



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, January 11, 1999 at 2:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: D. Day, General Manager Planning & Development
M. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner

ITEM I - MINUTES OF DECEMBER 14, 1998

Received.

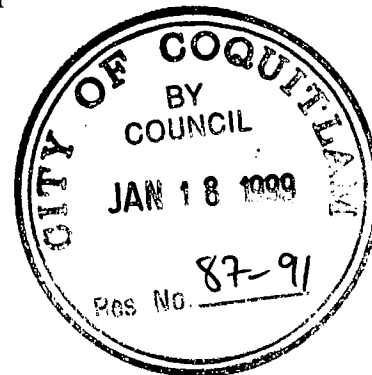
ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Standards of Maintenance for Rental Housing

Erin Goodman of the Tenants Rights Action Coalition (TRAC) appeared as a delegation on behalf of this provincial organization which advocates for affordable housing. Her letter to Council late last year encouraged City Council to consider establishing a Standards of Maintenance Bylaw. She cited the positive experience with this type of bylaw of other Lower Mainland municipalities, such as the City and District of North Vancouver and Vancouver. She also indicated that TRAC has received concerns related to the Blue Mountain Apartments where roof leaks and mould problems have now been addressed by the Simon Fraser Health Unit through the Public Health legislation.



Ms

**Growth Management Committee Meeting Minutes
1999 January 11**

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

She referred to the Provincial model bylaw and other municipal bylaws and will send these to the City Planning and Development Department. The Committee Chair questioned whether this type of legislation would be two-way, dealing not only with landlords but also the tenants' maintenance of property. The secondary suites issue is being addressed through another process.

The Committee asked what TRAC does if it receives a complaint. They refer the tenant to the Province through the Residential Tenancy Act to engage in that process if they are willing to do so. Councillor Stangier suggested that the Province should perhaps be encouraged to improve and refine their existing process, rather than initiating a new process with municipalities. Ms. Goodman sees the municipalities as having an interest to protect the supply of rental housing in an acceptable condition, but acknowledged that municipalities are not the primary social housing provider. She sees a mix of housing as positive for the community. The Committee pointed out that there may be a preferable route to get the Province to change the legislation, through concerted action by the municipalities at the UBCM.

The Committee recommends:

COUNCIL

ACTION

" That staff be directed to review the Standards of Maintenance Bylaws of the referenced municipalities and provide a report back to the Committee and Council."

Item 501-2 Subdivision Control Bylaw

The Committee questioned:

- the meaning of "substantial completion";
- the rationale of the ditch elimination program where owners were allowed to choose lesser standards as opposed to full compliance with the terms of the Subdivision Control Bylaw required of new development;

alternate scenarios were discussed, including:

- where one house is kept but there is a substantial subdivision around it, then full requirements should be met;

**Growth Management Committee Meeting Minutes
1999 January 11**

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

- where the existing house is kept and the rest of the block front does not have a sidewalk, this sidewalk could be deferred until more substantial renovation or redevelopment occurs but the other new lot or lots would have to provide the full sidewalks;
- small segments of sidewalks provided with new development on a piecemeal basis can be problematic;
- there are concerns with the City securing payments, not the actual construction.

Staff will prepare further work on the options for the Committee's consideration. Among the options to be explored are comprehensive local improvement bylaws once half of the street front has been redeveloped and the City initiating a process where perhaps 60 percent of the block frontage has redeveloped with subsequent owners paying latecomer charges.

The Committee recommends:

COUNCIL

ACTION " That this report be received for information and staff be directed to prepare a further report on options related to some aspects of site servicing."

**Item 501-3 Development Variance Permit Application 98 126430 DV
Subdivision Servicing Variance for 904 Cottonwood Avenue**

The Committee discussed the situation at 904 Cottonwood Avenue and felt that they would prefer to handle the policy issue comprehensively and not on a site-specific basis. In advance of that resolution, the Committee felt that current policy needs to be followed.

The Committee recommends:

COUNCIL

ACTION " That Council decline to approve Development Variance Permit application 98 126430 DV and require the applicant to construct the servicing requirements or make payment for the Cottonwood Avenue frontage related to the subdivision."

**Growth Management Committee Meeting Minutes
1999 January 11**

ITEM III - NEW BUSINESS cont'd/

Item 501-4 SkyTrain Update

Deb Day highlighted the summary materials received from the BC Government as attached. The Committee discussed their ongoing concerns with the communication and consultative process. The Committee discussed their desire for the initial project phase to include the connection to Coquitlam Town Centre and New Westminster. The need for land use planning in the Lougheed Mall area and in Burquitlam remains of considerable importance as well as the Town Centre.

The Committee recommends:

COUNCIL

ACTION " That Council receive this interim report for information."

ITEM IV - TABLED ITEMS

- T-1 Correspondence - Morguard Investments Limited re Coquitlam Centre
- T-2 Design Committee Meeting Minutes dated December 15, 1998
- T-3 Subdivision Committee Meeting Minutes dated December 1, 1998
- T-4 Subdivision Committee Meeting Minutes dated December 15, 1998

ITEM V - ADJOURNMENT

The meeting adjourned at 3:10 p.m.

MINUTES CERTIFIED CORRECT

A. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



GROWTH MANAGEMENT COMMITTEE MINUTES

501

A meeting of the Growth Management Committee was held on Monday, January 25, 1999 at 1:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF JANUARY 11, 1998

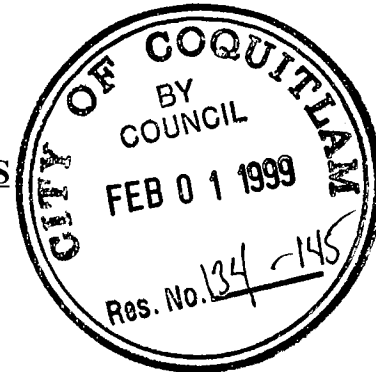
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 Preliminary Report on Application for Zoning Bylaw Amendment 98 126076 RZ by John McCormack Architects from C-2 General Commercial and SS-1 Service Residential to C-2 General Commercial for a Proposed 400m² Expansion to Shopping Plaza at 1194 Lansdowne Drive



John McCormack, the project architect, attended as a delegation to answer questions. Ken McLaren presented a description of the proposed addition to the shopping centre and indicated that some more detailed design issues were to be addressed at the Development Permit stage.

The Committee discussed site contamination issues, and it was indicated that the City will ask for proof of remediation to acceptable commercial standards at the building permit stage.

Growth Management Committee Meeting Minutes
1999 January 25

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

The Committee recommends:

App'd
Res'n

135 & 136

- COUNCIL ACTION** " 1. That Council give first reading to Zoning Amendment Bylaw No. 3271, 1999.
2. That Bylaw No. 3271, 1999 and Application 98 126076 RZ be referred to Public Hearing."

Item 501-2 Amendments to Development Permit for Proposed Alterations and New Canopy for Petro-Canada Service Station at 948 Austin Avenue

App'd
Res'n # 137

Ken McLaren reviewed the recent history of development permit approvals on this site at Blue Mountain Street and Austin Avenue. The proponents would now like to amend the proposal to combine the sales kiosk with the sales building and introduce more gas pumps and a continuous canopy. Byron Cook, a representative of the Petro-Canada project, attended as a delegation.

The Committee recommends:

- COUNCIL ACTION** " That Council approve Development Permit Amendment 98 126512 AM and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

Item 501-3 Conservation Permit 98 124913 for Construction of Parking Lot and Boat Ramp at Pitt River Boat Club - 3757 Lincoln Avenue

Emily Chu provided an overview of the Pitt River Boat Club lands, their inclusion in the Agricultural Land Reserve, and the Club's past and current applications for changes. The jurisdictional complexities were described as well as Port Coquitlam's role.

The Committee discussed:

- the need for improvements on the site for parking facilities, which are within Coquitlam's jurisdiction;
- the improvements and expansions of facilities north of the dyke have been rejected by FREMP, which has responsibility for this area.

Growth Management Committee Meeting Minutes
1999 January 25

ITEM III - NEW BUSINESS cont'd/

Item 501-3 cont'd/

The Committee recommends:

*Agreed
Res # 138*
COUNCIL ACTION " That the report be received and a copy be sent to the City of Port Coquitlam for information."

Item 501-4 Authorization for Issuance of a Development Variance Permit 98 126057 DV to Vary the Size Requirements for a New Freestanding Sign Proposed for the Blue Mountain Baptist Church at 450 Blue Mountain Street

The Committee recommends:

*Agreed
Res # 139*
COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 98 126057 DV and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item 501-5 Update of Security Fencing - Zoning Inquiries

Other possible solutions such as wire fencing enclosures were discussed, recognizing that there may be site-specific issues including Building Code requirements. The Committee wants staff to prepare an appropriate approach through either a Zoning Bylaw text amendment or an "in-house" interpretation that allows for that type of security arrangement for the outdoor storage areas. There is real concern with the use of razor wire in commercial areas. In the future, there is some openness to barbed wire, if the fence is at a high enough height and properly signed. However, it would be preferred that no regulatory changes be made at this time and rather that the wire fencing enclosure approach be pursued further.

The Committee recommends:

*Agreed
Res # 140*
COUNCIL ACTION " Receive report for information."

ITEM III - NEW BUSINESS cont'd/

Item 501-6 Preliminary Report on Application for OCP Amendment Rezoning and Bylaw Text Amendment for Property at 515 Ebert Avenue - 98 126055 RZ by City of Coquitlam from RS-1 to P-1 with a Text Amendment Pertaining to Community Garden Use for Community Garden Plots

Ken McLaren answered questions related to the site acquisition and the Zoning Bylaw requirements.

The Committee recommends:

**COUNCIL
ACTION**

- " 1. That Council give first reading to City of Coquitlam Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 3267, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3268, 1999;
3. That Bylaw Nos. 3267 and 3268, 1999 and application 98 126055 RZ be referred to Public Hearing."

Item 501-7 Preliminary Report on Application for Zoning Bylaw Text Amendment 98 126481 RZ by HOC Hyperbaric Care Centre for a Text Amendment to Add "Hyperbaric Care Centre" to the Permitted Uses

The Committee noted that alternative medicine/treatment establishments are a growing business, and questioned whether an appropriate City response should be to create a special zone with suitable standards such as fire safety, rather than a text amendment to the M-6 Retail Industrial zone. Ms. Day suggested that a number of existing zones may already permit this type of use.

The Committee also noted that an industrial review would soon be underway to examine possible futures for the Schoolhouse Industrial Area, and expressed concern about the effect of approving a text amendment in advance of the study results. Ms. Day noted that it would be preferable if the study could be completed, however, this single application would not invalidate the overall study. If the study conclusions suggest, and Council decides, that the land use for the area including this site should be changed to commercial, then Council has the option to remove "Hyperbaric Care Centre" from the list of uses permitted in the M-6 zone.

Growth Management Committee Meeting Minutes
1999 January 25

ITEM III - NEW BUSINESS cont'd/

Item 501-7 cont'd/

The option of approving a temporary use vs. a text amendment was also discussed, and it was noted that zoning for temporary use requires an OCP amendment, so that a text amendment is simpler to accomplish.

THE COMMITTEE RECESSED AT 1:45 P.M. FOR AN INFORMAL DISCUSSION.

THE COMMITTEE RECONVENED AT 2:14 P.M.

The Committee recommends:

**COUNCIL
ACTION**

1. That Council give first reading to Zoning Amendment Bylaw No. 3274, 1999.
2. That Bylaw No. 3274, 1999 and Application 98 126481 RZ be referred to Public Hearing."

Handwritten notes:
Read
144 & 145

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - January 5, 1999
- T-2 Subdivision Committee Meeting Minutes - January 5, 1999

ITEM V - ADJOURNMENT

The meeting adjourned at 2:15 p.m.

MINUTES CERTIFIED CORRECT

Handwritten signature:
D. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, February 08, 1999 at 1:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Pickering, Planner
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF JANUARY 25, 1999

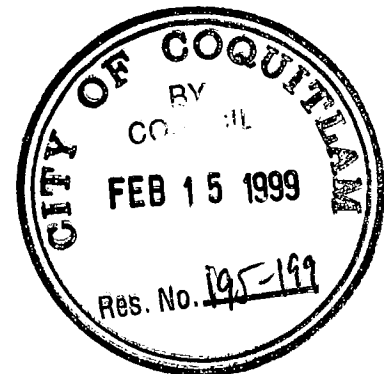
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of a Second Amendment to Development Permit 96 04356 DP - Proposed Daycare/Preschool at 1438 Pinetree Way (98 126382 AM)



Ken McLaren provided an overview of the request for a further extension for completion of the second phase of the daycare project. Mr. Chern, the daycare centre owner, indicated that they currently have 80 children attending but there are still difficulties in attracting sufficient clientele to build the next phase, although infant to toddler care may be an opportunity for further exploration. The question of the need for infant-toddler care in Westwood Plateau could be discussed at Social Planning Committee but the current proposed extension of the Development Permit can be considered by Council now. The Committee discussed with the proponent that this would likely be the final one-year extension.

lu

Growth Management Committee Minutes
1999 February 08

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing Development Permit 98 126382 AM and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam."

Item 501-2 **Preliminary Report on Application 98 124641 RZ by John Hollifield Architect Inc. for Zoning Bylaw Amendment from M-1 General Industrial to M-9 Light Industrial and Zoning Bylaw Text Amendment to Increase the M-9 Light Industrial Maximum Density to 0.85 Times Lot Area from 0.6 Times Lot Area at 62 Fawcett Street**

Mr. John Hollifield, the project architect, and Sean Ungemach, Royal LePage Commercial, attended as a delegation. Jane Pickering provided an overview of the policy, zoning, parking and development cost charge issues. The key question related to changing the Zoning Bylaw text for the M-9 industrial zone, particularly the general increase in density to 0.85 times the lot area as opposed to the 0.6 times the lot area as currently allowed by the Zoning Bylaw. Mr. Hollifield indicated that his project could probably be accommodated within a maximum density limit of 0.7 to 0.75 times the lot area, rather than the 0.85 proposed. It is anticipated that future owners of each unit will be building extended mezzanines and other internal arrangements, but there is no particular applicant yet. The need for flexibility is stressed to meet the changing real estate market needs. In order to assist in reaching a conclusion on this proposal, the Committee requested further staff reports on several issues.

The Committee recommends:

COUNCIL ACTION "That Council defer this item until the requested staff reports are received."

**Growth Management Committee Minutes
1999 February 08**

ITEM III - NEW BUSINESS cont'd/

**Item 501-3 Authorization for Issuance of an Amendment to Development Permit
96 050083 DP to Vary the Parking Requirements at 405 North Road
(99 100372 AM)**

Mr. Noordin Sayani of the Coquitlam Executive Inn attended as a delegation. Ken McLaren provided a description of the parking analysis based on shared use of parking among different users and the subsequent changes in the project design resulting in different floor area allocations. As a result, there would be a surplus of 13 parking stalls for future adjustments; however all of this would still involve a variance based on shared use of parking, which is supported by the staff.

The Committee recommends:

*Agreed
Res. # 198*

COUNCIL ACTION " That Council approve signing and sealing of Development Permit Amendment 99 100372 AM and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam."

**Item 501-4 Authorization for Issuance of a Development Permit 98 125503 DP
Proposed Addition to the Existing Commercial Building at 1031
Brunette Avenue**

Ken McLaren explained the proposed addition and the removal of the on-site loading bay, which complicates the parking situation but few other on-site solutions exist. The Committee wanted greater attention to be paid to the Maillardville design guidelines. Staff were directed to work with the applicants to secure an enhanced design that responds more fully to the Maillardville design guidelines.

The Committee recommends:

*Agreed
Clerk # 199*

COUNCIL ACTION " That Council approve signing and sealing of Development Permit 98 125503 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Growth Management Committee Minutes
1999 February 08**

ITEM III - NEW BUSINESS

Item 501-5 Soil Conservation Permit Application - 3777 Lincoln Avenue

The Committee discussed their support for farming in this vicinity of the Agricultural Land Reserve.

