutes of the Regular Meeting of the Land Use Committee, of November 23, 1976 be received."

ITEM #504-2

BOARD OF VARIANCE ACTION ON APPLICATION BY A.M. & S.M. POJE - 1059 JAMES AVENUE

The Committee recommends:

APPROVED  
RES  
B.C. Co. 1741/76

1) That the District refrain from launching an appeal regarding the decision of the Board of Variance on the application by A.M. & S.M. Poje;

2) That the Building Inspector be instructed to issue a building permit for the requested addition to the house.

APPROVED  
RES  
B.C. Co. 1742/76

Mr. W. A. Dunwing, 1057 James Avenue, presented his strong support of the application of his neighbours.

ITEM #504-3

SUBDIVISION COMMITTEE MINUTES OF NOVEMBER 16, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of November 16, 1976 be received."

ITEM #504-4

N.I.P. COMMITTEE MINUTES OF NOVEMBER 24, 1976

The Committee recommends:

"That the Planning Advisory Committee Maillardville Neighbourhood Improvement Programme Area No. 1 Minutes of November 24, 1976 be received."

DECEMBER 7, 1976

ITEM #504-5

PROPOSED REZONING FOR POSTAL LETTER CARRIER DEPOT AT 820 - 826  
RODERICK AVENUE (FILE Z-54-76)

The Committee recommends:

"That the Planning Department advise what can go to the west in terms of floor space, setbacks, parking, etc., and that the application be tabled till the next meeting."

ITEM #504-6

APPLICATION OF DISCOVERY REALTY LTD. FOR REZONING AT 1204 PIPELINE  
ROAD TO M-1 (FILE Z-71-76)

The Committee recommends:

"That the application be referred to Public Hearing."

(Ms. Johnson withdrew from the table in discussion of this application.)

*JANUARY*

*APPROVED  
BY CO. RES  
#1743*

ITEM #504-7

STATUS REPORT ON OXBOW DEVELOPMENTS, FORMERLY SPRING LAKE ESTATES  
(OUR FILE Z-34-74C) (MR. J. GILMOUR, CONSULTANT & MR. K. GILLESPIE  
REPRESENTED THE APPLICANT)

The Committee recommends:

*Co. RES  
#1744/70*

"1) That By-law No. 530 be referred to Public Hearing on December 16, 1976.

*Co. RES  
#1745/77*

2) That the applicant agree to not implement their plan for mobile home spaces west of the RMH-1 zoning line established by By-law No. 530 and to a restrictive covenant to prevent development leading to erection of habitable structures in that area.

*Co. RES  
#1740/70*

3) That the District of Coquitlam take the position that the requirement for a school site is satisfactory with the conditional acceptance by the School Board.

Mr. Gillespie noted that 18 acres are devoted to recreation, not including the bluffs -

- 5.9 lineal park
- 6.8 recreation lands
- 4.46 buffer zones
- 1.2 mini parks

4) The word "may" instead of "shall" in Resolution 1692, Subsection (3) be considered by the Parks & Recreation Director and also relate to the usability of the land in order to make sure that the District obtains acceptable community or neighbourhood parkland where the \$600.00 per unit is not provided; and that the matter of the parkland acquisition fee be referred to the Parks and Recreation Committee for advice to the Land Use Committee and Council.

DECEMBER 7, 1976

ITEM #504-7 cont'd

- Co. RES #1747/76
- Co. RES #1748/76
- Co. RES #1749/76
- Co. RES #1750/76
- Co. RES #1751/76
- 5) That the District of Coquitlam not pursue the requiring of the portion of land on top of the bluff adjacent to Oxford Street as a consideration in the road exchange.
  - 6) That staff work towards a development agreement for presentation to Council in January of 1977.
  - 7) That the applicants be advised to prepare the necessary revised plans to reflect the zoning shown on By-law No. 530, this to be done prior to the Public Hearing.
  - 8) That the Council apply for the necessary Regional Plan Amendment.
  - 9) That the David-Pathan connector not be reserved at this time, but that dedication clearly be made a requirement at the time of development to the north.

