

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, January 5, 2000, in Committee Room 339.1, with the following persons present:

Emily Chu	-	Manager Development Services
Mike Nihls	-	Manager Parks and Environmental Services
Dave Palidwor	-	Parks Design and Development Supervisor
Jin Fan	-	Traffic Technologist
Jason Cordoni	-	Supervisor, Development Servicing
Tom Hawkins	-	Planning Technician

99 136838 SD

**WESBILD HOLDINGS LTD.
3251 PLATEAU BOULEVARD
LOT K, SEC. 23, TWP. 39, NWD, PLAN LMP 17172**

The Subdivision Committee finds the proposed subdivision shown on sketch 99 136838 SD technically feasible, subject to Council's approval of RS-5 and P-3 zoning.

99 136839 SB

**WESBILD HOLDINGS LTD.
3251 PLATEAU BOULEVARD
LOT , SEC. 23, TWP. 39, NWD, PLAN LMP**

The Subdivision Committee finds the proposed bare land strata subdivision shown on sketch 99 136839 SB technically feasible, subject to Council's approval of RS-5 zoning.

99 136862 SD

**DANIEL AND JANICE BRADLEY
840 PROSPECT STREET
LOT 36, D.L. 370, SEC. 36, PLAN 22705**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 99 136862 SD, subject to the following:

99 136862 SD cont'd/

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of any outstanding works on Prospect Street and Bowman Avenue, to the standards of the Subdivision Control Bylaw No. 2038, noting that cash payment for the future construction of sidewalks will be required;
 - (b) physical construction of a water, sanitary and storm sewer connection to the newly created lot;
 - (c) registration in the Land Title Office of any necessary rights-of-way or easements;
2. The applicant to provide an arborist's report accompanied by a tree survey, which identifies all trees which are suitable for retention. The report must be prepared by a certified arborist and outline measures to ensure tree retention, i.e. protective fencing and suggested protection zones, to the satisfaction of the Leisure and Parks Services Department;
3. Registration in the Land Title Office of a restrictive covenant to include the aforementioned arborist's report and provision for installation of protective fencing prior to any site works being carried out, including site servicing, existing house removal and new house construction taking place;
4. The applicant submitting a refundable security in the amount of \$5,000.00, to ensure compliance with the terms of the arborist's report, to be returned upon completion of house construction, to the satisfaction of the Leisure and Parks Services Department;
5. Registration in the Land Title Office of a restrictive covenant to ensure the following:
 - (a) prohibit all house construction to a maximum of 2 storeys, in keeping with the neighbourhood, noting that a basement may be permitted provided it is located fully below finished grade;

99 136862 SD cont'd/

- (b) prohibiting vehicular access to Bowman Avenue for the proposed southern lot, noting that access to this lot will be from Prospect Street only;
 - (c) a minimum 11 metre setback to be established along the north side of proposed Lot A and the south side of proposed Lot B, noting that for the purposes of siting, the property line adjacent to Prospect Street shall be considered the front lot line;
6. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City;
 7. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
 8. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
 9. Payment of any current, delinquent and outstanding taxes, prior to final approval.

99 136925 SD

**WESBILD HOLDINGS LTD.
3062 PLATEAU BOULEVARD
LOT 1, SEC. 14, TWP. 39, NWD, PLAN LMP 18671**

The Subdivision Committee deferred the proposed subdivision shown sketch 99 136925 SD, for the following:

1. The applicant to submit a site servicing concept in conjunction with a detailed lot grading plan, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
2. Comments from the Leisure and Parks Services Department regarding the existing and proposed walkway system.

CITY OF

C O Q U I T L A M



SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, January 19, 2000, in Committee Room 339.1, with the following persons present:

- Emily Chu - Manager Development Services
- Dave Palidwor - Parks Design and Development Supervisor
- Jin Fan - Traffic Technologist
- Jason Cordoni - Supervisor, Development Servicing
- Tom Hawkins - Planning Technician

**00 101051 SB WESBILD HOLDINGS LTD.
3252 CHARTWELL GREEN
LOT , SEC. 23, TWP. 39, NWD, LMP**

The Subdivision Committee finds the proposed bare land strata subdivision shown on sketch 00 101051 SB technically feasible, subject to Council's approval of RS-5 zoning.

**00 101052 SB WESBILD HOLDINGS LTD.
3181 PLATEAU BOULEVARD
LOT , SEC. 23, TWP. 39, NWD, LMP**

The Subdivision Committee finds the proposed bare land strata subdivision shown on sketch 00 101052 SB technically feasible, subject to Council's approval of RS-5 zoning.

**99 136838 01 SD WESBILD HOLDINGS LTD.
3251 AND 3181 PLATEAU BOULEVARD
LOTS K AND F, SEC. 23, TWP. 39, NWD, PLAN LMP 17172**

The Subdivision Committee finds the proposed subdivision shown on sketch 99 136838 01 SD technically feasible, subject to Council's approval of RS-5 and P-3 zoning.

99 136925 SD

**WESBILD HOLDINGS LTD.
3062 PLATEAU BOULEVARD
LOT 1, SEC. 14, TWP. 39, NWD, PLAN LMP 18671**

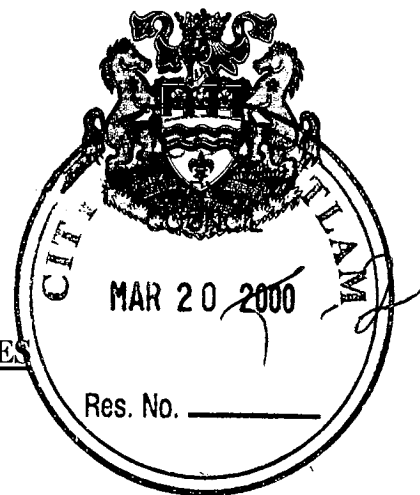
The Subdivision Committee finds the proposed subdivision shown on sketch 99 136925 SD technically feasible, subject to Council's approval of an Official Community Plan Amendment to redesignate the site to One-Family Compact Residential and rezoning to RS-4.

The Committee notes the following information will be required from the applicant prior to consideration of preliminary approval:

1. A plan showing existing and proposed lot corner elevations;
2. A plan showing detailed retaining wall location, height and required drainage, for the entire parcel noting that the applicant should incorporate terracing of the retaining walls to reduce the overall height;
3. A geotechnical review of all existing and proposed slopes and retaining walls to the satisfaction of the Development Servicing Section of the Planning and Development Department;
4. A detailed site servicing plan including profiles and cross sections of sub-surface and surface work;
5. The applicant to complete a video and field inspection and possible upgrades of the existing private gravity sanitary system within Strata Plan LMS 1632 to the south, to the satisfaction of the Operations Department, noting the field inspections shall be co-ordinated with Operations staff;
6. All legal issues relating to the City's acceptance of the use of the existing gravity sanitary sewer to the south shall be to the satisfaction of the City Solicitor.