The Committee received the report for information.

Item 501-6 Development Approvals Process - Customer Service Review

Emily Chu provided an overview of the Planning and Development Department's upcoming consultation with the customers regarding their needs, now and for the future, through a pre-survey and then a round table session which will lead to reporting back to Growth Management Committee and Council by June of this year.

The Committee received the verbal report for information.

ITEM IV - OTHER BUSINESS

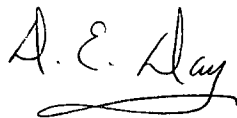
ITEM V - TABLED ITEMS

T-1 Design Committee Meeting Minutes - January 19, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:00 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, February 22, 1999 at 1:27 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: R. Hicks, Acting City Manager
W. Jones, City Clerk
E. Chu, Acting General Manager Planning & Development
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF FEBRUARY 8, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

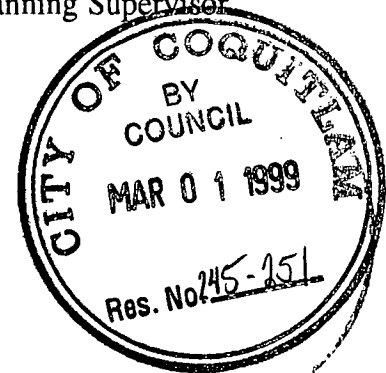
ITEM III - NEW BUSINESS

Item 501-1 Review of Design Committee Terms of Reference, Operation and Membership

The Committee recommends:

COUNCIL ACTION " That the 'Coquitlam Design Committee Procedural Guidelines' contained in Attachment 2, be included as an attachment to the Design Committee's Terms of Reference in the City's Policy and Procedure Manual."

Add Res. #246



**Growth Management Committee Minutes
1999 February 22**

ITEM III - NEW BUSINESS cont'd/

Item 501-2 Authorization for Issuance of Development Permit 98 125559 DP, Final Adoption of Official Community Plan Amendment Bylaw No. 2746, 1994 and Rezoning Amendment Bylaw No. 2747, 1994 - Proposed 41-Bed Addition to the Existing Intermediate Care Facility at 560 Sydney Avenue

The Committee recommends:

- COUNCIL ACTION**
- " 1. That Council reconsider, finally pass and adopt Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2746, 1994;
 2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2747, 1994;
 3. That Council approve signing and sealing of Development Permit 98 125559 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item 501-3 Preliminary Report of Application 99 118193 RZ by Gilberte Knapp for Rezoning at 329 Begin Street from RS-1 to RT-1 for a Two-Family Residential Building (Duplex)

Ken McLaren provided an overview of the rezoning application, noting that it complies with the Maillardville OCP and Design Guidelines.

The Committee recommends:

- COUNCIL ACTION**
- " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3281, 1999;
 2. That Bylaw No. 3281, 1999 and application 99 118193 RZ be referred to Public Hearing."

**Growth Management Committee Minutes
1999 February 22**

ITEM IV - OTHER BUSINESS

The Committee discussed the current regulations for duplexes, noting that the Zoning Bylaw had been revised to avoid the installation of suites in duplexes. Duplexes were not included in the secondary suite review, and duplexes with unauthorized suites are subject to enforcement.


ITEM V - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes - February 2, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 1:40 p.m.

MINUTES CERTIFIED CORRECT



EMILY CHU
ACTING GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



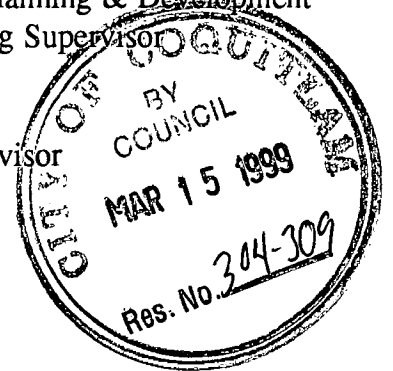
GROWTH MANAGEMENT COMMITTEE MINUTES

501

A meeting of the Growth Management Committee was held on Monday, March 08, 1999 at 1:15 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
E. Chu, Acting General Manager Planning & Development
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner
J. Pickering, Planner
P. Longhi, Trades Inspection Supervisor



ITEM I - MINUTES OF FEBRUARY 22, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Preliminary Report on Application 98 124604 RZ by Kirkor Architects & Planners for Amendments to Southwest Coquitlam - Town Centre Official Community Plan and Zoning Bylaw at 1000 Lougheed Highway from CS-1 and M-2 to CS-1 for an 18-Screen Movie Theatre Complex

Ken McLaren provided a brief overview of this application, noting that a comprehensive report has been prepared providing details on the various aspects of the application. The Chair noted that a restrictive covenant should be placed on title to ensure the Imperial Oil cardlock facility ceases to operate at the appropriate time. The Committee questioned the use of piles and the method that would be used for construction of the parking lot to avoid flooding. Peter Longhi provided the Committee with a technical explanation. The issue of co-ordinating the construction of traffic improvements was also emphasized.

llw

**Growth Management Committee Minutes
1999 March 08**

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

The Committee recommends:

- COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 3283, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3284, 1999;
3. That Bylaw Nos. 3283 and 3284, 1999 and application 98 124604 RZ be referred to Public Hearing."

*Agreed
Res'n # 305, 306, 307*

Item 501-2 Secondary Suites

The Committee recommends:

- COUNCIL ACTION** " 1. That Council receive the following as information;
2. That consideration of fourth reading and final adoption be deferred pending a staff report back on the timing of implementation of the Secondary Suites policy."

*Agreed
Res'n # 308*

Item 501-3 Authorization for Issuance of Development Variance Permit 99 101461 DV to Permit Commercial Signage for Henderson Place Mall on Lot 3 at 1161 Pinetree Way

The Committee recommends:

- COUNCIL ACTION** " That Council approve the signing and sealing of Development Variance Permit 99 101461 DV, and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Agreed
Res'n # 309*

**Growth Management Committee Minutes
1999 March 08**

ITEM IV - TABLED ITEMS

T-1 Report dated March 01, 1999 from City of New Westminster Engineering Department Regarding Skytrain Options

ITEM V - ADJOURNMENT

The meeting adjourned at 1:30 p.m.

MINUTES CERTIFIED CORRECT



EMILY CHU
ACTING GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN

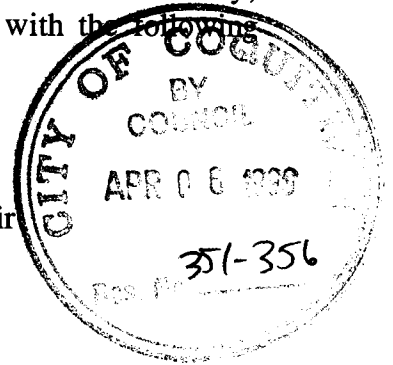


501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, March 22, 1999 at 12:45 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker



OTHER COUNCIL MEMBERS PRESENT: Councillor D. Thorne

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner
P. Pearson, Transportation Planning Engineer

ITEM I - MINUTES OF MARCH 8, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 - Tree Cutting Permit No. 98 123549 - 1330 Pinetree Way (Parcel 4G)

Emily Chu briefly reviewed the history of road planning and development in this area of Northwest Coquitlam, which confirmed the general David Avenue alignment. Construction is expected to occur in 1999 during the "Fisheries' window".

Mc

**Growth Management Committee Minutes
1999 March 22**

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council approve the Tree Cutting Permit to allow for the clearing of the site at Hoy Creek Crossing for David Avenue with the following conditions:

1. Adherence to the recommendations contained within the arborist's report from Susan Murray, P.Ag., dated May 28, 1998;
2. The tree cutting boundary is to be demarcated prior to any clearing and reviewed by City staff;
3. Adherence to the City of Coquitlam Sediment Control Bylaw No. 2929, for installation of sediment control;
4. Submission of a security bond of \$54,600.00 for tree replacement and site restoration along with a completed Appendix I and II as specified in the Tree Cutting Bylaw 2169, 1990;
5. Adherence to the Ministry of Environment approval letter of March 10, 1999."

Item 501-2 - Update on Review of the Sign Control Bylaw

The Committee wanted to ensure that the review process address the following in the first phase, not subsequently:

- murals and animated signs;
- introverted malls as a special case for exterior sign allocations.

The Committee recommends:

COUNCIL

ACTION " That Council receive the report of the General Manager Planning and Development dated March 18, 1999, for information and direct staff to ensure that murals and animated signs are dealt with in the initial study phase as well as the resolution of exterior signage approaches and allocations in 'introverted mall style' commercial buildings."

**Growth Management Committee Minutes
1999 March 22**

ITEM III - NEW BUSINESS cont'd/

**Item 501-3 - Authorization for Issuance of Development Variance Permit
99 118620 DV - Fuel Storage Tank on Pitt River Boat Club Site at
3757 Lincoln Avenue**

Les Hall, Commodore of the Pitt River Boat Club, attended to answer any questions regarding the fuel storage arrangements.

The Committee recommends:

COUNCIL

ACTION " That Council approve the signing and sealing of Development Variance Permit 99 118620 DV, and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item 501-4 - Cancellation of Land Use Contract Z-23-76 and Rezoning
99 119561 RZ of Property at 2929 Barnet Highway - Expansion to
Coquitlam Centre**

Emily Chu outlined the application by Morguard related to Coquitlam Centre including:

- cancellation of the existing land use contract;
- proposed subdivision of properties;
- proposed rezoning of central parcel and more northern parcels;
- proposed Development Permit for significant changes to the existing shopping centre to add a retail floor area to a density cap of approximately 1.2 million square feet of gross leasable area which is less than the full C-2 zoning potential.

There is a desire by Morguard to proceed on a fairly short time-line since they have some contractual commitments for this initial project proposal. In future, there will need to be further discussions regarding SkyTrain and future development plans.

The Committee recommends:

COUNCIL

ACTION " That the report of the General Manager Planning and Development dated March 18, 1999, be received for information."

Growth Management Committee Minutes
1999 March 22

ITEM III - NEW BUSINESS cont'd/

Item 501-5 - Proposed Expansion of Gross Floor Area at 814-818 Brunette Avenue

David Neuber circulated his proposal (attached to minutes) and described his intention to use part of the property and building located in Maillardville for his Oceans Ceramics Ltd., dental laboratory, which is currently located in Burnaby. He has identified this site on Brunette Avenue as a good central location for his business. To achieve this, they need to add floor space at the mezzanine level which has density and parking requirement implications. There is a further complication regarding the MOTH access easement across the property, which would strictly limit the use of this part of the property for other purposes and would not include parking.

The Committee confirmed the City's desire to attract a business like the dental laboratory and the preference that he find a way to adjust his plans to use the existing floor space in the building. He indicated that he preferred a design solution to allow more sunlight to his work areas but the current building does not lend itself to the design solution. It was stressed that the Provincial *Municipal Act* limits Council's ability to vary density so alternate solutions need to be explored since the City wants to attract and support businesses such as his.

The Committee advised the proponent that it would be advisable for him to utilize the existing floor space and adapt his building design for his intended use since any increase in density could not be considered as a simple variance but would necessitate the more lengthy, costly and uncertain processes of an Official Community Plan amendment, rezoning and text amendments and parking variances.

Item 501-6 - Letter from Burquitlam Community Association

Richard Gettle, Burquitlam Community Association, attended to follow up on the Association's delegation to Council on March 15, 1999.

- #1 Request for OCP Review - Deb Day outlined the proposed approach to undertake the Lougheed Mall Station Area Plan immediately and the Burquitlam Station Area Plan subsequently, with some common aspects proceeding concurrently. The City will be applying for Provincial funding for the Station area planning exercises by the end of March 1999. Councillor Becker is concerned that area business owners need to know what the vision for the future of the area is so they can make investment decisions.

**Growth Management Committee Minutes
1999 March 22**

ITEM III - NEW BUSINESS cont'd/

Item 501-6 cont'd/

Councillor Becker re-affirmed his belief that this planning exercise is important and must commence, even if SkyTrain does not proceed and the Provincial grant is not received. The Committee concurred in needing to proceed with the study whether the Provincial grant is received or not. Councillor Thorne questioned the road upgrading proposed in the Burquitlam neighbourhood; it was confirmed that this program is appropriate as long as the Clarke Road corridor is not included.

Councillor Reid indicated that the planning exercise would explore the full range of land use options from low to high density residential uses as well as commercial redevelopment opportunities to achieve transit objectives. Councillor Becker sees the Burquitlam area as poised for redevelopment due to many buildings being at the end of the useful life. The Committee discussed possible legislative approaches of OCP amendments and policy resolutions.

- #2 Town Hall meeting - The Mayor has contacted Lecia Stewart of the RTPO to schedule this session. The Chair of the Transit and Transportation Committee will be involved in pursuing this issue further with the Mayor as a reply is received from the RTPO.

The Committee recommends:

COUNCIL

ACTION " That Council affirm a station area planning approach that addresses general issues related to transit-oriented development and parking, immediately focusing on the Lougheed Mall as part of the accelerated SkyTrain program and commences work focused on Burquitlam by mid-year. Staff are directed to bring a progress report to Growth Management Committee by mid-June 1999."

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - March 2, 1999
- T-2 Subdivision Committee Meeting Minutes - March 2, 1999
- T-3 Letter from City of Port Moody dated March 1, 1999
Major Road Network - Upgrading of Devolved Roads

**Growth Management Committee Minutes
1999 March 22**

ITEM V - ADJOURNMENT

The meeting adjourned at 2:10 p.m.

MINUTES CERTIFIED CORRECT

A. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, April 12, 1999 at 1:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor
L. Guilbault, Planner

ITEM I - MINUTES OF MARCH 22, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Development Variance Permit Application 99 119930 DV - Proposed Scoreboard Sign for Coquitlam Little League in Mackin Park at 1046 Brunette Avenue

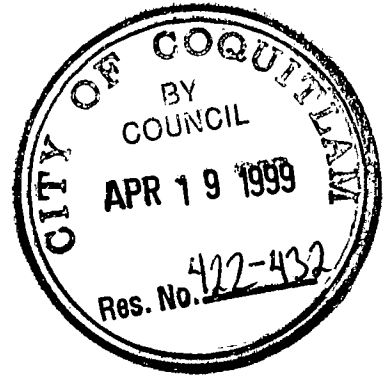
Ken McLaren described the proposal for a new electronic scoreboard which requires some variances which are supported.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 119930 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
W. St. # 423*

MC



**Growth Management Committee Minutes
1999 April 12**

ITEM III - NEW BUSINESS cont'd/

Item 501-2 Preliminary Report on Application 99 119860 RZ by Aaron Neumann for Rezoning at 2240 Dawes Hill Road from RS-3 to RT-1 for a Two-Family Residential Building

Ken McLaren described the proposed two-family residential use, which meets the existing planning policy guidelines for this use. The Committee questioned whether there is a waiting period for re-application for similar rezoning applications. The City does not have set policies for such a waiting period.

Mr. Neumann outlined his reasons to apply again to allow consideration by the full Council with more complete information on the proposal.

The Committee recommends:

**COUNCIL
ACTION**

- Q'd
Res'n #424 & 425*
1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3292, 1999;
 2. That Bylaw No. 3292, 1999 and application 99 119860 RZ be referred to Public Hearing."

Item 501-3 Authorization for Issuance of a Development Variance Permit 99 119898 DV Pertaining to a Storage Room in the Underground Parking Structure of an Existing Apartment Complex at 1591 Booth Avenue

Ken McLaren reviewed the history of the application related to the storage area which has removed required parking stalls within the garage and the proposed variance as a potential solution.

The Committee questioned the resident parking stalls provided.