ITEM #504-8

JOINT COMMITTEE ON HOUSING REPORT OF THE CHAIRMAN TO THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING, MR. SAM BAWLF, CHAIRMAN.

The Committee recommends:

"That the Joint Committee on Housing Report of the Chairman to the Minister of Municipal Affairs and Housing be tabled."

ITEM #504-9

APPLICATION OF TOM IP, DESIGN GROUP (ANTONIO DISTASIO - OWNER) FOR REZONING OF PROPERTY AT 1420 CARTIER AVENUE TO C-2 (OUR FILE Z-70-76)

The Committee recommends:

- 1) That we receive advice from the N.I.P. Committee on this application.
- 2) That the applicant and Mr. Wong, the adjacent owner be invited to attend the next meeting of the Committee.
- 3) That staff investigate how a permit was issued for the site to the west since it was thought that all such permits would be withheld on future C-1 sites. "

ITEM #504-10

SIGNS - HIMAC MOTORS LTD. APPLICATION

The Committee recommends:

"That Mr. Pressney consider a revised design within the 130 sq. ft. limit and the differential with commercial signs be maintained."

APPROVED  
By Co. RES #1752/76

DECEMBER 7, 1976

ITEM #504-11

TRAFFIC SIGNAL ON BRUNETTE AVENUE & SCHOOLHOUSE STREET

The Committee recommends:

"That the Public Works Committee consider this matter and that it seek advice from the Safety Committee of School District No. 43 regarding the proposal."

ITEM #504-12

SUBDIVISION COMMITTEE MINUTES OF NOVEMBER 30, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of November 30, 1976 be received, and that the application of 3358 Mason Avenue be reviewed as to past recommendations of the APC prior to Land Use Committee consideration of the appeal."

ITEM #504-13

REPORT FROM BUILDING DEPARTMENT ON FOLLOW-UP OF THE DESIGN COMMITTEE'S REVIEW, 2871-93 DEWDNEY TRUNK ROAD (CRESSEY DEVELOPMENTS LIMITED) (OUR FILE B-2598)

Mr. Baldigara withdrew from the table on this application.

The Committee recommends:

- "1) That the Design Committee review the memo of December 6, 1976 from the Chief Building Inspector as to which changes are of concern and consider an on-site review of the development.
- 2) That Mr. Rush be thanked for his report and the Committee looks to his continued co-operation over the six month trial period."

APPROVED  
BY CO RES  
#172 2/7

SEE CO  
RES  
172-4  
172-5  
172-6  
/74

DECEMBER 21, 1976

LAND USE COMMITTEE MINUTES

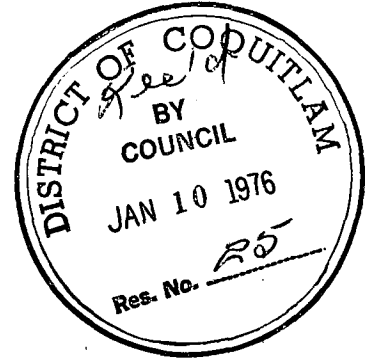
A regular meeting of the Land Use Committee was held on Tuesday, December 21, 1976 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- M. Johnson, APC
- M. Baldigara, APC
- J. Neilson, APC

STAFF:

D.M. Buchanan, Planning Director



ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED DECEMBER 7, 1976

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee dated December 7, 1976 be received."

ITEM #504-2

APPLICATION OF TOM IP, DESIGN GROUP FOR REZONING OF PROPERTY AT 1420 CARTIER AVENUE TO C-2 (File Z-70-76)

Mr. Distasio represented the applicants and advised that the commercial tenants proposed are a barbershop, appliance store, drycleaning establishment and a laundromat. Mr. J. Klien represented the adjacent owner, Mr. Wong, of the store under reconstruction on Brunette Avenue. He indicated that the school across the street and the traffic at this intersection were the factors cited in the past as to why the corner area had not been considered appropriate for commercial use, and the Wongs were concerned about a competing similar business with the expense they have gone to with their development. Tenancies could change from those indicated by Mr. Distasio.