CITY OF _____

C O Q U I T L A M



SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 11:00 a.m. on Wednesday, February 9, 2000, in Committee Room 339, with the following persons present:

- | | | |
|---------------|---|--|
| Mike Nihls | - | Manager Parks and Environmental Services |
| Emily Chu | - | Manager Development Services |
| Jin Fan | - | Traffic Technologist |
| Jason Cordoni | - | Supervisor, Development Servicing |
| Tom Hawkins | - | Planning Technician |

**99 131179 SD WESTWOOD MALL SHOPPING CENTRE LIMITED/
CITY OF COQUITLAM
3000 AND 3064 LOUGHEED HIGHWAY
PARCEL "1" (EXPLANATORY PLAN 15308), BLOCK "N"
D.L. 381, GRP. 1, NWD, PLAN 16658 AND LOT 60, D.L. 381,
GRP. 1, NWD, PLAN 48694**

The Subdivision Committee finds the proposed plan to establish final site configuration shown on sketch 99 131179 SD technically feasible, noting that the proposed dedication at the corner of Lougheed Highway and Westwood Street may require additional dedication/right-of-way upon submission of detailed civil engineering design drawings by the applicant.

**99 136862 SD DANIEL AND JANICE BRADLEY
840 PROSPECT STREET
LOT 36, D.L. 370, SEC. 36, PLAN 22705**

The Subdivision Committee, after receiving a request from the applicant to modify setback restrictions established by the Subdivision Committee at their meeting of January 5, 2000, recommends that the Approving Officer re-approve this proposed subdivision shown on sketch 99 136862 SD, subject to the following:

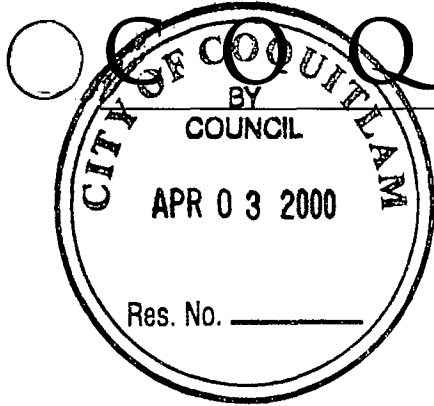
99 136862 SD cont'd/

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of any outstanding works on Prospect Street and Bowman Avenue, to the standards of the Subdivision Control Bylaw No. 2038, noting that cash payment for the future construction of sidewalks will be required;
 - (b) physical construction of a water, sanitary and storm sewer connection to the newly created lot;
 - (c) registration in the Land Title Office of any necessary rights-of-way or easements;
2. The applicant to provide an arborist's report accompanied by a tree survey, which identifies all trees which are suitable for retention. The report must be prepared by a certified arborist and outline measures to ensure tree retention including all trees located on the City boulevard, i.e. protective fencing and suggested protection zones, to the satisfaction of the Leisure and Parks Services Department;
3. Registration in the Land Title Office of a restrictive covenant to include the aforementioned arborist's report and provision for installation of protective fencing prior to any site works being carried out, including site servicing, existing house removal and new house construction taking place;
4. The applicant submitting a refundable security in the amount of \$5,000.00, to ensure compliance with the terms of the arborist's report, to be returned upon completion of house construction, to the satisfaction of the Leisure and Parks Services Department;
5. Registration in the Land Title Office of a restrictive covenant to ensure the following:
 - (a) prohibit all house construction to a maximum of 2 storeys, in keeping with the neighbourhood, noting that a basement may be permitted provided it is located fully below finished grade;
 - (b) prohibiting vehicular access to Bowman Avenue for the proposed southern lot, noting that access to this lot will be from Prospect Street only;

99 136862 SD cont'd/

- (c) a minimum 9 metre setback to be established along the north side of proposed Lot A and a minimum 11 metre setback to the south side of proposed Lot B, noting that for the purposes of siting, the property line adjacent to Prospect Street shall be considered the front lot line. In addition, the proposed dwelling on the northern lot shall be limited to one storey in height along the north elevation, noting that balconies or roof decks are not permitted;
6. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City;
7. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
8. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
9. Payment of any current, delinquent and outstanding taxes, prior to final approval.

CITY OF



COQUITLAM



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SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 11:00 a.m. on Tuesday, February 22, 2000, in the Planning and Development Committee Room, with the following persons present:

- Mike Nihls - Manager Parks and Environmental Services
- Jason Cordoni - Supervisor, Development Servicing
- Emily Chu - Manager Development Services
- Tom Hawkins - Planning Technician

**99 128344 02 SD DEAN TURNER
602 LINTON STREET
PARCEL A (EXP PL 19067) LOT 6, D.L. 358, GRP 1, NWD,
PLAN 1565**

The Subdivision Committee, after receiving comments from the Leisure and Parks Services Department on the tree assessment report prepared by Michael Mills of DMG Landscape Architects dated December 24, 1999, recommends that the Approving Officer not require tree retention as a condition of this proposed subdivision. The Committee therefore recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 128344 02 SD, subject to the following revised conditions:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - (a) construction of Ascot Street, Lemax Avenue, Linton Street and the lane, to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) construction of water, sanitary and storm sewer connections to each newly created lot;
 - (c) registration in the Land Title Office of any necessary easements and/or rights-of-way, noting that the proposed lane will be located within a statutory right-of-way in favour of the City;

99 128344 02 SD cont'd/

2. Payment of Development Cost Charge in the amount of \$25,500.00 (Transportation Charge - \$15,600.00; Parkland Acquisition Charge - \$8,100.00; Parkland Improvement Charge - \$1,800.00), prior to final approval;
3. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge for the two new lots to be created in the amount of \$3,462.00, prior to final approval;
4. Registration in the Land Title Office of a restrictive covenant to provide for the following:
 - (a) prohibit direct vehicular access to Lemax Avenue for proposed Lots 2 and 3 and restricting access to those lots to the lane;
 - (b) provision of a 1.8 metre setback from the proposed lane right-of-way to establish the siting of new homes on proposed Lots 2 and 3;
5. Payment of any current, delinquent or outstanding taxes prior to final approval."

The Committee encourages the applicant to plant additional trees with the development of the subdivision, in lieu of the existing trees to be removed.

00 137501 SD

**SCHOOLHOUSE HOLDINGS LTD.
TOWNLINE VENTURES LTD.
101 SCHOOLHOUSE STREET
LOT 111, D.L. 61, GRP. 1, NWD, PLAN 52478, EXP. PL. 63067**

The Subdivision Committee recommends that the Approving Officer approve the proposed plan to establish final site configuration shown on sketch 00 137501 SD, subject to the registration in the Land Title Office of a 3.5 metre wide statutory right-of-way along Schoolhouse Street to provide for future widening.