The Committee recommends:

**COUNCIL
ACTION**

- Q'd
Res'n #426*
1. That Council approve signing and sealing of Development Variance Permit 99 119898 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Growth Management Committee Minutes
1999 April 12

ITEM III - NEW BUSINESS cont'd/

Item 501-4 Development Variance Permit Application 99 119786 DV - Signage for Eaglequest Golf Centre Inc. at 1001 United Boulevard

Ken McLaren described the proposed signs as to their location and relationship with various buildings and sight lines which justify the requested variance.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 119786 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item 501-5 Authorization for Issuance of Development Permit 99 118990 DP - Proposed Addition to McDonald's Restaurant at 1131 Austin Avenue

Ken McLaren described the proposed changes to the "drive-thru" facilities which require a variance of the setback requirements. Mr. Darrell Horst, representing McDonald's, explained the purpose of the changes.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Permit 99 118990 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item 501-6 Conservation Permit No. 99-120628 - Removal and Filling of Lots 79, 80, 81, 82, 83, 84, 85, 86, 89, 90, 91 and 92 for Parklane Homes Ltd. at Platinum Lane and Quartz Place

Emily Chu described the proposed Conservation Permit related to development in the Platinum Lane and Quartz Place area.

Growth Management Committee Minutes
1999 April 12

ITEM III - NEW BUSINESS cont'd/

Item 501-6 cont'd/

The Committee recommends:

COUNCIL ACTION " That Council approve Conservation Permit No. 99-120628 for Parklane Homes Ltd. to allow for removal of approximately 30,000 cubic metres of topsoil and placement of the same amount of structural fill at 2526 Platinum Lane (site plan attached) with the following conditions:

- App'd
Res'n # 431
- 1) Terra Engineering Ltd. to be responsible for providing a geotechnical report along with Schedules B1, B2 and C from the British Columbia Building Code for each lot on which the structural fill has been placed, at building permit stage;
 - 2) No disruption or damage is to occur to the existing roads and municipal infrastructure on Quartz Place and Platinum Lane during the removal and placement of material operations. The applicant will be responsible for any damage and associated restoration works;
 - 3) Statutory rights-of-way for services existing on the subject sites need to be clearly identified in the field prior to works commencing. No encroachment into these rights-of-way is permitted."

Item 501-7 **Security, Safety and Rapid Transit Study Commissioned by Provincial Rapid Transit Planning Office (GVTA - LRT Implementation)**

Lynn Guilbault provided an overview of the report which provides interesting analyses and statistics related to the actual experience of crime with the existing Skytrain system. The observations related to land use in the vicinity of stations and time of day of occurrence as well as public perception are pertinent considerations.

The Committee raised questions about:

- the comparison of underground vs. grade or above-grade stations;
- emphasis on principles of CPTED (Crime Prevention Through Environmental Design) as guidance to station design;
- the trade-offs that will have to be considered as Skytrain proceeds.

**Growth Management Committee Minutes
1999 April 12**

ITEM III - NEW BUSINESS cont'd/

Item 501-7 cont'd/

COUNCIL ACTION " That Council receive for information a report dated April 08, 1998 by General Manager Planning and Development. "

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - March 16, 1999
- T-2 Subdivision Committee Meeting Minutes - March 16, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 1:40 p.m.

MINUTES CERTIFIED CORRECT

D. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



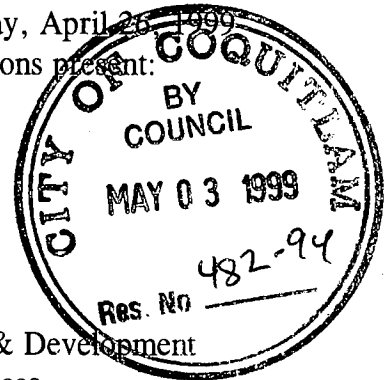
501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, April 26, 1999 at 1:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor
J. Pickering, Planner



ITEM I - MINUTES OF APRIL 12, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Preliminary Report on Application for Southwest - Town Centre Official Community Plan and Zoning Bylaw Amendments by Richard W. Fowler for Rezoning at 820 Banting Street from P-1 Civic Institutional to RS-1 One-Family Residential and P-5 Special Park - 99 120553 RZ

Ken McLaren described the proposed rezoning of the lands north of the existing Fowler Court to allow single family housing and green space along the watercourse. The Committee questioned:

- the reduced cul-de-sac diameter;
- the other servicing requirements immediately adjacent to the proposed single family housing and closer to the school building;

Growth Management Committee Minutes
1999 April 26

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

- pedestrian activated traffic signals which would cost about \$120,000 in total, acknowledged as a needed improvement by the proponent's consultant (Michael Jordan), the School District represented by Peter Boyle as Secretary-Treasurer, and by the City's 10-Year Capital Budget. The cost proposal made by the School District was 50 percent for the School District and 50 percent for the City. The obligation to provide a better vehicle turnaround on Raynor Street south of the existing barricade was discussed. An alternate approach with the City providing the turnaround (about \$15,000) and the School District/proponent paying for the traffic signal was discussed further as a preferred approach from the City's perspective. This issue can be addressed in more detail when a Development Variance Permit is sought.

The Committee recommends:

COUNCIL

- ACTION**
1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3293, 1999;
 2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3294, 1999;
 3. That Bylaw Nos. 3293 and 3294, 1999 and application 99 120553 RZ be referred to Public Hearing;
 4. That when the Development Variance Permit related to servicing standards is considered, it is expected that the pedestrian-activated traffic signal will be provided."

Item 501-2 **Preliminary Report on Application for Zoning Bylaw Amendment by ABM Engineering Services for Rezoning at 2986 Dewdney Trunk Road from RS-2 One-Family Suburban Residential to RS-3 One-Family Residential (555 m²) - 99 120772 RZ**

Ken McLaren described the proposed rezoning to allow single family housing to complete Shiloh Court and Irvine Street and the related servicing requirements. Mr. Dhillon was available for questions.

**Growth Management Committee Minutes
1999 April 26**

ITEM III - NEW BUSINESS cont'd/

Item 501-2 cont'd/

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3299, 1999;
2. That Bylaw No. 3299, 1999 and application 99 120772 RZ be referred to Public Hearing."

Item 501-3 Preliminary Report on Application for Official Community Plan and Zoning Bylaw Amendments by United Properties (Westwood) Ltd. for Rezoning at 2351 Parkway Boulevard from RT-2 Townhouse Apartment Residential to RM-2 Three Storey Medium Density Apartment - 99 119790 RZ

Ken McLaren outlined the proposed policy amendment to allow more townhousing units at a higher density, which would allow for more diversity of units and can be supplied from the overall "surplus" of the unused units throughout Westwood Plateau. The Committee questioned the consultant, Terry Hale, who indicated that the steeply sloping site allows the design to fit into the neighbourhood well. The proposed development using RM-2 will also result in less built floor area than the maximum allowed in the existing RT-2 Townhouse Apartment Residential zone.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3301, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3302, 1999;
3. That Bylaw Nos. 3301 and 3302, 1999 and application 99 119790 RZ be referred to Public Hearing."

**Growth Management Committee Minutes
1999 April 26**

ITEM III - NEW BUSINESS cont'd/

Item 501-4 Preliminary Report on Application for Zoning Bylaw Amendment and a Zoning Bylaw Text Amendment by John Hollifield Architect Inc. for Rezoning at 62 Fawcett Road from M-1 General Industrial to M-9 Light Industrial - 98 124641 RZ

Mr. John Hollifield reviewed his previous presentation regarding the proposed rezoning of the project from M-1 to M-9. The Committee expressed their concerns that allowing the broadened range of uses permitted by M-9 seems premature due to traffic and parking issues throughout the industrial area to the south of the Lougheed Highway. The City needs to address these issues to benefit the whole community in the longer term and to resolve outstanding issues through improvements of King Edward Street and the United Boulevard extension (Braid-Leeder Connector). The Committee discussed approaches to handling this application from this point forward, which the applicant will discuss further with staff.

The Committee recommends:

COUNCIL

ACTION " That Council decline to give first reading to Zoning Bylaw Amendment No. 3275, 1999; and not refer the matter to Public Hearing, unless the applicant advises that they wish to defer the application without consideration of any readings sine die".

Item 501-5 Final Adoption of City of Coquitlam Zoning Amendment Bylaw No. 3281, 1999 and Authorization for Issuance of Development Permit 99 121045 DP Pertaining to a Proposed Two-Family Residential Building at 329 Begin Street - 99 118193 RZ

Ken McLaren presented the Development Permit for the Two-Family Zoning Bylaw finalization and the residential building.

The Committee recommends:

COUNCIL

ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3281, 1999;

2. That Council approve signing and sealing of Development Permit 99 121045 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Growth Management Committee Minutes
1999 April 26**

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - April 6, 1999
- T-2 Subdivision Committee Meeting Minutes - April 7, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:00 p.m.

MINUTES CERTIFIED CORRECT

A. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN

CITY OF _____

COQUITLAM



501

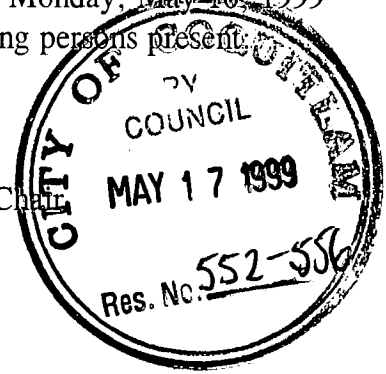
GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, May 10, 1999 at 1:10 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: N. Cook, City Manager

D.E. Day, General Manager Planning and Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor



ITEM I - MINUTES OF APRIL 26, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 **Final Adoption of Zoning Amendment Bylaw No. 3271, 1999 and Authorization for Issuance of Development Permit 98 126082 DP - Proposed Expansion to Eagleridge Centre Shopping Plaza at 1194 Lansdowne Drive**

The Committee recommends:

COUNCIL ACTION

1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3271, 1999;
2. That Council approve signing and sealing of Development Permit 98 126082 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

App'd Res. # 552-554

Res

ITEM III - NEW BUSINESS cont'd/

Item 501-2 Application for Strata Title Conversion of Existing Commercial Complex at 1175 Johnson Street (99 120511 ST)

Randy Klarenbach, lawyer representing the proponents, and Al-Karim Karsan, a principal with the proponent firm which has optioned the property, presented the proposed strata conversion which does not involve physical changes but does involve ownership changes. The Committee questioned how the property will be administered, especially the parking as common property. The relative protection afforded by this strata approach as opposed to the current situation with one owner, including lease considerations, was discussed. The intentions of the proponents on closing the transaction were discussed as was the current vacancy rate in the commercial units.

The Committee wishes to have the staff report and recommendations forwarded to Council for its consideration without recommendation from the Committee.

COUNCIL ACTION

" That the Growth Management Committee makes no recommendation and forwards to Council the staff report and staff recommendation which sets out the following:

That Council, as Approving Authority under Section 9 of the Condominium Act, approve the proposed strata conversion of the existing commercial buildings at 1175 Johnson Street, subject to:

1. Compliance with the requirements of the Fire Department as follows:
 - i) all storage from electrical rooms to be removed.
2. Compliance with the requirements of the Development Services Division of the Planning and Development Department as follows:
 - i) electrical rooms to have emergency lighting packs;
 - ii) electrical room adjacent to Strata Lot 4 to provide a fire stop at the conduit pipe through the wall;
 - iii) Strata Lot 1 - exit sign required to the rear of the unit - existing locked gate at rear door to be removed;

Denied

**Growth Management Committee Minutes
1999 May 10**

ITEM III - NEW BUSINESS cont'd/

Item 501-2 cont'd/

- iv) Strata Lot 3 - emergency lighting to be moved to the rear wall away from the storage shelves - confirm that emergency lighting is working at proper lit levels - ensure that exit pathways are clear;
 - v) Strata Lot 12 - Structural Engineer to provide final report for rear door;
 - vi) the applicant to apply for and secure a building permit for any outstanding Plumbing Code issues.
3. All surface parking areas remaining as common property."

Item 501-3 Authorization for Issuance of Development Variance Permit 98 125902 DV - Proposed 90-Unit "Super 8" Motel at 1085 Woolridge Avenue

Maurie Feldberg of Opus attended as a delegation.

Ken McLaren reviewed the specific development variance being sought to allow the rule requiring 90 m² of site area per motel unit to be reduced to 81 m² per motel unit.

The Committee was assured that adequate parking would be provided as well as satisfactory joint access for the motel, the adjoining McDonald's restaurant and the existing car lot in a safe manner relative to Woolridge Avenue and King Edward Street.

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit 98 125902 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n #555*

Growth Management Committee Minutes
1999 May 10

ITEM III - NEW BUSINESS cont'd/

**Item 501-4 Authorization for Issuance of Development Variance Permit
98 120843 DV Pertaining to the Number of Required Parking
Spaces for the Existing Industrial Development at 225 North Road**

Ken McLaren described the proposal to provide a limited number of parking stalls on the "Crane" site based on the present tenants in the project. It is proposed that the current mix of tenants would be protected by covenant. Councillor Becker would prefer to see the full parking provision at the outset rather than reduced by covenant, due to the long-term consequences of administering and enforcing such a covenant. If a parking lot were developed, the parking lot design will have to address storm water management issues. Given the range of issues discussed, the Committee wishes to receive a further report on the extent of the parking variance, methods to ensure compliance and any environmental issues. Notices have been sent out to neighbouring properties regarding the proposed variance so Council should invite their input on this issue at the Council meeting.

The Committee recommends:

COUNCIL

ACTION "That Council hear the input from anyone wishing to speak or forwarding comments in correspondence on the proposed Development Variance Permit 99 120843 DV then the matter be deferred for a further report from staff on issues raised at the Growth Management Committee meeting."

see Res 556

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - April 20, 1999
- T-2 Subdivision Committee Meeting Minutes - April 20, 1999
- T-3 Letter from Coast Mountain BusLink - May 4, 1999

ITEM V - ADJOURNMENT

The meeting adjourned at 1:45 p.m.

MINUTES CERTIFIED CORRECT

A. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



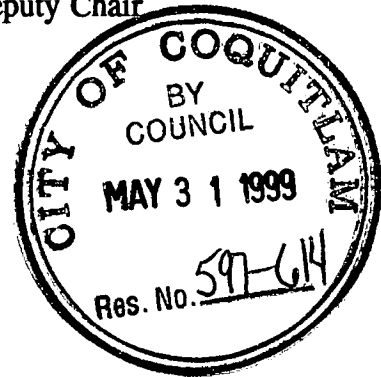
501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, May 25, 1999 at 12:25 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker
Mayor J. Kingsbury

OTHER COUNCILLORS: Councillor L. Hollington
Councillor D. Thorne
Councillor M. Wilson



STAFF: N. Cook, City Manager
W. Jones, City Clerk
R. Hicks, General Manager Corporate Services
J. Wilkie, Manager Corporate Planning
B. Elliott, General Manager Leisure & Parks
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
R. Innes, Planner
J. Pickering, Planner
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF MAY 10, 1999

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS

Item 501-1 Schoolhouse Street Industrial Area Land Use Study

Jane Pickering outlined the policy options and preference for the area based on the consulting study by Coriolis. She highlighted the need for further analysis to identify and resolve the necessary infrastructure improvements, particularly related to transportation.

The Committee recommends:

COUNCIL ACTION "That Council receive the report dated May 20, 1999 and the Schoolhouse Street Industrial Area Land Use Study as information."

Item 501-2 Preliminary Report on Application 99 120364 RZ by KBK No. 192 Ventures Ltd. for Official Community Plan Amendment and Rezoning at 230 Schoolhouse Street from M-6 to CS-1 for an IMAX Theatre and 50-Lane Bowling Centre

Ken McLaren provided an overview of the proposed OCP land use policy amendments and the related rezoning application. He indicated that the proposal will subsequently need to secure variances to allow higher building heights and reduced accessory off-street parking.

The Committee discussed:

- site access and surface parking layouts (no underground parking is provided);
- the placement of the building as close to Schoolhouse Street as possible;
- hours of operation likely 11:00 a.m. to 1:00 a.m. for both the IMAX and the bowling alleys;
- clarification of process regarding the policy direction for the whole area as opposed to this single application;
- the project will be reviewed by the Ministry of Transportation & Highways but not Ministry of Environment, Lands & Parks since the project will have standard servicing arrangements;

John Cooper and Ciaran Deery of CTA indicated that this proposal on these lands complete Famous Players' development plans.