The Committee recommends:

"That the Planning Department review how far commercial development should go in the vicinity of the Schoolhouse Street-Brunette Avenue intersection, possibly considering the whole block to the west, with the NIP Committee providing input thereon."

SEE # 26/77

ITEM #504-3

APPLICATION OF R.G. STEEVES CONSTRUCTION CO. LTD. FOR REZONING OF PROPERTY AT THE SE CORNER OF AUSTIN AND HICKEY FOR A 96 UNIT HOUSING DEVELOPMENT (FILE Z-73-76)

Mr. R. Chernoff of R.E. Hulbert, Architects, presented slides of the development. Each unit is now intended to be on a fee simple lot or there be two strata lots for a two-unit building. Mr. Steeves indicated that a restrictive covenant would be granted to safeguard the proposed 25 foot buffers along Austin Avenue and Hickey Street, and that they would fully construct roads on the perimeter of the site. The original tree survey for H.A. Roberts would be employed.

The Committee recommends:

"That this application be referred to:  
a) the Design Committee for their comments;  
b) the Municipal Engineer regarding the proposed access and parking arrangements."



DECEMBER 21, 1976

ITEM #504-4

APPLICATION OF H. NIEMANN FOR REZONING OF PROPERTY AT 2931 FLEMING AVENUE TO RS-1 & P-2 FOR A CHURCH AND FUTURE TWO-LOT SUBDIVISION TO THE WEST (FILE Z-72-76)

Mr. Niemann advised that the church is now at 2648 Kingsway in Port Coquitlam and has 65 members who park a maximum of eight cars. The seating would be in fixed benches. He had moved onto the property a few months ago with the intention of subdividing and building a church.

The Committee recommends:

"That this application be declined by Council since traffic to it will adversely affect the residential area to the south."

Co.  
RES 27/77

ITEM #504-5

PROPERTY AT 201 BERNATCHEY STREET - LETTER FROM A. BUSCHAU DATED DECEMBER 15, 1976

The Planning Director advised of the moratorium announced in the attached letter of the Liquor Administration Branch. Mr. Buschau advised that the one mile separation was not valid in higher density areas. He requested tabling until the Liquor Administration Branch policy is determined.

The Committee recommends:

"That this application be tabled as requested by the applicant."

ITEM #504-6

PROPOSED REZONING FOR POSTAL LETTER CARRIER DEPOT AT 820-826 RODERICK AVENUE (FILE Z-54-76)

The Committee recommends:

"That this application be referred to Public Hearing."

APP'D  
RES 28/77

ITEM #504-7

APPLICATION OF TIGER INDUSTRIES FOR REZONING OF PROPERTY AT 1131-1207 RIDGEWAY AND 510 GATENSBURY TO RM-2 FOR 59 UNIT RENTAL APARTMENT PROJECT (FILE Z-74-76)

The Committee recommends:

"That this application be referred to Public Hearing subject to favourable review by the Design Committee."

APP'D  
RES 29/77

ITEM #504-8

APPLICATION OF E.A. GARRISON FOR REZONING OF PROPERTY AT 100 WARRICK STREET TO RS-3 (FILE Z-58-76)

The Committee recommends:

"That the applicant be asked to dedicate Warrick Street through to the easterly boundary of the subject property, and to undertake same prior to consideration of the rezoning by Council."

APP'D  
RES 30/77

DECEMBER 21, 1976

ITEM #504-9

CREATION OF C-1 LOCAL COMMERCIAL ZONE (FILE Z-6-73)

The Committee recommends:

"That the Planning Department review the question of rezoning to C-1 all corner grocery stores in order to avoid their redevelopment to commercial uses inappropriate to locations in residential areas."

ITEM #504-10

APPROVAL OF ADDENDUM TO THE AGREEMENT DATED NOVEMBER 22, 1976 BETWEEN THE DISTRICT AND HESCO HOLDINGS LTD. FOR THE DOWCO CONSULTANTS OFFICE BUILDING AT NORTH ROAD AND COTTONWOOD AVENUE (FILE Z-34-76)

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated November 22, 1976 by the Mayor and Clerk; and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-11

BUILDING PERMIT APPLICATION B-3799 - COMMERCIAL TRUCK CO. LTD. - 90 LEEDER AVENUE

The Committee looks on the proposal unfavourably but would welcome a representative of Commercial Truck Co. Ltd. to explain the reasoning for such a proposal.