00 137527 SD

**CANADA SAFEWAY LIMITED
BURQUITLAM BUILDING LIMITED
552 AND 580 CLARKE ROAD
LOT 227, EXCEPT PART ROAD ON PLAN 73384, PLAN 53512,
AND A PORTION OF PARCEL 1, REF. PLAN 59346, ALL IN D.L.
9, GRP. 1, NWD**

The Subdivision Committee deferred the proposed subdivision sketch 00 137527 SD for the following:

Subdivision Committee Meeting Minutes
2000 February 22

00 137527 SD

1. Comments from the Community Planning Division of the Planning and Development Department;
2. Comments from the Development Servicing Section of the Planning and Development Department in relation to existing and future off-site servicing requirements;
3. Staff to determine whether the existing buildings to remain will conform to the City of Coquitlam Zoning Bylaw in relation to parking, lot coverage, gross floor area, etc. on the proposed smaller lot.

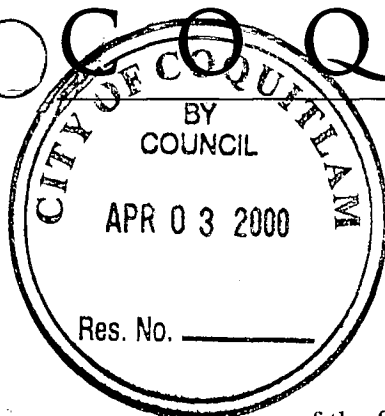
The Committee notes that the applicant will be required to apply for and secure a development permit from Council to authorize the proposed subdivision.

CITY OF _____



T-3

COQUITLAM



SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 07, 2000, in the Planning and Development Committee Room 356, with the following persons present:

Emily Chu	-	Manager Development Services
Jason Cordoni	-	Supervisor Development Servicing
Mike Nihls	-	Manager Parks and Environmental Services
Tom Hawkins	-	Planning Technician

00 137779 SD

**BELVEDERE CARE CENTRE INC.
739 ALDERSON AVENUE
WEST ½ OF LOT 41 EXCEPT PART
SHOWN ON PLAN 14058 DL 1 & 3 NWD PLAN 874**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 137779 SD, for the following:

1. Comments from the Transportation Planning Section of the Planning and Development Department, in relation to proposed and potential site accesses;
2. Comments from the Development Servicing Section of the Planning and Development Department, in relation to existing and future off-site servicing requirements;
3. The applicant to provide an arborist report accompanied by a tree survey, which identifies all trees which are suitable for retention, in particular the existing row of mixed species trees along the west property line, several large conifers along the north portion of the property and several western dogwood and cherry trees located on the Delestre Avenue road allowance. The report must be prepared by a certified arborist and outline measures to ensure tree retention, including all trees located on the City boulevard, i.e. protective fencing and suggested protection zones, to the satisfaction of the Leisure & Parks Services Department.

**99 129625 01 SD BOFFO BROS. CONSTRUCTION LTD.
901 AUSTIN AVENUE
WEST ½ OF LOT 5 DL 355 GP 1 NWD PLAN 1298**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 129625 01 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Austin Avenue, the new internal road and completion of the existing north/south lane to the standards of the Subdivision Control Bylaw No. 2038, noting a sidewalk will be required on both sides of the new internal road;
 - b) cash payment for the future construction of the east/west lane alignment, noting that both ends of the lane shall be constructed with a hammerhead turnaround to be connected with a pedestrian walkway, constructed to a natural standard, to the satisfaction of the Leisure & Parks Services Department;
 - c) physical construction of an interim 8 metre radius cul-de-sac bulb to the satisfaction of the Development Servicing Section of the Planning and Development Department;
 - d) registration in the Land Title Office of any necessary easements and/or rights-of-way;
2. Registration in the Land Title Office of a 4.0 metre wide statutory right-of-way on the future lot located on the west side of the internal road, to the satisfaction of the Planning and Development Department;
3. Registration in the Land Title Office of a 3.5 metre statutory right-of-way along Austin Avenue to provide for future widening, to the satisfaction of the Planning and Development Department;
4. Registration in the Land Title Office of a restrictive covenant to prohibit access to Austin Avenue;

99 129625 01 SD cont'd/

5. The applicant providing an update to the July 15, 1999, arboricultural assessment report prepared by DMG Landscape Architects, to the satisfaction of the Leisure & Parks Services Department. The updated arboricultural assessment report should specifically address the following items:
 - a) clearly identify trees or stands of trees which are recommended as suitable for retention;
 - b) specific tree protection measures and specifications relating to the revised road layout, building envelopes, lane construction and grading;
 - c) establishment of tree retention boundaries to form part of a restrictive covenant to ensure tree retention;
 - d) on-site inspections and monitoring to be undertaken by the arborist and reports, as required, to be submitted to the City Urban Forestry Technician;
6. The applicant submitting a refundable security in the amount of \$30,000.00 to ensure compliance with the terms of the arborist report, to be returned upon completion of house construction, to the satisfaction of the Leisure & Parks Services Department;
7. Registration in the Land Title Office of a restrictive covenant to include the updated arborist report and the provision for the installation of protective fencing prior to any site works being carried out, including existing house removal, noting that no trees shall be removed until the updated arborist report has been accepted by the City and all protective fencing have been installed;
8. The removal of all buildings and structures prior to final approval, with the applicant securing a demolition permit from the City;
9. The applicant submitting a detailed lot grading plan to the satisfaction of the Development Servicing Section of the Planning and Development Department;
10. The applicant installing street trees along the new internal road or front yards in a location acceptable to the Leisure & Parks Services Department. The Committee notes that the Leisure & Parks Services staff will provide the applicant with the recommended species, size and spacing of the street trees;
11. The applicant providing a report prepared by a professional engineer with experience in geotechnical engineering, investigating subsurface soil conditions in relation to site development i.e. road and house construction, to the satisfaction of the Development Servicing Section of the Planning and Development Department;

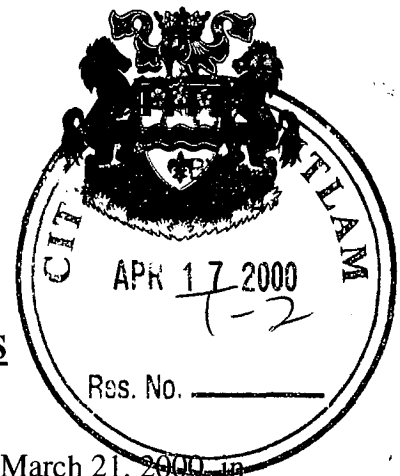
Subdivision Committee Meeting Minutes
2000 March 07