App'd
Res'n # 600

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS cont'd/

Item 501-2 cont'd/

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan and Maillardville Official Community Plan Amendment Bylaw No. 3306, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3307, 1999;
3. That Bylaw Nos. 3306 and 3307, 1999, and application 99 120364 RZ be referred to Public Hearing."

*Agreed
Res'n # 601, 602, 603*

Item 501-3 Preliminary Report on Application 99 119561 RZ by Morguard Investments Ltd. for Discharge of Land Use Contract and Zoning Bylaw Amendment at 2929 Barnet Highway from RS-2 to C-2 to Provide for an Expansion to the Coquitlam Centre Mall

Ken McLaren made a presentation on the mall expansion which dealt with the following topics:

- current status relative to the existing land use contract, extent of land ownership, subdivision pattern, the OCP policies and the recommended course of action to put the lands into a specific commercial zone on the expanded site with a built-in development cap of 1.2 million sq.ft. GLA related to transportation thresholds supported by appropriate improvements; and
- the proposed northward expansion which involves replacement and reconfiguration in the area of the existing Zellers store.

Malcolm Elliot, the architect representing the owners, briefly described the project including the additional public entries and site design elements, the contemporizing of the exterior and interior finishes, the massing and arrangement of uses on the site, as well as the parking arrangements. The design thrust has been to "open up" the mall to the exterior and connect with The High Street.

The Committee discussed:

- the transportation improvements necessary to support the expansion, especially the need to pedestrian signals to cross Pinetree Way. The transportation consultant, Paul Bunt, indicated that a full-turn signal on Pinetree Way would be feasible;

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS cont'd/

Item 501-3 cont'd/

- Town Centre guidelines for The High Street and Glen Drive streetscape improvements and standards would be required at ultimate and interim standards;
- the expansion is proposed as a single level now but it has been designed to accept an additional upper level mall as well as additional parking;
- the potential for additional amenities such as a plaza were incorporated but not an ice rink;
- Zellers will be remaining for the longer term and theatres have been discussed but no deal has been concluded.

The Committee recommends:

**COUNCIL
ACTION**

- "1. That Council give first reading to City of Coquitlam Land Use Contract Amendment Bylaw No. 3304, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3305, 1999;
3. That Bylaw Nos. 3304 and 3305, 1999, and application 99 119451 RZ be referred to Public Hearing."

Item 501-4 Authorization for Issuance of Development Variance Permit 98 120843 DV Pertaining to the Number of Required Accessory Off-Street Parking Spaces for the Existing Industrial Development at 225 North Road

Ken McLaren provided a follow-up report on the parking provision details regarding the existing and proposed paved and gravelled areas. A covenant restricting the proposal to the existing uses is part of the Development Permit application so that changes can be considered, related to the parking requirements and any consequences of changes.

The Committee recommends:

**COUNCIL
ACTION**

- " That Council approve signing and sealing of Development Variance Permit 98 120843 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS cont'd/

Item 501-5 Landview Group Development Proposal

Michael Sanderson of Aplin & Martin, representing Landview Group, appeared as a delegation to describe the proposal by:

- introducing the owners, Neil Rogic and Stanley Kwok, and the consultants on planning and design, transportation and engineering matters.
- reviewing the past process to bring the application to this stage, concentrating on the site development concept with a village centre of mixed uses to serve the broader range of residential unit types, to serve 1100 families or 2600 people, the access involving a direct crossing of the Coquitlam River and north-south main roadway spine; the institutional aspects of the proposed elementary and middle schools plus the parks/open space and trail system as well as the environmental preservation areas; and the "green" infrastructure concept.
- indicating that the proposal will be refined at each stage of the approval process.

The Committee discussed:

- whether this proposal represents a "stand-alone" area due to its physical and servicing characteristics, relative to the overall Northeast OCP;
- a formal submission of the potential bridge crossing of Coquitlam River has been made to the senior governments and a response is being awaited with a view to ensuring that environmental implications are dealt with positively and that the other crossings proposed by Coquitlam are not jeopardized;
- secondary students will be bussed out of the area but the exact destination has not been determined by the School District yet whereas some middle school students will likely come from Northwest Coquitlam;
- 30 metre minimum from top of bank for setbacks from the Coquitlam River with tributaries having setbacks of 15 metres;
- this proposal will finish off the development of this segment of the "Pipeline Corridor".

The future process was discussed, emphasizing the need to resolve the status of the river crossings and for the staff to complete the review of the technical studies to bring a report back to the Growth Management Committee with recommendations.

The Committee recommends:

COUNCIL ACTION "That Council receive the report dated May 20, 1999, for information."

Appeal
Reskin # 608

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS cont'd/

Item 501-6 Draft Northeast Coquitlam Official Community Plan (OCP)

The discussion of the proposed Northeast OCP was wide-ranging with the following themes emerging:

- concerns that infrastructure investments, including schools and transportation, particularly rapid transit and resolution of river crossings, must be assured before the growth and development can proceed since these must be kept in balance;
- confirmation of the general basic planning concept with a desire expressed to preserve the opportunity for some of the existing "estate-style" housing areas to remain;
- confirmation that David Avenue is proposed as a four-lane arterial, at grade to the greatest extent possible, rather than the earlier Provincial plans for a highway linking the North Shore to Maple Ridge via this route.
- concerns regarding the financial feasibility of development, particularly infrastructure and parks/open space, once the plan is in place based on the preliminary cost estimates;
- concerns that questions remain and more discussion in the community may be necessary;
- the need for the OCP to be put in place as a policy framework, recognizing that the subsequent neighbourhood concept planning phases will work out the local details, taking into account more detailed considerations such as precise roadway configurations and housing type locations.

The Chair proposed that the report and the OCP should go forward without a recommendation from the Committee to allow further consideration and debate with Councillor Becker expressing his dissent.

The Committee recommends that Council consider the staff recommendation that:

- COUNCIL ACTION**
- "1. Council give consideration to potential policy amendments as outlined in response to input received to date;
 2. Council give first reading to Bylaw No. 3247, 1998, a Bylaw to amend the City of Coquitlam Northeast Official Community Plan as amended by those considerations;
 3. Bylaw No. 3247, 1998, be referred to Public Hearing."

Resh #
596, 598, 599

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS cont'd/

**Item 501-7 Authorization for Issuance of Development Variance Permit
99 121290 DV Proposed Temporary Tent Structure for Mr. Lube at
2773 Barnet Highway**

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 98 121290 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 610*

**Item 501-8 Development Variance Permit Application 99 128574 DV - Deletion
of Servicing Requirements in Relation to Addition to School Board
Offices at 550 Poirier Street**

Ken McLaren explained the proposed small addition to the existing office facility and the related servicing issue.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 128574 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 611-612*

**Item 501-9 Authorization for Issuance of Development Permit 99 119797 DP
for a Proposed Addition to Holiday Inn Hotel Located at 631
Lougheed Highway**

Ken McLaren described the proposed design features for the renovation of this existing hotel.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Permit 99 119797 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd
Res'n # 613*

**Growth Management Committee Minutes
1999 May 25**

ITEM III - NEW BUSINESS cont'd/

**Item 501-10 Authorization for Issuance of Development Variance Permit 99
128245 DV Reduced Parking for Community Garden Building at
515 Ebert Avenue**

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 128245 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam"

*Applied
Keshu #614*

ITEM IV - OTHER BUSINESS

Nil.

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - May 04, 1999
- T-2 Subdivision Committee Meeting Minutes - May 04, 1999
- T-3 Community Planning Advisory Committee Meeting Minutes - May 19, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:45 p.m.

MINUTES CERTIFIED CORRECT

D. E. Day

**DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT**

CHAIRMAN

CITY OF _____

COQUITLAM



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, June 14, 1999 at 1:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

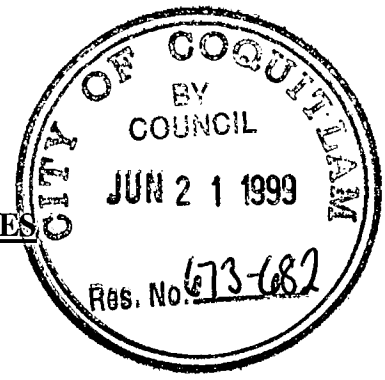
STAFF: R. Hicks, Acting City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
R. Innes, Planner
L. Guilbault, Planner
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF MAY 25, 1999

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil



ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of Development Permit 99 127247 DP for a Proposed Freestanding Sign for Craftsman Collision at 950 Adair Ave.

Ken McLaren explained the proposed location of the sign.

The Committee recommends:

Qad
Res. # 674

COUNCIL ACTION " That Council approve signing and sealing of Development Permit 99 127247 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Rsa

**Growth Management Committee Minutes
1999 June 14**

ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Official Community Plan Amendment and Rezoning Application 98
124604 RZ - Proposed 18-Screen Movie Theatre Complex at 1000
Lougheed Highway**

Ken McLaren reviewed the report dealing with the issues which were raised by Council as a result of the Public Hearing. With respect to the transportation issues, Paul Lee of Reid Crowther explained the analysis undertaken for the City regarding Lougheed Highway at King Edward Street and Woolridge Street. Where a six-lane cross section is provided on Lougheed Highway as recommended in conjunction with both the Cinemark and Famous Players applications, the consultants concur that an intersection allowing left turns at Woolridge from westbound Lougheed Highway could be accommodated.

The Committee recommends:

**COUNCIL " That Council give third reading to City of Coquitlam Zoning Amendment
ACTION Bylaw No. 3284, 1999."**

**Item 501-3 Authorization for Issuance of Development Variance Permit 99
119858 DV for Proposed Addition to Coquitlam Sleepy Lodge Motel
at 730 Clarke Road**

Ken McLaren described the proposed renovation.

The Committee recommends:

**COUNCIL " That Council approve signing and sealing of Development Variance Permit
ACTION 99 119858 DV and the Mayor and City Clerk be authorized to execute
this Development Variance Permit on behalf of the City of Coquitlam."**

Item 501-4 Pitt River Boat Club

Rob Innes described the respective jurisdictions regarding the lands in the vicinity of the Pitt River Boat Club. The Committee discussed the past City position, particularly regarding the jurisdictional issues, as well as the Conservation Permit review.

**Growth Management Committee Minutes
1999 June 14**

ITEM III - NEW BUSINESS cont'd/

Item 501-4 cont'd/

The Committee recommends:

COUNCIL ACTION " That Council advise the Boat Club that:

App'd
Res'n #677

1. The City's regulatory jurisdiction on the Boat Club's property lies within the upland portions of the site and that Council currently recognizes the Pitt River Boat Club's existing use and facilities through the Extensive Recreation designation in the existing Northeast Coquitlam Official Community Plan;
2. The proposed Northeast Coquitlam Official Community Plan continues to recognize the existing marina and boat club use; and
3. Any changes to the Official Community Plan will have to be consistent with relevant senior government jurisdictional authority over the foreshore areas of the Deboville Slough."

Item 501-5 **Renewal of Conservation Permit 97 103196 - Wesbild Holdings Limited for Fill Placement on Crown Lands (Future City Park)**

The Committee recommends:

COUNCIL ACTION " That Council renew Conservation Permit 97 103196 to allow for continued deposit of surplus excavated soils from undeveloped lands within the Westwood Plateau development site on a BC Hydro right-of-way located within Crown lands (site plan and Council Resolution 250 attached) on the understanding that there is no material change in circumstances upon which the original permit was issued, and that the conditions attached to the original permit continue to apply."

App'd
Res'n #678

Item 501-6 **Rezoning Application 99 120772 RZ - City of Coquitlam Zoning Amendment Bylaw No. 3299, 1999 - 2986 Dewdney Trunk Road**

Ken McLaren presented the possible solutions related to the proposed potential building footprints, facade treatment and side yard dimensions. The Committee suggested that Option 1 with a minimum 1.8m side yard and one frosted window at the second storey would address privacy concerns adequately.

**Growth Management Committee Minutes
1999 June 14**

ITEM III - NEW BUSINESS cont'd/

Item 501-6 cont'd/

The Committee recommends:

- COUNCIL ACTION**
- "1. That Council give third reading to City of Coquitlam Zoning Amendment Bylaw No. 3299, 1999;
 2. That Council require the applicant to prepare and subsequently register a covenant to regulate building siting, consistent with the proposed option of a minimum 1.8m side yard on the south property line abutting lots at 2993 and 2997 Shiloh Lane and a limit of one frosted window (at the second storey) on the adjacent facade of each house, prior to consideration of fourth reading."

see Res'n's
#679 & 680

Item 501-7 Amending Bylaw No. 3311, 1999 to City of Coquitlam Fees and Charges Bylaw No. 3255, 1998 (Leaky Condos)

The Committee discussed various approaches to fees, as well as administration adjustments that have been made to facilitate applications to remedy leaky condo situations.

The Committee recommends:

- COUNCIL ACTION**
- " That Council give first, second and third readings to Bylaw No. 3311, 1999, a Bylaw to amend the City of Coquitlam Fees and Charges Bylaw No. 3255, 1998, and that upon final reading of Bylaw No. 3311, 1999, City staff be authorized to refund building permit and inspection fees to those leaky condo owners who have previously paid such fees related to the repair of leaky condos."

App'd
Res'n #681

Item 501-8 Proposed Station Area Planning: Progress Report

Lynn Guilbault provided a brief overview of progress on the City's station area planning process including the Provincial study grant application, the consulting study on Transit-Oriented Development, the review of parking standards for developments around Skytrain stations, the planning background report and community profile as well as the proposed planning sequence and approach. This represents a start on the local planning process although Councillor Becker would prefer a more accelerated approach.

The Committee recommends:

- COUNCIL ACTION**
- " That Council receive for information the report by the General Manager Planning and Development dated June 10, 1999."

App'd
Res'n #682

**Growth Management Committee Minutes
1999 June 14**

ITEM IV - OTHER BUSINESS

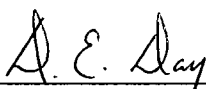
ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - May 18, 1999
- T-2 Design Committee Meeting Minutes - June 01, 1999
- T-3 Subdivision Committee Meeting Minutes - May 18, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:00 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN

CITY OF

COQUITLAM

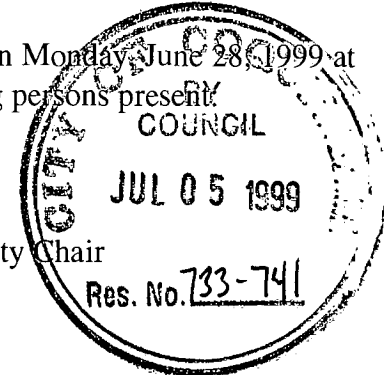


501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, June 28, 1999 at 1:20 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
 Councillor J. Stangier, Deputy Chair
 Councillor K. Becker



STAFF: N. Cook, City Manager
 E. Chu, Acting General Manager Planning & Development
 D. Brown, City Solicitor
 W. Jones, City Clerk
 R. Innes, Planner
 K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF JUNE 14, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 Application for Strata Title Conversion of Existing Commercial Complex at 1175 Johnson Street (99 120511 ST)

Councillor Becker proposed and the Committee resolved that clause 3c) on page 3 of the report be amended to add "this clause cannot be changed without the unanimous consent of all the owners".

Mr. Randy Klarenbach noted that he will contact the City Solicitor to finalize the wording and registration of the required restrictive covenant(s). Staff note that the amendment proposed by Councillor Becker has been integrated into Recommendation #4 of the report.