ITEM #504-12

MINUTES OF MEETING OF PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NIP AREA NO. 1 DATED DECEMBER 8, 1976

The Committee recommends:

"That the minutes of the Planning Advisory Committee, Maillardville NIP Area No. 1 dated December 8, 1976 be received."

M. Johnson left at this point.

ITEM #504-13

SELF-SERVICE GAS STATIONS - REPORT FROM B.C. ENERGY COMMISSION DATED DEC. 1975

Alderman Garrison reviewed Council consideration of the Committee's November 23rd recommendations, indicating that Council, on November 29th, had tabled the issue until the Provincial Government had reviewed the report of the B.C. Energy Commission. On December 13, 1976, the Mayor had asked Council to refer the issue back to the Committee to specifically look at the recommendations of the B.C. Energy Commission.

The Committee recommends:

"That Council authorize a letter to be sent to the appropriate Minister noting its concurrence with the B.C. Energy Commission Report's recommendations in view of the fact that no self-serve operations ~~are~~ <sup>appear</sup>

APP'D B.  
Co. RES  
# 30/77

APP'D B.  
Co. RES  
# 30/77

SEE Co. RES  
# 30/77

DECEMBER 21, 1976

ITEM #504-13 con't

To independent operations and that the proliferation of corporate self-serve operations are adding to the adverse situation documented in the B.C. Energy Commission report, and that the November 23, 1976 recommendations of the Committee, as follows, be approved by Council:

- SEE Co. RES # 34/77  
APP'D Co. RES # 30/77
- 1) That Council provide for self-serve gas station sites on arterial highways and secondary highways, with an appropriate zoning category therefore to provide for adequate site size.
  - 2) That the Planning Department report on the rezoning of gas station sites which have closed down and what zoning should be proposed therefore."

ITEM #504-14

BAWLF REPORT AND SYMPOSIUM ON HOUSING - NOVEMBER 28 TO NOVEMBER 30, 1976

The Committee tabled this item for review by the 1977 Committee.

ITEM #504-15

The Committee recommends:

"That the Subdivision Committee Minutes of December 14, 1976 be received."

ITEM #504-16

APPROPRIATE SERVICE COMMERCIAL USES SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AND A NEW CS-2 SPECIAL SERVICE COMMERCIAL ZONE

The Committee tabled this item for review by the 1977 Committee.

ITEM #504-17

Z-25-76 - APPLICATION OF R.A. WATTS FOR REZONING OF PROPERTY AT 3358 MASON AVENUE TO P-2 (VERBAL REPORT)

The Committee recommends:

"That the concern with the use in this rural area be considered further when the applicant submits preliminary plans for the proposed development."

ITEM #504-18

APPLICATION OF GOULD, EIRIKSON, HUSBAND & CHIPPERFIELD FOR REZONING OF PROPERTY AT 635-637 NORTH ROAD & 508-510 FOSTER AVENUE TO RM-2 (FILE Z-75-76)

The Committee recommends:

"That this application be referred to Public Hearing subject to favourable Design Committee review and subject to sale of households to adults only."

APP'D Co. RES # 36/77

DECEMBER 21, 1976

ITEM #504-19

PROPOSED TRUCK TERMINAL - BEEDIE CONSTRUCTION (FILE B-3811) - VERBAL REPORT

The Committee recommends:

- RES*
- "1) That the building permit application of December 21, 1976 for a truck terminal continue to be reviewed in the normal way over the next 30 days.
  - 2) That the Department of Highways be advised at this time of the application for building permit and if they are concerned to advise the Municipality immediately.
  - 3) That the Department also take into consideration restriction or prohibition of the access at Leeder Avenue and the Loughheed-Trans Canada interconnector."

The meeting adjourned at 10:30 p.m.

\_\_\_\_\_  
CHAIRMAN

*See Co  
12/10/77*