99 129625 01 SD cont'd/

12. Payment of the five percent cash-in-lieu provision of Section 941 of the *Municipal Act* in the amount of \$66,000.00, as required by Council;
13. Payment of Development Cost Charges in the amount of \$127,500.00 (Transportation Charge - \$78,000.00; Parkland Acquisition Charge - \$40,500.00; Parkland Improvement Charge - \$9,000.00) prior to final approval;
14. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge for the ten additional lots to be created in the amount of \$17,310.00, prior to final approval;
15. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

CITY OF

C O Q U I T L A M



SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 21, 2000, in Meeting Room 339, with the following persons present:

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|---------------|---|---|
| Emily Chu | - | Manager Development Services |
| Jason Cordoni | - | Supervisor Development Servicing |
| Dave Palidwor | - | Parks Design and Development Supervisor |
| Tom Hawkins | - | Planning Technician |

99 120949 SD

**ACTIVE DEVELOPMENTS LTD.
615 THOMPSON AVENUE
LOT 2 DISTRICT LOT 106 GROUP 1 NWD PLAN 19670**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 120949 SD, subject to the following:

1. The applicant securing the necessary rights-of-way from the adjacent property at 617 Thompson Avenue to provide for the westward extension of Nicola Avenue to the standards of the Subdivision Control Bylaw No. 2038, or alternatively the applicant registering in the Land Title Office a restrictive covenant to defer the construction of Nicola Avenue to the satisfaction of the Approving Officer and the City Solicitor. The covenant would restrict the following:
 - a) no building on the northern lot;
 - b) no separate sale of this lot until such time as Nicola Avenue has been constructed and the lot fully serviced to City standards at the owner's expense;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Nicola Avenue, to the standards of the Subdivision Control Bylaw No. 2038, noting that if the applicant chooses to defer the construction of Nicola Avenue referred to in No. 1 above, a performance bond to ensure future construction will be required;

99 120949 SD cont'd/

- b) physical construction of Thompson Avenue to the standards of the Subdivision Control Bylaw No. 2038 and installation of the sanitary sewer line within the southern lot, prior to the Approving Officer signing the subdivision plan;
 - c) physical construction of water, sanitary and storm sewer services, prior to final approval;
 - d) registration in the Land Title Office of any necessary rights-of-way and/or easements;
3. Payment of Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00) prior to final approval;
 4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00 for the additional lot to be created, prior to final approval;
 5. Payment of any current, delinquent and estimated 2000 taxes prior to final approval.

99 136925 SD

**DOUBLE ALPHA HOLDING CORPORATION
3062 PLATEAU BOULEVARD
LOT 1 SECTION 14 TOWNSHIP 39 LMP 18671 EXCEPT PART
SUBDIVIDED BY LMP 14321**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 99 136925 SD, subject to the following:

1. Council approval of RS-4 zoning;
2. The requirements of the Subdivision Control Bylaw No. 2038, including the following:
 - a) physical construction of the new internal road and eastern walkway to the standards of the Subdivision Control Bylaw No. 2038;

- b) construction of water, storm and sanitary sewer connections to the newly created lots, noting MOE approval is required for the proposed permanent storm outfall;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way;
3. The owner to complete all necessary upgrades and repairs to the existing private sanitary sewer system to the south, as outlined in the City's March 10, 2000 correspondence to Wesbild, to the satisfaction of the Operations Department;
 4. The owner to grant a licence to the City in relation to existing easement BJ150992 for sanitary sewer purposes, to the satisfaction of the City Solicitor;
 5. Registration in the Land Title Office of a statutory right-of-way in favour of BC Gas over proposed Lots 30 to 35, prior to final approval;
 6. Registration in the Land Title Office of a restrictive covenant over proposed Lots 30 to 35, to restrict the following:
 - no direct access to the south along Plateau Crescent;
 - no buildings and structures within 25m of the south property line;
 - all homes to be oriented towards the new internal road;
 7. The applicant submitting a lot grading plan showing details for all proposed retaining walls including location, height and required drainage, noting that the applicant should incorporate terracing of the retaining walls to reduce the overall height;
 8. The applicant providing a geotechnical review of all existing and proposed slopes and existing retaining walls to the satisfaction of the Development Servicing Section of the Planning and Development Department;
 9. The applicant submitting a detailed landscape plan for the south half of proposed Lots 30 to 35, 39 and the sloped portion of road allowance immediately adjacent proposed Lots 37 and 38, noting that the applicant will be responsible for posting a security to ensure this landscaping is installed;

Subdivision Committee Meeting Minutes
2000 March 21

99 136925 SD cont'd/

10. Completion of a pedestrian access trail, landscaping and perimeter fencing around proposed Lot 39, to be transferred to the City, to the satisfaction of the Leisure & Parks Services and Operations Departments;
11. Registration in the Land Title Office of a statutory right-of-way in favour of the City over proposed Lot 39 for pedestrian access and utility purposes;
12. The applicant verifying the status of the existing retaining wall and lawn basin at the rear of proposed Lot 18, to the satisfaction of the Development Servicing Section of the Planning and Development Department, noting easements may be required;
13. Council direction as to whether the 5 percent dedication or cash-in-lieu provisions of parkland pursuant to Section 941 of the *Municipal Act* is required;
14. Payment of the Greater Vancouver Sewer & Drainage District Development Cost Charges in the amount of \$64,047.00, prior to final approval;
15. Payment of any current, delinquent and estimated 2000 taxes prior to final approval.

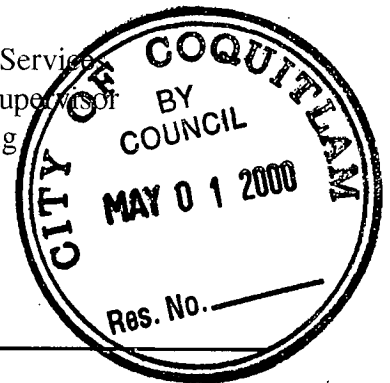


T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 4, 2000, in Meeting Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Mike Nihls - Manager Parks & Environmental Services
- Dave Palidwor - Parks Design and Development Supervisor
- Jason Cordoni - Supervisor Development Servicing
- Tom Hawkins - Planning Technician



**96 101305 ST PACIFIC LANDVIEW DEVELOPMENTS LTD.
 1185 PACIFIC STREET
 LOT B, D.L. 386, GROUP 1, NWD, LMP 30031**

The Subdivision Committee recommends that the Approving Officer approve the amended Form E – Phasing Declaration which alters the Phase III commencement date from June 2000 to June 2001, and the completion date from September 2001 to September 2002.