RAH
3/06/99

Growth Management Committee Minutes
1999 June 28

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION

" That Council, as Approving Authority under Section 9 of the Condominium Act, approve the proposed strata conversion of the existing commercial buildings at 1175 Johnson Street, subject to:

*Agged
Res'n # 734*

1. Compliance with the requirements of the Fire Department as follows:
 - i) all storage from electrical rooms to be removed.
2. Compliance with the requirements of the Development Services Division of the Planning and Development Department as follows:
 - i) electrical rooms to have emergency lighting packs;
 - ii) electrical room adjacent to Strata Lot 4 to provide a fire stop at the conduit pipe through the wall;
 - iii) Strata Lot 1 - exit sign required to the rear of the unit plus existing locked gate at rear door to be removed;
 - iv) Strata Lot 3 - emergency lighting to be moved to the rear wall away from the storage shelves; emergency lighting to be working at proper lit levels; exit pathways to be clear;
 - v) Strata Lot 12 - Structural Engineer to provide final report for rear door;
 - vi) the applicant to apply for and secure a building permit for any outstanding Plumbing Code issues.
3. All surface parking areas remaining as common property.
4. Registration in the Land Title Office of a restrictive covenant to ensure the parking areas could not be leased to third parties and the future strata lot owners would be entitled to one vote per unit in relation to parking management, in keeping with the June 23, 1999, letter prepared by Randy G. Klarenbach of Lawson Lundell Lawson & McIntosh Solicitors, noting that the one vote per unit arrangement for parking management cannot be changed without the unanimous consent of all the owners."

**Growth Management Committee Minutes
1999 June 28**

ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Application for Strata Title Conversion of Existing 50-Unit
Apartment Building at 1000 King Albert Avenue (99 100788 ST)**

Mr. Ken McLaren briefly reviewed the application. Representatives of the owner, including Mr. Larry Nixon, attended to answer the Committee's questions. Mr. Nixon clarified that the percentage of rentals in a strata building is established by Strata Corporation Bylaw. The Committee noted that stratification in this case would make the process of obtaining financing easier for owners.

The Committee recommends:

COUNCIL

ACTION " That Council, as Approving Authority under Section 9 of the Condominium Act, approve the proposed strata conversion of the existing residential apartment at 1000 King Albert Avenue, subject to:

1. The applicant installing an updated fire safety plan in a location acceptable to the Fire Department;
2. All underground parking areas remaining as common property and clearly labelled as such on the strata survey plans."

**Item 501-3 Conservation Permit 99 128845 - Directional Drilling Under the
Fraser River for BC Gas at 2320 Rogers Avenue**

The Committee recommends:

COUNCIL

ACTION " That Council approve Conservation Permit 99 128845 CP for BC Gas to allow for removal of approximately 3,000m³ of material stockpiled on 2320 Rogers Avenue as a result of a directional drill under the Fraser River with the following conditions:

1. Adherence to Golder Associates' Siltation Control Plan and Soils Management Procedures Report 982-1048A to control the ground water and surface flows discharging into the City's storm sewer system. Compliance with the City of Coquitlam Sediment Control Bylaw No. 2929, 1995, is required. Inspection, monitoring and final letters of certification will be required from Golder Associates.

Growth Management Committee Minutes
1999 June 28

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

2. Pre and post-construction inspection by City Operations and BC Gas staff, noting that should any damage occur as a result of the construction and soil densification along the proposed alignment of the BC Gas pipeline, reinstatement of City infrastructure along Rogers Avenue to its original condition will be required at BC Gas expense to the satisfaction of the City's Operations Department. No encroachment into City property will be permitted without City approvals.
3. The applicant is to receive and provide written approval from FREMP prior to issuance of the Conservation Permit.
4. Golder & Associates will be required to provide signed and sealed monthly status reports to the City of Coquitlam. Final letters of certification will be required at the completion of the project.
5. Water collected on-site and being proposed to discharge to the sanitary system will require all necessary City and Greater Vancouver Sewerage and Drainage District (GVS&DD) approvals.
6. This permit is issued for the earthworks occurring at 2320 Rogers Avenue. It is the applicant's responsibility to ensure all other necessary approvals and permits are obtained prior to construction commencing."

Item 501-4 Consideration of Final Adoption of Bylaw Nos. 3301 and 3302, 1999, and Authorization for Issuance of Development Permit 99 119793 DP - Proposed 60-Unit Townhouse Apartment Development at 2351 Parkway Boulevard (99 119790 RZ)

The Committee recommends:

**COUNCIL
ACTION**

1. That Council reconsider, finally pass and adopt City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3301, 1999;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3302, 1999;

Ag'd
737, 738,
739, 740

**Growth Management Committee Minutes
1999 June 28**

ITEM III - NEW BUSINESS cont'd/

Item #501-4 cont'd/

3. That Council approve signing and sealing of Development Permit 99 119793 DP, and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
4. That Council authorize the Mayor and Clerk to execute the new covenant as well as the required modification to the existing covenant pertaining to this development."

**Item 501-5 Streamside Protection Policy Directive - Pilot Test
Report by General Manager Leisure & Parks Services**

The City Manager informed the Committee that approximately 20 applications had been submitted for a total of 8 eligible pilot tests and that it was likely that there would be little or no grant money available.

Given the information provided by the City Manager, this agenda item was withdrawn.

**Item 501-6 "Pitt Meadows Tomorrow" Official Community Plan
Bylaw No. 1963 (Neighbouring Municipalities)**

Rob Innes noted that the "Pitt Meadows Tomorrow" Official Community Plan Bylaw No. 1963 proposes some changes. Key areas of change include:

- recognizing the potential for urbanization of land between the existing urban core/Town Centre and the Fraser River; and
- policies which support the transformation of the Pitt Meadows Airport into an aviation-related economic centre with supporting industrial and commercial development.

However, no changes are being proposed along the Pitt River.

The Committee recommends:

COUNCIL

ACTION " That Council support the "Pitt Meadows Tomorrow" Official Community Plan Bylaw No. 1963 and commend Pitt Meadows on the preparation of a clearly articulated community vision and framework for the future."

*Agood
#741*

**Growth Management Committee Minutes
1999 June 28**

ITEM IV - OTHER BUSINESS cont'd/

1. Wesbild Social Housing at 1330 Pinetree Way

Ken McLaren updated the Committee on progress on this development application and that the application will likely be before the Committee for consideration in July.

2. Westwood Mall

This application proposes to demolish the existing K-Mart and construct a 114,500 sq. ft. Superstore. Loblaw's is in the process of purchasing the entire mall. Discussion is underway with staff on transportation impacts, access and egress from the site and general upgrade to the urban design of the mall.

3. Development Approvals Customer Service Review Workshop

Emily Chu provided a brief update on the workshop which was held on June 23, 1999. A report with an action plan will be brought forward for Committee consideration in the next month.

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes - June 1, 1999
- T-2 Business in Vancouver, June 8-14, 1999, Report by Gordon Price
- T-3 Rapid Transit Project 2000 - Lougheed Town Centre Station - Briefing Notes
- T-4 Port Mann Improvement Project - Handout from MOTH Open House

ITEM VI - ADJOURNMENT

The meeting adjourned at 1:47 p.m.

MINUTES CERTIFIED CORRECT



EMILY CHU
ACTING GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, July 12, 1999 at 1:00 p.m. in the Council Committee Room, with the following persons present:

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

OTHER COUNCILLORS PRESENT: Councillor L. Hollington
Councillor D. Thorne

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
R. Innes, Planner
J. Pickering, Planner
N. Maxwell, Planning Technician

ITEM I - MINUTES OF JUNE 28, 1999

Received.

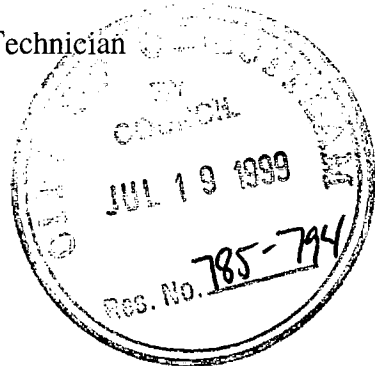
ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 Preliminary Report on Application 99 128800 RZ by Wesbild Holdings Ltd. for Rezoning at 1330 Pinetree Way from RS-2 One-Family Suburban Residential to RM-2 Three-Storey Medium Density Apartment and P-5 Special Park for a 74-Unit Assisted Special Needs Housing Project

Neil Maxwell described the proposed medium density, special needs housing on the south side of an extension of David Avenue, generally west of Pinetree Way. The ravine lands which split the site into two developable parcels are proposed to be rezoned to P-5, a special park/institutional zone. The ravine would be crossed by a pedestrian bridge linking the two sites into the trail system. The vehicular accesses to the site were outlined.



M

**Growth Management Committee Minutes
1999 July 12**

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

David Bullis of Wesbild, Elaine Duval of Progressive Homes and Anita Bruda as project architect appeared as a delegation to provide further information. David Bullis outlined Wesbild's perspectives on the special needs housing obligations of the Development Agreement regarding the project at Panorama Drive and the subject site. Progressive Homes has become involved in proposing 74 ground-oriented housing suitable for families, which are competing for senior government social housing funding with other projects.

There was some discussion of the fulfilment of the full 100 unit requirements of the Development Agreement on this or in combination with other sites. It was indicated that a covenant would be required related to the provision of non-market special needs housing on the subject site. Discussion also ensued regarding the availability of elementary school facilities and the mix of family housing types as opposed to seniors housing.

The Committee recommends:

COUNCIL

- App'd
Res'n #
786, 787 & 788*
- ACTION** " 1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3324, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3325, 1999;
3. That Bylaw Nos. 3324 and 3325, 1999 and application 99 128800 RZ be referred to Public Hearing."

Item 501-2 Conservation Permit 99 128910 CP - Block 4 Parcels 4H and 4I

The Committee recommends:

COUNCIL

*App'd
Res'n
#789*

ACTION " That Council approve Conservation Permit 99 128910 CP to allow for the removal of trees on Parcel 4H and the removal of trees and an existing stock pile of soil on Parcels 4H and 4I with the following conditions:

1. Adherence to the recommendation contained within the arborist's report, "Tree Survey and Replanting Plan for Parcels 4H and I" dated June 21, 1999 and "Root Protection for Parcel 4H" revised date June 23, 1999 by Susan Murry, P.Ag.

Growth Management Committee Minutes
1999 July 12

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

2. Any trees identified as being utilized as raptor nesting sites are not to be disturbed as per the Wildlife Act.
3. Installation of snow fencing to the driplines of those trees within the covenant area that is established, whose driplines extend beyond the covenant boundary prior to any construction.
4. Permanent chain link fence to be installed on proposed covenant boundaries.
5. Adherence to the City of Coquitlam Sediment Control Bylaw No. 2929, for installation of the sediment control, snow and silt fencing immediately upon clearing under the supervision of InterCad Consulting Engineers.
6. A certified arborist report, upon completion of the construction, regarding trees damaged or impacted by the construction and for the removal and replacement of those trees to the satisfaction of the Environment Section.
7. Submission of a security bond of \$12,370.00 for tree replacement and site restoration along with a completed Appendix I & II as specified in Tree Cutting Bylaw 2169, 1990.
8. Submission of a security bond for siltation, erosion and fencing requirement.
9. Approval from the Ministry of Environment to be obtained and/or submission of an environmental assessment by a qualified fish habitat biologist certifying that the 15 m setback will be sufficient to ensure compliance with the Federal Fisheries Act with regard to the setback for covenant areas on Parcel 4H and Parcel 4I prior to permit issuance, such setback to be evidenced by a Section 219 covenant registered against the parcels in favour of either the Ministry of Environment or City.
10. All works are to be supervised by the civil consultants, InterCad Consulting.
11. Certification from a qualified environmental consultant that the soil being removed from Parcel 4I and deposited at the future City Park site meets all applicable provincial criteria."

**Growth Management Committee Minutes
1999 July 12**

ITEM III - NEW BUSINESS cont'd/

**Item 501-3 Tree Cutting Permit for Block Parcel 4J, East Hoy Creek
(99 131608 CP)**

The Committee recommends:

COUNCIL

ACTION " That Council approve the tree cutting permit for InterCad Consulting on behalf of Wesbild to allow for the removal of trees on Block Parcel 4J with the following conditions:

- Appl
Resol # 790*
1. Adherence to the recommendations contained within the arborist's report, "Tree Survey and Replanting Plan for Parcel 4H and I" dated June 21, 1999 and "Root Protection for Parcel 4H" revised dated June 23, 1999, by Susan Murry, P.Ag. All tree removal and works are to be supervised by the certified arborist with a final status report provided at completion.
 2. Snow fencing installation along the perimeter of the area from which trees are to be removed.
 3. Monitoring, inspection and certification of all works including sediment control is to be completed by InterCad Consulting Engineers.
 4. Submission of a security bond of \$875.00 for tree replacement and site restoration along with a completed Appendix I & II as specified in Tree Cutting Bylaw 2169, 1990.
 5. Approval from the Ministry of Environment Lands & Parks and/or Department of Fisheries & Oceans with regard to the proposed tree removal within East Hoy Creek Ravine as outlined on the plan prior to permit issuance."

**Item 501-4 Preliminary Report on Application for Zoning Bylaw Text
Amendment - 99131626 RZ by City of Coquitlam for Water Damage
Occurring on Multiple Family Dwellings or "Leaky Condos"
(Bylaw 3327, 1999)**

Since the text of the Zoning Bylaw would be amended, it must consequently be the subject of a Public Hearing by Council.

**Growth Management Committee Minutes
1999 July 12**

ITEM III - NEW BUSINESS cont'd/

Item #501-4 cont'd/

The Committee recommends:

COUNCIL

- Agpd
Resol # 791 & 792*
- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3327, 1999;
2. That Bylaw No. 3327, 1999 and application 99 131626 RZ be referred to Public Hearing."

**Item 501-5 Authorization for Issuance of Development Variance Permit
99 129628 DV - Proposed Awning for Craftsman Collision
at 950 Adair Avenue**

The Committee recommends:

COUNCIL

- Agpd
Resol # 793*
- ACTION** " That Council approve signing and sealing of Development Variance Permit 99 129628 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item 501-6 Authorization for Issuance of Development Permit 99 127307 DP
for a Proposed Commercial Building at 1042 Austin Avenue**

The Committee recommends:

COUNCIL

- Agpd
Resol # 794*
- ACTION** " That Council approve signing and sealing of Development Permit 99 127307 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - June 22, 1999
- T-2 Letter dated June 29, 1999, from Corporation of the City of New Westminster re: Northeast Coquitlam Official Community Plan
- T-3 Letter dated July 5, 1999, from City of Port Coquitlam re: Northeast Coquitlam Official Community Plan

**Growth Management Committee Minutes
1999 July 12**

ITEM VI - ADJOURNMENT

The meeting adjourned at 1:30 p.m.

MINUTES CERTIFIED CORRECT

D. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501 A

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, July 26, 1999 at 1:15 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
R. Innes, Planner
J. Pickering, Planner
K. McLaren, Supervisor Development Services
J. Fan, Traffic Technologist

ITEM I - MINUTES OF JULY 12, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

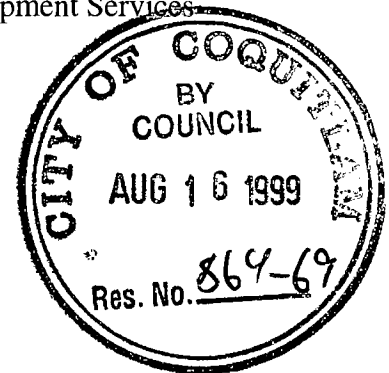
Nil.

ITEM III - NEW BUSINESS

**Item 501-1 Customer Service Review - Development Approval Process
(Development Review Process)**

Emily Chu introduced the development review process and the consultants involved in the process. Wayne Kondruk of CV Marketing Research discussed the customer mail-in survey method and results. Oleg Verbenkov of Planet Consulting Group presented the results of the subsequent workshop session with the customers on June 23, 1999 as well as the set of recommendations, reflected in the proposed action plan.

The Committee discussed the need for outside facilitation, as well as the merits of revisiting and updating application checklists.



M

**Growth Management Committee Minutes
1999 July 26**

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council direct staff to work on an action plan to enhance the City's development approval process with the following key directions:

1. That the Planning and Development Department undertake an inter-departmental discussion of measures to streamline and improve communication on development approvals towards an enhanced one-stop shopping system for the benefit of customers. If necessary, assistance can be sought from an experienced facilitator;
2. That staff report back to Growth Management Committee on options to coordinate file referrals to senior environmental agencies to achieve improved timelines for development applicants seeking approvals;
3. That the Planning and Development Department hold discussions with the Advisory Design Committee to address concerns raised through the customer service review and report back to Growth Management Committee and Council with recommendations."

**Item 501-2 Preliminary Report on Application for Zoning Bylaw Text
Amendment to Amend the Zoning Bylaw to Include Propane Sales
in the M-6 Retail Industrial Zone (99 128912 RZ)**

The Committee raised questions regarding the limit and control of propane sales related to a cartage company, as well as safety issues, which staff should report on further.

The Committee referred the item back for further staff reports.

Item 501-3 Landview Group Development Proposal (97 108642 RZ)

Rob Innes provided a brief overview regarding the proposed amendment to the existing Northeast OCP and policy recommendations as well as the review of the related technical studies and the need for further refinement.

**Growth Management Committee Minutes
1999 July 26**

ITEM III - NEW BUSINESS cont'd/

Item 501-3 cont'd/

In response to questioning, Bill Lee of Aplin Martin consultants explained the likely need for a water reservoir approach to help service this area. The need for school sites has been identified through negotiation with School District #43, according to Michael Sanderson of Aplin Martin. He also indicated that development is not intended to be located on slopes over 30 percent. At the conclusion, the development proponents and consultants were introduced, as were a number of maps and renderings. Michael Sanderson indicated some concerns with the requirements for resolution of a number of issues prior to final reading of the proposed Official Community Plan amendment.

The Committee recommends:

COUNCIL

- ACTION " 1.** That Council give first reading to the City of Coquitlam Northeast Coquitlam Official Community Plan Amendment Bylaw No. 3328, 1999;
2. That Bylaw No. 3328, 1999 be referred to Public Hearing."

**Item 501-4 Master Transportation Plan - Draft Report
City of Port Coquitlam**

Deb Day gave a brief overview of the City of Port Coquitlam's "Draft Report on the Master Transportation Plan". She pointed out particular elements of interest to Coquitlam with regard to Port Coquitlam plans ahead to the year 2021 for all modes of transportation. Port Coquitlam's assumptions for the Plan include the potential growth from the proposed Northeast OCP in Coquitlam. Lincoln Avenue is projected to extend across the Coquitlam River, Coast Meridian is proposed to be widened to four lanes and extend across the rail yards using an overpass. The Shaughnessy underpass is proposed to be widened and the Fremont Connector put in place in the long-term. She noted that it will be important for both cities to continue to co-operate and discuss the planning and provision of key transportation facilities.

The Committee proposed that Recommendation #2 be amended to indicate the issue of cost-sharing initiatives in future discussions. The Committee also asked for clarification as to the involvement of the Transit and Transportation Committee in discussing this topic.

**Growth Management Committee Minutes
1999 July 26**

ITEM III - NEW BUSINESS cont'd/

Item 501-4 cont'd/

The Committee recommends:

COUNCIL

ACTION " A. That Council provide input regarding the City of Port Coquitlam Master Transportation Plan - Draft Report (June 1999) as requested indicating:

1. support for the proposed transportation system development and improvement plan recommendations which support the development of the City of Port Coquitlam as well as the City of Coquitlam within the regional context, particularly the incorporation of the growth forecasts presented in the proposed Northeast Coquitlam OCP; and
2. the need for co-operation between the two cities regarding transportation planning and the provision of key facilities, specifically cost-sharing initiatives, through further consultation and joint negotiation to achieve mutually satisfactory agreements. The satisfactory resolution of the Lincoln Crossing would be viewed as an important project for further discussion.

B. That this report be referred to the Transit and Transportation Committee for further comment."

**Item 501-5 Standards of Maintenance Bylaw
(Bylaw - Standards of Maintenance)**

Emily Chu presented a summary of the experience of other relevant cities, particularly the District and City of North Vancouver, with specialized Standards of Maintenance Bylaws and their enforcement as well as local experience with the Health Bylaw in Coquitlam. If a bylaw were adopted, there would be resource issues.

The Committee recommends:

COUNCIL

ACTION " That this report be received for information."

**Growth Management Committee Minutes
1999 July 26**

ITEM III - NEW BUSINESS cont'd/

**Item 501-6 A New Vision for Urban Transportation
(GVTA - Regional Transportation Planning)**

The Committee recommends:

COUNCIL

ACTION " That Council:

1. Indicate to the GVRD Board that no amendments are suggested relative to the 'A New Vision for Urban Transportation' documents;
2. Receive the reports entitled 'A New Vision for Urban Transportation', 'Financing Urban Transportation' and 'Achieving Livable Cities' for information;
3. Refer to Transit and Transportation Committee for information."

**Item 501-7 5 Percent Provision of Parkland Pursuant to Section 941
of the *Municipal Act* for the Proposed Subdivision at
2986 Dewdney Trunk Road (99 120773 SD)**

The Committee discussed the relationship between the requirements for parkland at the subdivision stage and the development cost charges. It was clarified that the Development Cost Charges for parkland acquisition have been based on a calculation of parkland area required to support population growth, assuming that a proportion of this need would be accommodated by the parkland secured at subdivision through Section 941 of the *Municipal Act*. This ensures that the overall Development Cost Charge rate for parkland acquisition does not include duplication or double counting and is generally lower as a consequence.

The Committee recommends:

COUNCIL

ACTION " That Council require the owner of the proposed subdivision under File No. 99 120773 SD (2986 Dewdney Trunk Road) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*."

**Growth Management Committee Minutes
1999 July 26**

ITEM IV - OTHER BUSINESS

1. Development Plan for Area North of David Avenue

Michael Geller and Associates consultants have been selected to undertake this project which is commencing immediately, with study cost contributions anticipated from the three major landowners.

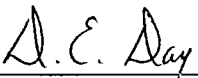
ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - July 6, 1999
- T-2 Subdivision Committee Meeting Minutes - June 22, 1999
- T-3 Subdivision Committee Meeting Minutes - July 6, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:55 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501 B

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, August 9, 1999 at 1:15 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
J. Pickering, Planner
K. McLaren, Development Planning Supervisor
K. Wright, Manager Design and Construction

ITEM I - MINUTES OF JULY 26, 1999

Received.

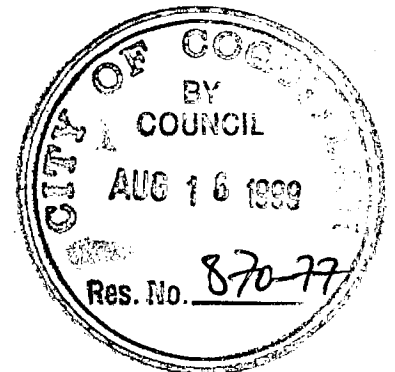
ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 Development Variance Permit Application 99 128480 DV - Setback and Height Variances for 25 Lot Subdivision at 1700 Paddock Drive, Parcel 5J - Westwood Plateau

Ken McLaren briefly described the proposed variances related to reduced interior side lot setbacks and increased building heights, similar to the Chartwell Green project previously approved. Gordon Eberwein, of W.E. Industries Ltd., appeared as a delegation indicating that these variances are intended to increase the project's street appeal.



Mc

**Growth Management Committee Minutes
1999 August 9**

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit 99 128480 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item 501-2 Consideration of Final Adoption of Bylaw Nos. 3306 and 3307, 1999
and Authorization for Issuance of Development Permit
99 120385 DP - Proposed IMAX Theatre and 50-Lane Bowling
Centre at 230 Schoolhouse Street**

The Committee recommends:

COUNCIL

ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan and Maillardville Official Community Plan Amendment Bylaw No. 3306, 1999;

2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3307, 1999;

3. That Council approve signing and sealing of Development Permit 99 120364 RZ and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item 501-3 Application 99 128912 RZ for Zoning Bylaw Text Amendment to
Include Propane Sales in the M-6 Retail Industrial Zone
(Bylaw No. 3329, 1999)**

The Committee is concerned with the expansion of propane sales even though associated with cartage uses in M-6 zoning as potentially too extensive. This type of use is more appropriately found in a commercial service station zoning, where various concerns can be explicitly addressed.

**Growth Management Committee Minutes
1999 August 9**

ITEM III - NEW BUSINESS cont'd/

Item 501-3 cont'd/

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council not give first reading to the City of Coquitlam Zoning Amendment Bylaw No. 3329, 1999;
2. That Bylaw No. 3329, 1999, and application 99 128912 RZ not be referred to Public Hearing."

**Item 501-4 Hoy Creek Culvert and David Avenue Extension at
1330 Pinetree Way**

Emily Chu provided a brief description of the culvert over Hoy Creek and the eastward extension of David Avenue relative to the owners' obligations versus the City's obligations.

The Committee wants to ensure that four lanes of David Avenue are built ultimately as well as other aspects of the development including the servicing of the social housing site. The Committee wanted staff to discuss the project with the proponent on this basis and seek the proponent's agreement, either voluntarily or through a Development Variance Permit.

The Committee recommends:

COUNCIL

- ACTION** " That the report by the General Manager Planning and Development dated August 5, 1999 be received for information."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes - July 20, 1999
T-2 Subdivision Committee Meeting Minutes - July 20, 1999

**Growth Management Committee Minutes
1999 August 9**

ITEM VI - ADJOURNMENT

The meeting adjourned at 1:55 p.m.

MINUTES CERTIFIED CORRECT

D. E. Day

DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN

CITY OF _____

C O Q U I T L A M



501

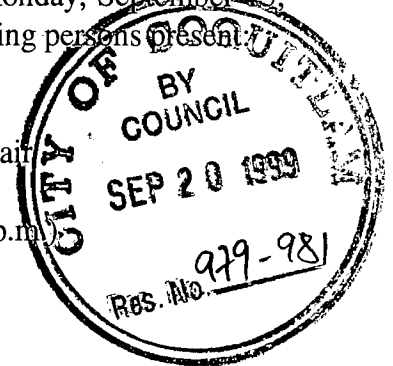
GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, September 13, 1999 at 7:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker
Mayor J. Kingsbury (joined 8:30 p.m.)

OTHER COUNCIL MEMBERS PRESENT: Councillor L. Hollington
Councillor M. Wilson
Councillor P. Thorne (joined 8:35 p.m.)

STAFF: N. Cook, City Manager
R. Hicks, General Manager Corporate Services
W. Jones, City Clerk
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services



ITEM I - MINUTES OF AUGUST 9, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 Oakdale Neighbourhood Committee

Dr. Ray Jennings, 1009 Gilroy Crescent, described the Oakdale neighbourhood, its activities and the group's request to have this name recognized by Council. The full presentation is attached. The Growth Management Committee clarified that the Oakdale Committee would remain part of the overall Burquitlam Community Association and have that Association's support as well as most of the households in the defined Oakdale area. The Committee requested that Burquitlam Community Association be contacted to provide any input.

MCC

**Growth Management Committee Minutes
1999 September 13**

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL " That Council endorse the use of the neighbourhood name of Oakdale with
ACTION respect to the area bounded on the west by North Road, on the south by Como
Lake Avenue, on the east by Clarke Road and on the north by Port Moody."

**Item 501-2 Committee Discussion with Northeast Coquitlam Community
Planning Advisory Committee (CPAC)**

Virginia Burdett, 3425 Highland Drive, a member of the Northeast CPAC, expressed her concerns that the Northeast Official Community Plan (OCP) did not receive approval and her desire to find solutions that would help the community achieve its planning goals. There are outstanding issues that must be addressed include transportation problems, especially Coquitlam River crossings, and sewage difficulties. She suggested that Council poll the acreage owners confidentially for their preferences for the future.

Sandra Marsden, 3420 Highland Drive, a Northeast CPAC member, presented her view that there remained issues regarding financial feasibility, plus transportation and infrastructure provision with respect to the OCP. She asked what the next steps would be.

Ed Jamault, 3365 Darwin Avenue, a Northeast CPAC member, reviewed the possible areas of difficulty, including the clarity of the public's understanding, the information provided and the Committee process, as well as readiness to accept an innovative planning concept. He questioned where urban development and growth can be accommodated in Coquitlam in the future to meet local needs.

Doug Wynes, 1233 River Drive, a Northeast CPAC member, expressed his view that the consultative process had been underway for a number of years but there was no clear indication from Council that the OCP was not evolving in an acceptable manner. He acknowledged that there were areas of detail or difficulty that needed further resolution.

Eleanor Ward, 3337 Hazel Drive, a Northeast CPAC member, had requested this opportunity to discuss the matter with Council and now with the Growth Management Committee since she has fielded many questions and concerns for Northeast property owners now that the proposed OCP has been defeated. She asserted that the existing 1993 Northeast OCP really does not satisfactorily establish a proper planning, financial and servicing framework for the future, including Development Cost Charges.

**Growth Management Committee Minutes
1999 September 13**

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Shelley Smith, a Northeast lot owner, Port Coquitlam resident and a Northeast CPAC member, expressed her disappointment that despite waiting twenty years to build her house on her 8,000 square foot lot, the defeat of the plan would still not allow this. She had hoped that the Northeast OCP could have fostered comprehensive, not piecemeal, development.

Shirle Schweers, 3552 Victoria Drive, a Northeast CPAC member, wanted Council to come together and be cohesive in finding a positive way to move forward on the Northeast OCP.

Michael Herberts, 3501 Highland Drive, a Northeast CPAC member, affirmed that the overall plan concept is good even if some of the outstanding and difficult issues need further refinement. He expressed concerns about the media coverage being negative, whereas there were some offsetting positive features. The Northeast OCP offered an overall conceptual framework for the future with flexibility to adapt to change as growth occurred over time.

Ed Jamault noted the complexity of the plan that dealt with many issues in a responsible manner and the process dealt with a great deal of information.

Clara Brolese, 3438 Roxton Avenue, a Northeast CPAC member, raised concerns regarding landowners who cannot secure approval for subdivision and development, allowing more "buck-passing" between the City and other government agencies. This plan needs to be brought forward expeditiously and resolution of these issues achieved.

Eleanor Ward reaffirmed the desire for development once sewage issues were resolved.

Sandra Marsden expressed concern that the Northeast OCP approval is being withheld to hold the Province to ransom and was assured that this was not the case.

Ed Jamault indicated that alternative septic systems are being installed on Millard Avenue.

A number of CPAC members thanked the Committee for providing this opportunity for further discussion.

**Growth Management Committee Minutes
1999 September 13**

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

The Committee discussed:

- the status of the existing Northeast OCP as the guiding policy framework for the consideration of any future individual development applications on their merits;
- the financial feasibility study implications and its timing relative to the overall process;
- the purpose of this Growth Management Committee session from the perspective of the Councillors and the CPAC members;
- the potential for "re-activation" of the proposed Northeast OCP through a similar bylaw proceeding through to another full Public Hearing process;
- the potential for Council to hold a further session or retreat to discuss the issues raised;
- the timing of the plan and development;
- the need for detailed mapping of all features;
- uncertainty regarding senior government environmental regulations;
- potential workable methods to finance development;
- information provided throughout the CPAC and Council decision-making process;
- bridge crossings of Coquitlam River;
- limited potential to apply for infrastructure grants in the absence of the proposed plan for urban development;
- potential approaches regarding sewage treatment problems;
- the status of the agreement for rapid transit service to Coquitlam; and
- the septic system approval process.

The Mayor and Councillors Hollington, Wilson and Thorne left the meeting.