**97 107363 SD FRED REZANSON
 550 CHAPMAN AVENUE
 LOT 384, D.L. 55, PLAN 36541**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 97 107363 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Chapman Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections, noting the western lot may require pumping of the storm and sanitary services;
 - c) registration in the Land Title Office of any necessary easements;

97 107363 SD cont'd/

2. Compliance with the requirements contained in the August 4, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration of a restrictive covenant and the installation of a 1.2 metre high chain link fence;
3. Compliance with the requirements contained in the May 14, 1998 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires registration in the Land Title Office of a restrictive covenant;
4. Registration in the Land Title Office of a restrictive covenant which provides for the following:
 - a) limits the placement of any new buildings and structures to a building envelope with the following setbacks:
 - i) front - 10 metres
 - ii) rear - 15 metres
 - iii) interior side yard - 1.8 metres;
 - b) limits the maximum height (as defined in the City of Coquitlam Zoning Bylaw No. 3000, 1996) of any new buildings or structures located on the western lot to 9 metres;
 - c) limits glazing to glass block and restricts balconies on the west side of the future dwelling unit to be constructed;

all to the satisfaction of the Development Planning Section of the Planning and Development Department;
5. Registration in the Land Title Office of a restrictive covenant which outlines the recommendation in the arborist's report prepared by Accurate Tree Works, dated August 10, 1998, to the satisfaction of the Leisure & Parks Services Department. The applicant must ensure that all protective fencing, as outlined in aforementioned arborist's report, is installed prior to any construction or demolition activity, to the satisfaction of Leisure & Parks Services Department;
6. Removal of the existing carport and shed located on the west side of the existing house prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;

97 107363 SD cont'd/

7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge \$7,800.00; Parkland Acquisition Charge \$4,050.00; Parkland Improvement Charge \$900.00), prior to final approval;
8. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
9. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

**00 139547 SD ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
1302 -1312 - 1320 JOHNSON STREET
CONSOLIDATION OF LOTS 18 AND 19, PLAN 33189 (EXCEPT
PLAN 82909) AND S ½ G, PLAN 2664 (EXCEPT PLAN 80261), SEC.
10, TWP. 39, NWD**

The Subdivision Committee deferred the proposed consolidation shown on sketch 00 139547 SD, for the following:

1. Comments from the Operations Department;
2. Comments from the Development Servicing and the Transportation Planning Sections of the Planning and Development Department;
3. The applicant submitting an arborist's report including a tree survey, which identifies any potential trees suitable for retention, to the satisfaction of the Leisure and Parks Services Department.

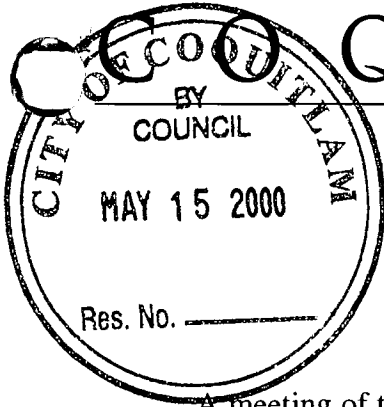
**00 139779 SD UNITED PROPERTIES (WINDANCE) LTD.
2351 PARKWAY BOULEVARD
LOT Q, SEC. 23, TWP. 39, NWD, PLAN LMP 26646.**

The Subdivision Committee recommends that the Approving Officer approve the Form E Phasing Declaration for the proposed phased strata subdivision shown on sketch 00 139779 SD, noting that the applicant will be required to register a temporary access easement over Phase I to ensure access to Phase II with the deposit of the Phase I strata plans.

Subdivision Committee Meeting Minutes
2000 April 4

00 140190 SD **CITY OF COQUITLAM**
1100 LINCOLN AVENUE
LOT 66, SEC. 11, TWP. 39, GRP. 1, NWD, PLAN 46888

The Subdivision Committee recommends that the Approving Officer approve the proposed road dedication shown on sketch 00 140190 SD.



SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 2:15 p.m. on Tuesday, April 18, 2000, in Meeting Room 339.1, with the following persons present:

Emily Chu	-	Manager Development Services
Mike Nihls	-	Manager Parks & Environmental Services
Jason Cordoni	-	Supervisor Development Servicing
Tom Hawkins	-	Planning Technician

99 130723 ST

**TWIGA INVESTMENTS LTD.
1651 PARKWAY BOULEVARD
LOT 0 BLK 15 TWP 39 GROUP 1 NWD LMP 9909**

The Subdivision Committee recommends that the Approving Officer approve the Phase I strata plans in relation to the proposed phased strata subdivision shown on sketch 99 130723 ST.

00 137527 SD

**CANADA SAFEWAY LTD.
552 AND 580 CLARKE ROAD
LOT 227 EXCEPT PART ROAD ON PLAN 73384 PLAN 53512 AND
PORTION OF PARCEL 1 REFERENCE PLAN 59346 ALL IN DL 9
GRP 1 NWD**

The Subdivision Committee finds the proposed subdivision shown on sketch 00 137527 SD technically feasible, subject to Council's approval of a Development Permit and Road Exchange Bylaw.

The Committee notes the following:

1. The servicing of all contiguous frontages shall be constructed as a condition of preliminary approval to the standards of the Subdivision Control Bylaw No. 2038, which may be supplemented;
2. Payment of Development Cost Charges shall be provided at the time of Building Permit issuance;

Subdivision Committee Meeting Minutes
2000 April 18

00 137527 SD cont'd/

3. The applicant shall provide a stormwater management plan prior to consideration of preliminary approval;
4. Registration of the various rights-of-way shown on sketch 00 137527 SD shall be required as a condition of final subdivision approval and the Development Permit;
5. The applicant's civil engineering consultant will be required to demonstrate and verify relocation of existing storm and sanitary sewer mains through the site, noting necessary rights-of-way and easements will be needed.

00 140611 RK **CITY OF COQUITLAM**
575 HARRISON AVENUE
LOT 333 DL 55 GP 1 NWD PLAN 33028

The Subdivision Committee recommends that the Approving Officer decline the proposed road closure shown on sketch 00 140611 RK, due to the presence of existing underground utilities within the road allowance.

00 140626 SD **PACIFIC REACH BUSINESS PARK LTD.**
2001 HARTLEY AVENUE
LOT 111 DL 20 GRP 1 PLAN LMP 40620

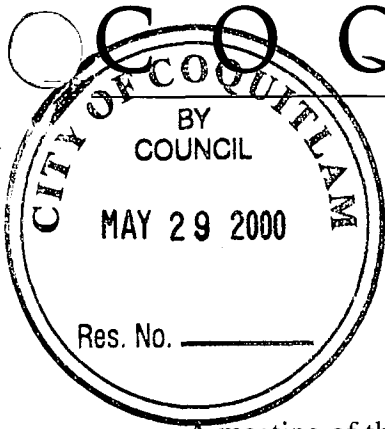
The Subdivision Committee deferred the proposed subdivision shown on sketch 00 140626 SD, for the following:

1. Comments from the Operations Department;
2. The Planning and Development Department to review the proposed subdivision in relation to the Pacific Reach Development Agreement.