**Item 501-3 Development Variance Permit Application 99 132733 DV to Facilitate
Construction of Two-Family Residential Townhouses on Block Parcel
8R at 3400 Plateau Boulevard**

The Committee recommends:

COUNCIL " That Council approve signing and sealing of Development Variance Permit
ACTION 99 132733 DV (3400 Plateau Boulevard) and the Mayor and City Clerk
 be authorized to execute this Development Variance Permit on behalf of
 the City of Coquitlam."

**Growth Management Committee Minutes
1999 September 13**

ITEM III - NEW BUSINESS cont'd/

**Item 501-4 Proposed Hampton Park Elementary School on Parcel 7B on
Westwood Plateau at 1760 Paddock Drive**

Emily Chu presented the drawings submitted and the comments of the Advisory Design Committee regarding the problems with the design's fit with the Westwood neighbourhood and the scale and massing of the project for elementary school children as well as receiving the attached letter from the project architect.

The Committee discussed potential solutions such as greater colour variation to break up the horizontality of the project. They also discussed the need for an important public facility like a school to fit with the character of the neighbourhood.

The Committee wishes to defer the matter for the School District and Design Committee chair to be invited to the next Growth Management Committee meeting to discuss the design solutions.

ITEM IV - OTHER BUSINESS

Nil

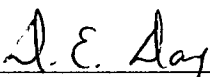
ITEM V - TABLED ITEMS

- T-1 Environmental Stewardship and Complete Communities: A Report on Municipal Environmental Initiatives in BC dated April 1999 by Eco-Research Chair of Environmental Law & Policy
- T-2 Design Committee Meeting Minutes - August 3, 1999
- T-3 Design Committee Meeting Minutes - August 17, 1999
- T-4 Subdivision Committee Meeting Minutes - August 4, 1999
- T-5 Subdivision Committee Meeting Minutes - August 17, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 9:35 p.m.

MINUTES CERTIFIED CORRECT



~~DEBORAH DAY~~
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, September 27, 1999 at 1:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor K. Becker

STAFF: N. Cook, City Manager
D. Day, General Manager Planning & Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF SEPTEMBER 13, 1999

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item 501-1 Proposed Hampton Park Elementary School on Parcel 7B on Westwood Plateau at 1760 Paddock Drive

Ken McLaren outlined the Design Review Covenant that affects the property in Westwood Plateau and assigns the City responsibility to consider the matter. Bill Low, representing School District #43, indicated that the District is affected by Provincial cost constraints and site limitations in trying to resolve the outstanding design questions relative to integration of the design with the neighbourhood.



Rest

**Growth Management Committee Minutes
1999 September 27**

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Bill Aichberger, representing the City's Design Committee, re-affirmed their concerns with the design's fit into the neighbourhood and the massing, scale and design of this school for elementary students, as advice to the Growth Management Committee.

Questioning ensued. Other elementary schools in Westwood Plateau that have met this Design Review Covenant requirement have different site characteristics and were built under different funding formulae. Bill Low estimated that reworking the design significantly would range in additional costs from \$400,000 to \$750,000.

Councillor Becker suggested that the Design Committee should take the next step to suggest design solutions working with the consultants. The design and detailing of the Pitt Meadows school was seen as more positive (attached). However, Bill Low pointed out that the District wants to build the same two school designs in Port Moody and Coquitlam with opening scheduled for Fall 2000, so they are under time pressure and have now received Port Moody Council's reluctant approval. Bill Low does not want to redesign the basic rectangular plan to include the more articulated Pitt Meadows' design solution since it is different from the Port Moody solution. Glen Whitely, as the District's Project Manager, reviewed the cost factors for tilt-up construction.

The Committee discussed the trade-offs involved regarding the provision of schools for local residents in their neighbourhoods. Councillor Becker appreciated the concerns raised by the Design Committee but felt that having the school proceed in a timely way was more important. Councillor Reid raised the possibility of redesign to incorporate other building elements with some articulation to relieve the long façade.

The Committee will forward this matter for further discussion by Council.

The Committee recommends:

COUNCIL

ACTION " That Council provide direction to staff and the Design Committee regarding the provisions of Design Review Covenant BH217427 registered against 1760 Paddock Drive."

Growth Management Committee Minutes
1999 September 27

ITEM III - NEW BUSINESS cont'd/

Item 501-2 Development Variance Permit Application 99 134690 DV – Deletion of Servicing Requirements in Relation to an Addition to Maple Creek Middle School at 3700 Lincoln Avenue

Ken McLaren provided the rationale for the requested servicing variance. Bill Low described the site in more detail. Staff will report further on methods to ensure that servicing requirements are met in the future prior to the consideration of the following recommendation.

The Committee recommends:

COUNCIL

ACTION "That Council approve signing and sealing of Development Variance Permit 99 134690 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item 501-3 Development Variance Permit Application 99 134622 DV – Variance to Setback Requirements for a Proposed Subdivision at 629 Thompson Avenue

Ken McLaren described the situation and proposed solution.

The Committee recommends:

COUNCIL

ACTION "That Council approve signing and sealing of Development Variance Permit 99 134622 DV (629 Thompson Avenue) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item 501-4 Final Adoption of Bylaw Nos. 3304 and 3305, 1999, and Authorization for issuance of a Development Permit and a Development Permit/Development Variance Permit Pertaining to a Proposed Expansion to the Coquitlam Centre Mall at 2929 Barnet Highway (99 119561 RZ)

Ken McLaren highlighted the proposed major shopping centre expansion, including the public amenities and streetscape features as well as parking in future and in the interim period during the construction phases.

**Growth Management Committee Minutes
1999 September 27**

ITEM III - NEW BUSINESS cont'd/

Item 501-4 cont'd/

The Committee discussed the parking stall sizes and the site servicing requirements.

The Committee recommends:

COUNCIL

- App'd
Res'ns #
1031-1035*
- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Land Use Contract Amendment Bylaw No. 3304, 1999;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3305, 1999;
3. That Council approve signing and sealing of Development Permit 99 119516A DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
4. That Council entertain any comments from interested parties on the variances proposed under Development Permit/Development Variance Permit 99 119516 DP/DVP;
5. That Council approve signing and sealing of Development Permit/Development Variance Permit 99 119516 DP/DVP and the Mayor and City Clerk be authorized to execute this Development Permit/Development Variance Permit on behalf of the City of Coquitlam."

ITEM IV - OTHER BUSINESS

Nil.

ITEM V - TABLED ITEMS

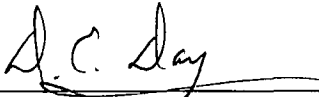
- T-1 Coquitlam Community Profiles Project
- T-2 Letter from TransLink dated September 22, 1999 re Lower Mainland Truck Freight Study
- T-3 Letter from Gerry Shinkewski dated September 14, 1999 re Resignation from Design Committee
- T-4 Design Committee Meeting Minutes – September 9, 1999
- T-5 Subdivision Committee Meeting Minutes – September 8, 1999

**Growth Management Committee Minutes
1999 September 27**

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:15 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN

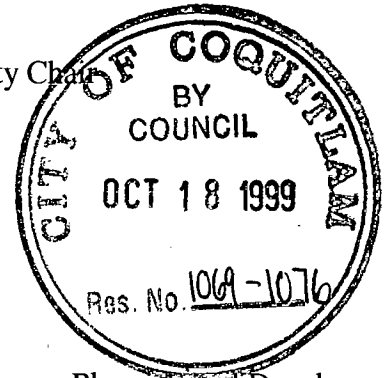


501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Tuesday, October 12, 1999 at 1:22 p.m. in Council Chambers, with the following persons present:

- COMMITTEE MEMBERS: Councillor M. Reid, Chair
 Councillor J. Stangier, Deputy Chair
 Councillor K. Becker
- ALSO: Councillor L. Hollington
 Councillor D. Thorne
- STAFF: N. Cook, City Manager
 W. Jones, City Clerk
 E. Chu, Acting General Manager Planning and Development
 K. McLaren, Development Planning Supervisor



ITEM I - MINUTES OF SEPTEMBER 27, 1999

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Proposed Hampton Park Elementary School on Parcel 7B on Westwood Plateau at 1760 Paddock Drive

The School Board delegation led by Bill Low displayed coloured renderings of the proposed identical school in Port Moody. A representative from the Ministry of Finance, Mr. Rory Munro, was in attendance. The Chair indicated she had made site visits to various concrete tilt-up structures which had inexpensive architectural features incorporated to relieve the rectangular block massing. She provided photographs of these buildings.

M

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

Mr. Munro indicated that the construction budget for Hampton Park is \$900/m² and that the Ministry is trying to fit as many projects as possible within the annual budget allocation. The Chair noted that this was a co-operative working session. She also noted for the record that four of the Design Committee members who had advised the Committee, had experience with school projects and a fifth member had worked on colleges/universities.

The project architect explained the rendering and elevation of the proposed school. He noted that the Design Committee had initially expressed concern over the scale of the two-storey building. This had prompted a later design emphasis on horizontal treatment to minimize the effect of the two-storey massing. The overall length of the building is approximately 240 feet. Discussion ensued on various design treatments to mitigate the rectangular mass of the building. The question was put to Mr. Munro whether brick treatment similar to the new Terry Fox high school could be funded.

Mr. Munro indicated that the Ministry is under budget constraints, but would take the lessons learned from this session to future projects. However, if the City wished to contribute some funds to improve the design, that could be considered.

The Committee deliberated the funding constraints, the fit into the neighbourhood character of the proposed school, the preference for design improvements, the need to break up the wall expanse in the middle portion of the building block, and the possible uses of reveals and colours.

The Committee requested that the rough rendering showing the building without the landscaping be brought to the next Council meeting for further consideration, along with suggestions for reveals, colours and enhanced front portico.

The Committee recommends:

**COUNCIL
ACTION**

" That Council provide direction to staff and the Design Committee regarding the provisions of Design Review Covenant BH217427 registered against 1760 Paddock Drive."

See Res'n
1070 & 1071

ITEM III - NEW BUSINESS cont'd/

Item 501-2 Authorization for Issuance of Development Permit 99 135034 DP for Additions to Maple Creek Middle School at 3700 Lincoln Avenue

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Permit 99 135034 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

see Res'n # 1072

Item 501-3 Development Variance Permit Application 99 134702 DV – Deletion of Servicing Requirements in Relation to Additions to Dr. Charles Best School at 2525 Como Lake Avenue

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 134702 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

App'd Res'n # 1073

Item 501-4 Development Variance Permit Application 99 133033 DV – Deletion of Servicing Requirements in Relation to an Addition to Maillard Middle School at 1300 Rochester Avenue

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 133033 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

see Res'n # 1074

Item 501-5 Five Percent Provision of Parkland Pursuant to Section 941 of the Municipal Act for the Proposed Subdivision at 901 Austin Avenue (99 129625 01 SD)

The Committee recommends:

COUNCIL ACTION " That Council require the owner of the proposed subdivision under file 99 129625 01 SD (901 Austin Avenue) to pay to the City an amount that equals five percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*."

App'd Res'n # 1075

ITEM III - NEW BUSINESS

Item 501-6 Conservation Permit No. 99 134776 CP - 11 Burbidge Street

The Committee recommends:

COUNCIL ACTION " That the Growth Management Committee recommend to Council the approval of of the Conservation Permit to allow for the removal of approximately 100m³ of excavated surplus native soils and the deposit of approximately 5,000m³ of crushed rock as part of a vibro-densification process within the proposed development site at 11 Burbidge Street as outlined on the attached site plan with the following conditions:

1. No disruption or excavation encroachment will be permitted into Burbidge Street, the City park access road allowance and the City park areas along the Fraser River without written approval from the Ministry of Environment, Lands and Parks as well as City Operations and Leisure and Parks Services Departments;
2. The applicants proceeding with the proposed earthworks at their own risk as no building permit or site development approvals have been issued. The applicants will be required to obtain any other necessary approvals and/or permits;
3. Golder Associates Ltd. to provide a Letter of Certification for all excavated soils, including monitoring and testing, to ensure meeting of all applicable Provincial criteria;
4. Golder Associates Ltd. to provide a Letter of Certification to ensure soils being deposited meet the applicable Provincial criteria;
5. All on-site works for building demolition, water, storm and sanitary servicing must be reviewed, inspected and approved by the Planning and Development Department;
6. Approval must be submitted from the Greater Vancouver Water District regarding the vibro-densification impact on the adjacent 1200mm water main;
7. Certificate of Compliance of the Remediation Report and approval of the proposed earthworks from the Ministry of Environment, Lands and Parks is required encompassing all previous assessed reports and recommendations;
8. Approval must be received from the Greater Vancouver Sewerage & Drainage District to discharge wastewater from the vibro-densification operation to the municipal sanitary sewer;
9. A signed and sealed letter of assurance of professional field review and compliance with the requirements of the Conservation Permit must be submitted to the City at completion of the permitted works."

*Appeal
Res'n # 1076*

ITEM IV - OTHER BUSINESS


ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes – September 21, 1999
- T-2 Subdivision Committee Meeting Minutes – September 16, 1999
- T-3 Subdivision Committee Meeting Minutes – September 21, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 3:07 p.m.

MINUTES CERTIFIED CORRECT



EMILY CHU
ACTING GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



501

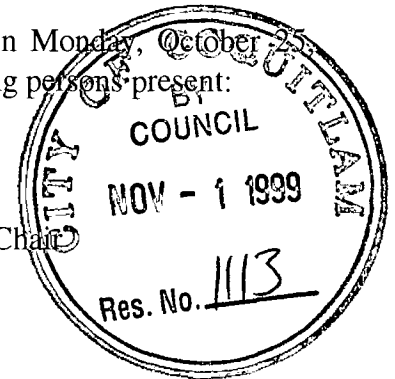
GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, October 25, 1999 at 1:00 p.m. in Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor M. Reid, Chair
Councillor J. Stangier, Deputy Chair
Councillor K. Becker

ALSO: Councillor D. Thorne

STAFF: N. Cook, City Manager
D. Day, General Manager Planning and Development
E. Chu, Manager Development Services
J. Pickering, Planner
K. McLaren, Development Planning Supervisor



ITEM I - MINUTES OF OCTOBER 12, 1999

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Further Consideration of Development Variance Permit Application 99 133033 DV – Variance to Servicing Requirements for Proposed Additions to Maillard Middle School at 1300 Rochester Avenue

The Committee discussed the perimeter servicing standards and related cost estimates. Due to the urgency, this has been forwarded to a Special Regular Council Meeting on October 25, 1999.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 133033 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

ML

ITEM III – NEW BUSINESS cont'd/

Item 501-2 Development Permit 99 135034 DP and Development Variance Permit 99 134690 DV for Maple Creek Middle School at 3700 Lincoln Avenue

The Committee discussed various approaches including a Solicitor's Letter of Undertaking, Letter of Comfort and a covenant on title.

The Committee preferred a Letter of Undertaking to ensure that the School District is committed to paying the cost of constructing a sidewalk on the Ozada Avenue extension and the needed fire hydrants once physical construction is complete.

Again this item has been forwarded to a Special Regular Council meeting on October 25, 1999.

The Committee recommends:

**COUNCIL
ACTION**

- " 1. That Council rescind Resolution 1029 passed October 04, 1999;
2. That Council amend Development Variance Permit 99 134690 DV to replace the requirement for a \$28,000.00 cash deposit for hydrants and sidewalks with a Letter of Undertaking from the Secretary Treasurer, School District No. 43, undertaking to pay to the City the actual construction cost of hydrants and sidewalks for the full frontage of the property on Ozada Avenue upon completion of physical construction of those works by others;
3. That Council approve Development Variance Permit 99 134690 DV as amended and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;
4. That Council approve signing and sealing of Development Permit 99 135034 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM III – NEW BUSINESS cont'd/

Item 501-3 Review of the Sign Control Bylaw – Issue Discussion

Jane Pickering introduced the Sign Control Bylaw review approach and Cindy Chan Piper, the consultant who has undertaken the review and formulated a series of policy recommendations. The Committee worked through the policy questions and gave the following directions:

Freestanding Signs (Illustration Attached)

- a. *Maximum Size (Double-Sided)* – The consultant recommended increases from the present standard and the Committee concurred, setting the 30m frontage maximum at 13.9m² and the 60m frontage maximum at 20m². The Committee also directed that the Bylaw should include a formula to allow more freestanding signs on longer frontages (e.g. 75 percent of total area for allocation to each sign). The Committee saw merits in allowing aggregate signage for multiple uses.
- b. *Maximum Height* – The Committee concurred in the consultant's recommendation that maximum sign height be proportional to roadway size.