CITY OF _____



T-4



COQUITLAM

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 1:00 p.m. on Wednesday, May 3, 2000, in Meeting Room 356, with the following persons present:

Emily Chu - Manager Development Services
Jason Cordoni - Supervisor Development Servicing
Tom Hawkins - Planning Technician

00 142218 RK

CITY OF COQUITLAM

2647 AUSTIN AVENUE

**PARCEL A, D.L. 360, GRP. 1, NWD, LMP 37229 AND PARCEL 1,
EXCEPT PLANS 78679 AND 85096, D.L. 305, GRP. 1, NWD, RP
71371**

The Subdivision Committee recommends that Council as Approving Authority approve the proposed road exchange shown on sketch 00 142218 RK, subject to Council's approval of a road exchange bylaw.

98 125279 01 SD

JIM AND GINA CARPENTER

528 APPIAN WAY AND 531 COCHRANE AVENUE

**LOT 8, PLAN 16986, AND LOT 22, PLAN 20066, D.L. 5, GRP. 1,
NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed lot line adjustment shown on sketch 98 125279 01 SD, subject to the removal of the southern detached garage, noting the applicant will be required to secure a demolition permit from the City.

**98 125279 02 SD JIM AND GINA CARPENTER
528 APPIAN WAY
LOT 8, PLAN 16986, AND LOT 22, PLAN 20066, D.L. 5, GRP. 1,
NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 125279 02 SD, subject to the following:

1. The applicant applying for and securing a development variance permit from Council, to vary the minimum lot depth requirement of 22.7 metres to 22.266 metres, prior to final approval;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works along Appian Way and Bosworth Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of a water, sanitary and storm sewer connection to the newly created lot, to the standards of the Subdivision Control Bylaw No. 2038, noting that Council recently endorsed a policy of a five-year protection of new pavement against utility trench damage;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way, noting that no water main exists in Bosworth Street and an easement will be required for a water service;
3. The applicant removing the existing attached garage to be in compliance with the setback requirements of the Zoning Bylaw, noting the applicant will be required to secure a demolition permit from the City;
4. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
5. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;

98 125279 02 SD cont'd/

6. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

99 130904 SD FRED AND JOANNE NOORT
535 EBERT AVENUE
WEST ½ OF LOT 4, D.L. 7, GRP. 1, NWD, PLAN 6422

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 130904 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - (a) physical construction of any outstanding works on Ebert Avenue, to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) cash payment for the future construction of the rear lane;
 - (c) physical construction of a water, sanitary and storm sewer connection to each newly created lot, to the standards of the Subdivision Control Bylaw No. 2038, noting that Council recently endorsed a policy of a five-year protection of new pavement against utility trench damage;
 - (d) registration in the Land Title Office of any necessary easements and/or rights-of-way;
2. The Leisure and Parks Services Department have identified trees on the property worthy of retention, in particular at the north side adjacent the future lane and the monkey puzzle tree located at the southeast corner. The applicant is therefore required to provide an arborist's report, accompanied by a tree survey identifying these trees which are suitable for retention and should outline the exact measures to ensure tree retention, i.e. proximity of excavation and suggested protection zones, to the satisfaction of Leisure and Parks Services Department. The Committee notes that a restrictive covenant and security may be required to ensure tree retention;
3. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to secure this demolition;

99 130904 SD cont'd/

4. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
5. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
6. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

00 140626 SD

**PACIFIC REACH BUSINESS PARK LTD.
R.F. BINNIE & ASSOCIATES
2001 HARTLEY AVENUE
LOT 111, D.L. 20, GRP. 1, PLAN LMP 40620**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 00 140626 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 include:
 - (a) physical construction of any outstanding works on Hartley Avenue and Schooner Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) relocation and/or reconstruction of water, sanitary and storm sewer connections, noting that this will require submission of a site servicing plan that shows all existing services in relation to the proposed property line;
 - (c) registration in the Land Title Office of any necessary easements and/or rights-of-way;
2. The owner to petition the City for a specified area bylaw to provide for the maintenance of methane gas detection equipment, as required under Clause 14 of the Pacific Reach Development Agreement, to the satisfaction of the Operations Department and the City Solicitor;

2000 May 3

00 140626 SD cont'd/

3. Registration in the Land Title Office of a 6 metre wide statutory right-of-way through the subject properties to provide secondary access from Lot 109 to Schooner Street or Hartley Avenue. The Committee notes the United Boulevard access currently serving Lot 109 is restricted to right/left-in and right-out only, and a secondary access through the subject lands to Schooner Street or Hartley Avenue would enable outbound westbound traffic to utilize the signalized intersection at United Boulevard.
4. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

00 141622 SD

**ALAN AND KATHLEEN LEWIN
WEL PROJECTS INC.
637 THOMPSON AVENUE
LOT 116, D.L. 106, GRP. 1, NWD, PLAN 26480**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 00 141622 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of Nicola Avenue and any outstanding works on Thompson Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) physical construction of water, sanitary and storm sewer connections to the newly created lot, noting that Council recently endorsed a policy of a five-year protection of new pavement against utility trench damage;
 - (c) registration in the Land Title Office of any necessary easements and/or rights-of-way;
2. Removal of the existing detached garage, noting the applicant will be required to secure a demolition permit from the City;
3. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;

Subdivision Committee Meeting Minutes
2000 May 3

00 141622 SD cont'd/

4. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge for the one additional lot to be created in the amount of \$1,731.00, prior to final approval;
5. Payment of any current, delinquent and estimated 2000 taxes prior to final approval.

99 131179 SD WESTFAIR PROPERTIES LTD.
3000 AND 3064 LOUGHEED HIGHWAY
LOT 60, PLAN 48694 AND PARCEL ONE (EXPLANATORY PLAN
15308), BLOCK N, PLAN 16658, ALL IN D.L. 381, NWD

The Subdivision Committee recommends that the Approving Officer approve the proposed plan to establish final site configuration shown on sketch 99 131179 SD, noting that additional rights-of-way may be required upon final review of detailed off-site servicing design drawings.

NEW STREET NAME

The Committee reviewed the proposed street name for the location shown on the attached sketch which forms part of the Minutes. The Committee recommends that Council approve the proposed street name subject to its acceptance by the Post Office.