Projecting Signs

The Committee accepts the concept of allowing projecting signs in Coquitlam, recognizing that encroachment agreements will be necessary when located above public property.

Banner Signs

The Committee accepts the allowance of banners that have words or logos on a time-limited basis.

Maximum Sign Area in C-3, C-4, SS-1 and SS-3 Zones

The Committee accepts a reduction of maximum signage area in the C-3 Medical Commercial and SS-1 Service Station Residential zones, where compatibility with low density residential uses is important. The Committee directed staff and the consultant to review SS-3 Service Station and C-4 Town Centre Commercial requirements as to the actual experience with signage in these zones and the need for signage, particularly with respect to the potential for signage allowances being proportional to building size and scale. It was pointed out by the consultant that Coquitlam's standard of 0.66m² of sign area per 1 lineal metre of building frontage is already very generous, being double that allowed by other municipalities.

ITEM III - NEW BUSINESS cont'd/

Item 501-3 cont'd/

Portable Signs

The Committee directed staff and the consultant to examine time-limited signage options for placement on private property (e.g. 30 days for special purpose). This review should consider both illuminated and non-illuminated temporary signage as well as other implications. The Committee expressed concerns with the use of public property by portable signs so this issue may need to be discussed further.

Sandwich Board Signs

The Committee directed staff and the consultant to consider the potential to differentiate areas such as the Town Centre from other areas and allow sandwich board signage in differing circumstances.

Due to the Special Regular Council meeting, the Committee asked that the remaining topics related to the Sign Control Bylaw be dealt with at the next Growth Management Committee meeting.

ITEM IV - OTHER BUSINESS

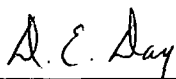
ITEM V - TABLED ITEMS

- T-1 Correspondence dated October 4, 1999, from Ministry of Social Development and Economic Security re *The Link*, an Affordable Housing Directory
- T-2 Design Committee Meeting Minutes – October 25, 1999
- T-3 Subdivision Committee Meeting Minutes – October 25, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:45 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



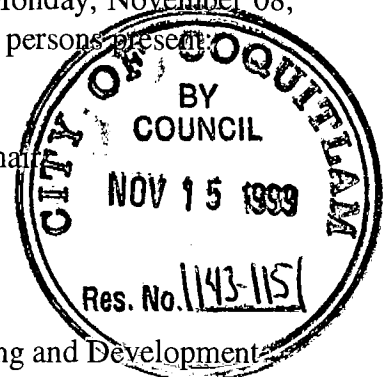
GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, November 08, 1999 at 1:00 p.m. in Council Committee Room, with the following persons present:

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

ALSO: Councillor L. Hollington

STAFF: N. Cook, City Manager
D. Day, General Manager Planning and Development
E. Chu, Manager Development Services
J. Pickering, Planner
K. McLaren, Development Planning Supervisor



ITEM I - MINUTES OF OCTOBER 12, 1999

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

Item 501-1 Preliminary Report on Application 98 125276 RZ by Jim and Gina Carpenter for Rezoning at 531 Cochrane Avenue and 528 Appian Way from RS-1 to RS-3 into Three One-Family Residential Lots

Jim Carpenter, the landowner, attended as a delegation to describe the proposed zoning change and housing arrangement. The Committee questioned the parking arrangement, neighbouring developments and perimeter servicing requirements.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3342, 1999;
2. That Bylaw No. 3342, 1999 and Application 98 125276 RZ be referred to Public Hearing."

Opp'd Res. 1144 & 1145

Roll 12.11.99

**Growth Management Committee Minutes
1999 November 08**

ITEM III - NEW BUSINESS

**Item 501-2 Application 99 134696 ST for Strata Title Conversion of Existing
7-Unit Townhouse Development at 322 Begin Street**

Ken McLaren described the existing townhouse cluster in Maillardville, which is proposed to be converted to strata title ownership. The Committee questioned the proponents, Garry and Carol Girdler, who indicated their intention to offer the first right to purchase to the tenants and the timing for this approval relative to some future rental marketplace as opposed to Council policies. Parking arrangements were also discussed as well as the unit sizes.

The Committee will take forward the staff recommendation without a recommendation from the Committee to Council:

**COUNCIL
ACTION**

" That Council consider whether as Approving Authority under Section 9 of the Condominium Act, to approve the proposed strata conversion of the existing 7-unit townhouse development at 322 Begin Street."

**Item 501-3 Preliminary Report on Application 99 135346 RZ by Townline
Ventures 30 Ltd. for Amendments to Southwest Coquitlam – Town
Centre Official Community Plan and Zoning Bylaw at 1000
Lougheed Highway for Service Commercial Complex**

Rick Ilich and Kyle Shury, the new project proponents, briefly introduced their proposal for a new commercial complex on Lougheed Highway. Ken McLaren described the project and the related applications to be considered, focussing on the servicing and environmental measures that are being undertaken to accommodate the project.

The Committee discussed the transportation improvements that are being required and agreed to by the proponents, particularly the re-instatement of a modified intersection on Lougheed Highway at Woolridge Street. The proponents indicated that underground parking would be costly and difficult to achieve. Councillor Hollington questioned the project design, due to the requested height variance to accommodate the roofline elements that respond to the Maillardville Design Guidelines, as well as the senior environmental agencies' requirements for habitat compensation and other measures.

*Agreed
Keston # 1146*

**Growth Management Committee Minutes
1999 November 08**

ITEM III - NEW BUSINESS cont'd/

Item 501-3 cont'd/

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3339, 1999;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3340, 1999;
3. That Bylaw Nos. 3339 and 3340, 1999 and application 98 135346 RZ be referred to Public Hearing."

Appl
Res # 1147, 1148
& 1149

Item 501-4 **Authorization for Issuance of Development Permit 97 104939 DP for the Redevelopment of the Petro-Canada Gas Station at 831 Brunette Avenue**

The Committee discussed the history of the site as a service station operation. In a policy sense, the site lies outside the boundaries of the Maillardville OCP and its related guidelines; however, the service station design has responded through a modified roofline and a granite base to the building and a sign as well as a matching wall and some upgrading of pavers and landscaping.

The Committee recommends:

- COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 97 104939 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Appl
Res # 1150

Item 501-5 **Continuation of Review of the Sign Control Bylaw – Issue Discussion**

Cindy Chan Piper, the consultant undertaking the content review of the Sign Control Bylaw, was in attendance. The Committee reviewed their directions regarding the portable illuminated and non-illuminated signs on both private and public land, recognizing that it would be necessary to deal with the problem of damage to landscaping on both public and private land as well as addressing sight-line and other safety issues.

Time-Limited Signs

The Committee was open to the possibility of a two-tier system whereby such signage would be allowed three times a year for a duration of 30 days or 10 days with a difference in fees based on the permit duration.

**Growth Management Committee Minutes
1999 November 08**

ITEM III - NEW BUSINESS cont'd/

Item 501-5 cont'd/

Vehicle Signs

The Committee agrees with the prohibition and discussed possible solutions to this complex problem, not just on public roadways but also on private property. This aspect will require a clear statement of intent in the Bylaw as well as the enforcement implications. The concept of decreasing the amount of permanent signage allowed on the business site as a penalty should be considered further.

Murals

The Committee felt this issue could be dealt with in the second phase of the study due to its complexity, rather than holding up the first phase of the bylaw proceeding.

Bench Signs

The intention is to accommodate advertising on transit benches only, not elsewhere.

Height Limits for Supporting Structure for Signs

The Committee supported the concept of limiting the height of supporting structures, with flexibility for exceptional cases available through a Development Variance Permit application.

Permit Approval Process

Inclusion of a signage concept at the initial design and application stage is seen as positive, recognizing that subsequently more detailed individual applications could be made and variations considered. Staff need to report further on the idea of signage related to development and subdivision projects. The consultant will discuss these processing matters further. The Committee wants to reinforce the need for effective signage regulation with improved usability and "friendliness" for business.

The Committee recommends:

**COUNCIL
ACTION**

" That Council provide the following direction on items contained within the Sign Control Bylaw:

Hand
Res # 1151

**Growth Management Committee Minutes
1999 November 08**

ITEM III - NEW BUSINESS cont'd/

Item 501-5 cont'd/

Freestanding Signs –

- that the size of a freestanding sign be increased to a maximum of 13.9m² for a property with 30m frontage and a maximum of 20m² for a property with 60m frontage;
- that a formula be created to allow additional freestanding signs on longer frontages and that aggregate signage for multiple users be permitted;
- that the maximum height of a freestanding sign be proportional to the roadway size.

Projecting Signs – that projecting signs be permitted as a sign type and that procedures to apply encroachment agreements over public land be established.

Banner Signs – that banner signs which contain words or logos be permitted only on a time-limited basis.

Maximum Sign Area in C-3, C-4, SS-1 and SS-3 Zones – that the maximum signage area in the C-3 Medical Commercial zone and SS-1 Service Station Residential zone be reduced from 0.66m² per lineal metre of frontage to 0.33m² per lineal metre of frontage to be compatible with other zones and that staff further review the requirements for the C-4 Town Centre Commercial zone and SS-3 Service Station Repair zone.

Portable Signs – that both illuminated and non-illuminated portable signs be permitted on public and private property and that provisions be made to address safety issues and damage that may result to existing landscaping.

Sandwich Board Signs - that sandwich board signs be permitted as a sign type and that procedures to apply encroachment agreements over public land be established.

Time-limited Signs – that time-limited signs be permitted for either 10 or 30 days; that each property be allowed 3 signs per year; and that fees reflect the differing time limits.

Vehicle Signs – that vehicle signs will continue to not be permitted on either public or private property and that appropriate enforcement procedures be further examined.

Murals – that murals not be addressed in the Sign Control Bylaw at this time but that they be reviewed at a later date.

Bench Signs – that bench signs only be permitted on transit benches.

Height Limits for Supporting Structure for Signs – that the maximum height of a sign also include the structure which supports it.

Permit Approval Process – that the requirement to provide a signage concept plan with a development proposal be included at the application stage."

**Growth Management Committee Minutes
1999 November 08**

ITEM IV - OTHER BUSINESS

Nil.

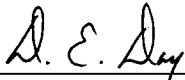
ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes – October 19, 1999
- T-2 Design Committee Meeting Minutes – November 02, 1999
- T-3 Subdivision Committee Meeting Minutes – October 19, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 3:00 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN



GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, December 13, 1999 at 12:00 noon in the Council Committee Room, with the following persons present:

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

ALSO: Councillor D. Chu
Councillor M. Wilson

STAFF: N. Cook, City Manager
D. Day, General Manager Planning and Development
E. Chu, Manager Development Services
K. McLaren, Development Planning Supervisor

ITEM I - MINUTES OF NOVEMBER 08, 1999

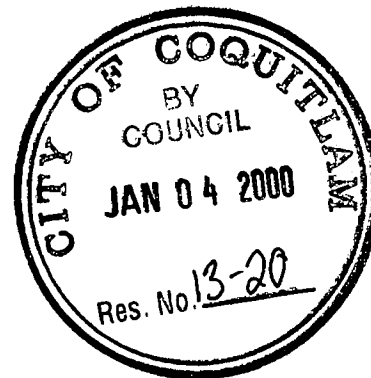
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ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Preliminary Report on Application 99 135711 RZ by Townline Ventures 18 Ltd. for Rezoning from M-1 to CS-1 and Amendment to Southwest Coquitlam – Town Centre Official Community Plan at 101 Schoolhouse Street for a Service Commercial Complex



Ken McLaren provided an overview of the proposed service commercial land use policy change and the project design. He reviewed the project's consistency with Council's policy directions related to the Schoolhouse Street Industrial Study with respect to land use and related transportation arrangements.

Mr. Rick Illich and Mr. Kyle Shury attended as a delegation regarding the proposal.

Mh

**Growth Management Committee Minutes
1999 December 13**

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

The Committee discussed:

- traffic impact study findings related to the project's access and egress as well as related to left-turn movements on Schoolhouse Street in the vicinity of the site;
- major tenants anticipated include a large bookstore and a fast food outlet;
- need to ensure that conditions are put in place to ensure access is workable in both the short- and long-term;
- process for transportation referrals with Lougheed Highway as part of the Major Road Network and the Trans Canada Highway which remains a MOTH responsibility;
- site servicing requirements, timing of construction, plus drainage, water and environmental quality considerations and processes.
- Development Variance Permit limits on extent of height relaxations;
- potential for requiring oil/water separators on major roadways.

The Committee recommends:

COUNCIL ACTION

1. That Council give first reading to City of Coquitlam Southwest Coquitlam – Town Centre Official Community Plan Amendment Bylaw No. 3348, 2000;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3349, 2000;
3. That Bylaw Nos. 3348 and 3349, 2000, and application 99 135711 RZ be referred to Public Hearing."

Item 501-2 Application 99 135928 ST for Strata Title Conversion of Existing Duplex at 2029-2031 Monterey Avenue

Mrs. Gatto, owner of the Monterey Avenue property, attended as a delegation. Ken McLaren outlined the proposed strata conversion for the duplex, which is supported by staff.

The Committee recommends:

COUNCIL ACTION

- " That Council, as Approving Authority under Section 9 of the Condominium Act, approve the proposed strata conversion of the existing duplex at 2029-2031 Monterey Avenue, subject to the owner completing all outstanding plumbing and gas items and obtaining an occupancy permit, to the satisfaction of the Development Services Division of the Planning and Development Department (99 135928 ST)."

**Growth Management Committee Minutes
1999 December 13**

ITEM III - NEW BUSINESS cont'd/

**Item 501-3 Authorization for Issuance of Development Variance Permit 99
136059 DV for Existing Canopy for the Petro-Canada Gas Station at
948 Austin Avenue**

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit 99 136059 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Appl
Res # 18*

**Item 501-4 Authorization for Issuance of Development Variance Permit
Amendment 99 133056 AM – Proposed Mezzanine Addition for
Coquitlam Brewers at 2922 Glen Drive**

Ken McLaren outlined the proposed minor addition and the history of past parking variances related to the uses on the site.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance Permit Amendment 99 133056 AM and the Mayor and City Clerk be authorized to execute the Development Variance Permit Amendment on behalf of the City of Coquitlam."

*Appl
Res # 19*

**Item 501-5 Authorization for Issuance of a Development Variance Permit
99 135281 DV – Deferred Servicing in Relation to Alterations and
Additions to Neighbourhood Pub at 935 Brunette Avenue**

Ken McLaren explained the history of servicing requirements related to this commercial site.

The Committee recommends:

COUNCIL ACTION " That Council approve signing and sealing of Development Variance 99 135281 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Appl
Res # 20*

**Growth Management Committee Minutes
1999 December 13**

ITEM IV - OTHER BUSINESS

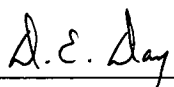
ITEM V - TABLED ITEMS

- T-1 Memo dated December 7, 1999 from Rob Innes re. City of Port Moody Draft Official Community Plan October 1999 – Preliminary Review and Comment
- T-2 Monthly Report on Planning and Development Activity
- T-3 Design Committee Meeting Minutes -- November 16, 1999
- T-3 Design Committee Meeting Minutes – November 30, 1999
- T-4 Subdivision Committee Meeting Minutes – November 02, 1999
- T-5 Subdivision Committee Meeting Minutes – November 16, 1999

ITEM VI - ADJOURNMENT

The meeting adjourned at 1:15 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY
GENERAL MANAGER
PLANNING AND DEVELOPMENT

CHAIRMAN