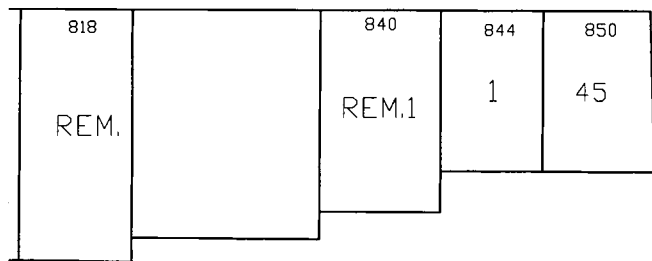
JOYCE STREET

NEW STREET NAME

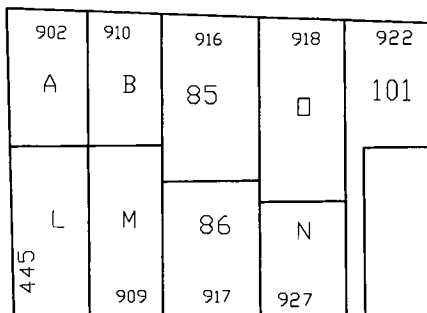
VANCOUVER GOLF CLUB

771

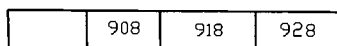
AUSTIN AVE.



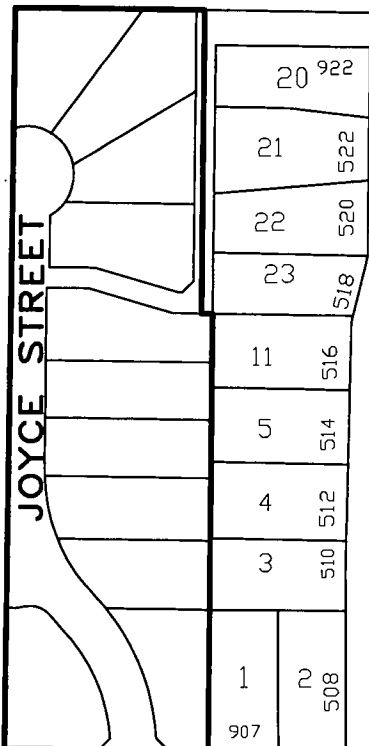
JOYCE ST.



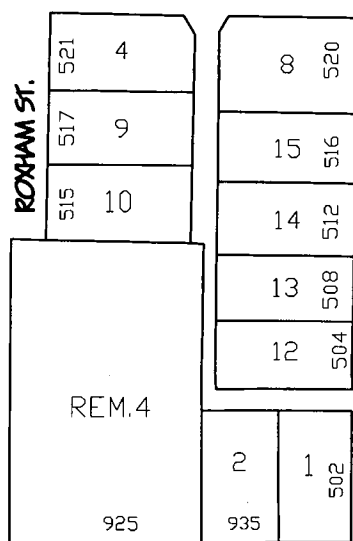
CHARLAND AVE.



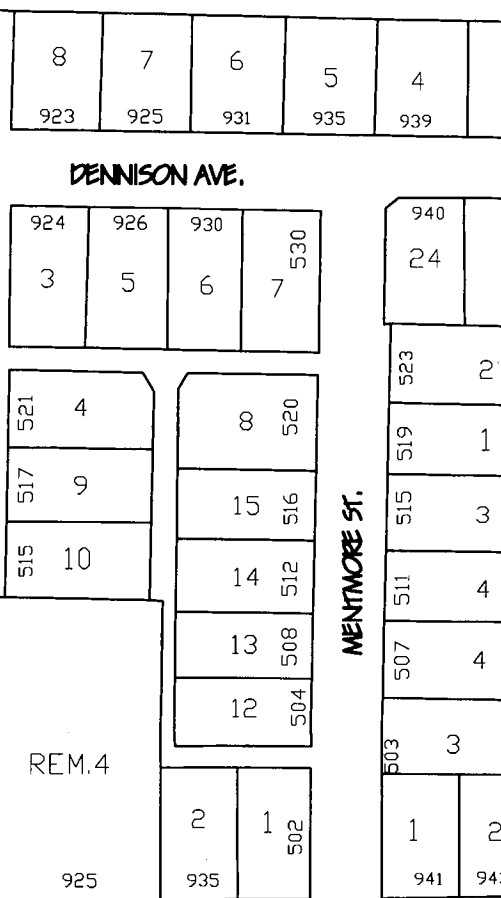
JOYCE STREET



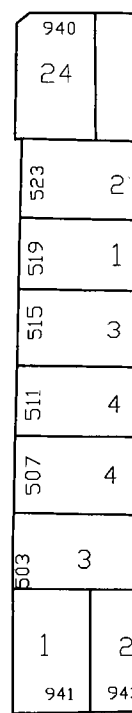
ROHAM ST.

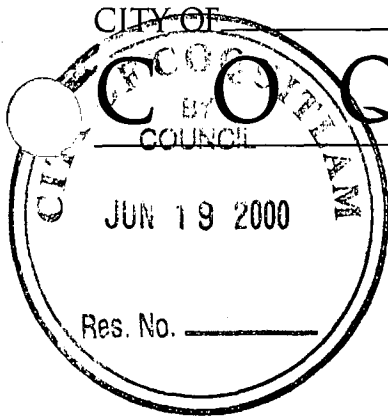


DENNISON AVE.



MENTMORE ST.





COQUITLAM



T-3

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 16, 2000, in Meeting Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Mike Nihls - Manager Parks & Environmental Services
- Dave Palidwor - Parks Design and Development Supervisor
- Jason Cordoni - Supervisor Development Servicing
- Mario Kotowski - Development Servicing Technologist
- Tom Hawkins - Planning Technician

**96 043801 SD BURKE MOUNTAIN INVESTMENTS LTD.
3300 HIGHLAND DRIVE
LS 7 SEC 13 TWP 39 GROUP 1 NWD PLAN 39**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 043801 SD, for comments from the Community Planning Section of the Planning and Development Department in relation to the Northeast Official Community Plan.

**99 136838 01 SD DOUBLE ALPHA HOLDING CORP.
3251 PLATEAU BOULEVARD
LOTS K & F SEC 23 TP 39 NWD LMP 17172 LOT 58 LMP 38991**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 99 136838 01 SD, subject to the following:

1. Registration in the Land Title Office of a pedestrian access right-of-way in a location acceptable to the Development Planning Section;
2. Payment of any current, delinquent and estimated 2000 taxes for each parcel, prior to final approval.

The Committee notes that modification to the existing statutory right-of-way document and relocation of the sanitary sewer located on the east side of Lot 58 (Block Parcel 7L-2), will be required as a condition of the future bareland strata subdivision.

99 136839 SB

**DOUBLE ALPHA HOLDING CORP.
3255 PLATEAU BOULEVARD
SUBDIVISION OF LOT ----- SEC 23 TWP 39 NWD LMP -----**

The Subdivision Committee recommends that the Approving Officer approve the proposed bareland strata subdivision shown on sketch 99 136839 SB, subject to the following:

1. Council's approval of Development Variance Permit application 00 101821 DV, prior to final approval;
2. Registration in the Land Title Office of a restrictive covenant, to ensure the future homes to be constructed follow the design guidelines within the Development Variance Permit referred to in #1 above. The covenant is to be registered concurrently with the filing of the bareland strata subdivision plans in the Land Title Office;
3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of any outstanding works on Plateau Boulevard, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of water, sanitary and storm sewer connections to the Plateau Boulevard frontage for the 16 bareland strata lots to be created;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way;
4. The applicant submitting plans prepared by a Professional Engineer which indicates that the private road, storm and sanitary sewer collection system are capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Permits & Inspection Section of the Planning and Development Department. The Committee notes that the applicant will be required to secure any necessary building and plumbing permits prior to construction of these works;
5. The applicant submitting plans prepared by a Professional Engineer which indicates that the proposed water distribution system is capable of being constructed in accordance with the standards generally accepted as good engineering practice, to the satisfaction of the Development Servicing Section of the Planning and Development Department. The registration in the Land Title Office of a statutory right-of-way in favour of the City in relation to the proposed water distribution system and hydrant, is required;

Subdivision Committee Meeting Minutes
2000 May 16

99 136839 SB cont'd/

6. Registration in the Land Title Office of an easement which would ensure that the strata corporation would have the right to enter on the effected strata lots to install, repair, maintain or replace any sanitary or storm sewer services;
7. Registration in the Land Title Office of a restrictive covenant to prohibit the installation of a gate at the entrance of the private road;
8. The applicant providing detailed regrading plans to the satisfaction of the Development Servicing Section of the Planning and Development Department;
9. The applicant providing an updated geotechnical review of the subject property in relation to the proposed development;
10. Council direction as to whether the 5 percent provision of parkland or cash-in-lieu pursuant to Section 941 of the *Municipal Act* are applicable;
11. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$25,965.00, prior to final approval;
12. Payment of any current, delinquent and estimated 2000 taxes prior to final approval.

00 101051 SB **DOUBLE ALPHA HOLDING CORP.**
3252 CHARTWELL GREEN
SUBDIVISION OF LOT ----- SEC 23 TWP 39 NWD LMP -----

The Subdivision Committee recommends that the Approving Officer approve the proposed bareland strata subdivision shown on sketch 00 101051 SB, subject to the following:

1. Council's approval of Development Variance Permit application 00 101821 DV, prior to final approval;
2. Registration in the Land Title Office of a restrictive covenant, to ensure the future homes to be constructed follow the design guidelines within the Development Variance Permit referred to in #1 above. The covenant is to be registered concurrently with the filing of the bareland strata subdivision plans in the Land Title Office;

Subdivision Committee Meeting Minutes

2000 May 16

00 101051 SB cont'd/

3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a. physical construction of any outstanding works on Plateau Boulevard, to the standards of the Subdivision Control Bylaw No. 2038;
 - b. physical construction of water, sanitary and storm sewer connections to the Plateau Boulevard frontage for the 10 bareland strata lots to be created;
 - c. relocation of the existing sewer located to the east of the subject property, noting that modification of the existing legal document and plan is required;
 - d. registration in the Land Title Office of any necessary easements and/or rights-of-way;
4. The applicant submitting plans prepared by a Professional Engineer which indicates that the private road, storm and sanitary sewer collection system are capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Permits & Inspection Section of the Planning and Development Department. The Committee notes that the applicant will be required to secure any necessary building and plumbing permits prior to construction of these works;
5. The applicant submitting plans prepared by a Professional Engineer which indicates that the proposed water distribution system is capable of being constructed in accordance with the standards generally accepted as good engineering practice, to the satisfaction of the Development Servicing Section of the Planning and Development Department. The registration in the Land Title Office of a statutory right-of-way in favour of the City in relation to the proposed water distribution system and hydrant, is required;
6. Registration in the Land Title Office of an easement which would ensure that the strata corporation would have the right to enter on the effected strata lots to install, repair, maintain or replace any sanitary or storm sewer services;
7. Registration in the Land Title Office of a restrictive covenant to prohibit the installation of a gate at the entrance of the private road;
8. The applicant providing detailed regrading plans to the satisfaction of the Development Servicing Section of the Planning and Development Department;

00 101051 SB cont'd/

9. The applicant providing an updated geotechnical review of the subject property in relation to the proposed development;
10. Council direction as to whether the 5 percent provision of parkland or cash-in-lieu pursuant to Section 941 of the *Municipal Act* are applicable;
11. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$15,579.00, prior to final approval;
12. Payment of any current, delinquent and estimated 2000 taxes prior to final approval.

00 101052 SB **DOUBLE ALPHA HOLDING CORP.**
3181 PLATEAU BOULEVARD
SUBDIVISION OF LOT ----- SEC 23 TWP 39 NWD LMP -----

The Subdivision Committee recommends that the Approving Officer approve the proposed bareland strata subdivision shown on sketch 00 101052 SB, subject to the following:

1. Council's approval of Development Variance Permit application 00 101821 DV, prior to final approval;
2. Registration in the Land Title Office of a restrictive covenant, to ensure the future homes to be constructed follow the design guidelines within the Development Variance Permit referred to in #1 above. The covenant is to be registered concurrently with the filing of the bareland strata plans in the Land Title Office;
3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of any outstanding works on Plateau Boulevard, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of water, sanitary and storm sewer connections to the Plateau Boulevard frontage for the 14 bareland strata lots to be created;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way;

Subdivision Committee Meeting Minutes

2000 May 16

00 101052 SB cont'd/

4. The applicant submitting plans prepared by a Professional Engineer which indicates that the private road, storm and sanitary sewer collection system are capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Permits & Inspection Section of the Planning and Development Department. The Committee notes that the applicant will be required to secure any necessary building and plumbing permits prior to construction of these works;
5. The applicant submitting plans prepared by a Professional Engineer which indicates that the proposed water distribution system is capable of being constructed in accordance with the standards generally accepted as good engineering practice, to the satisfaction of the Development Servicing Section of the Planning and Development Department. The registration in the Land Title Office of a statutory right-of-way in favour of the City in relation to the proposed water distribution system and hydrant, is required;
6. Registration in the Land Title Office of an easement which would ensure that the strata corporation would have the right to enter on the effected strata lots to install, repair, maintain or replace any sanitary or storm sewer services;
7. Registration in the Land Title Office of a restrictive covenant to prohibit the installation of a gate at the entrance of the private road;
8. The applicant providing detailed regrading plans to the satisfaction of the Development Servicing Section of the Planning and Development Department;
9. The applicant providing an updated geotechnical review of the subject property in relation to the proposed development;
10. Council direction as to whether the 5 percent provision of parkland or cash-in-lieu pursuant to Section 941 of the *Municipal Act* are applicable;
11. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$22,503.00, prior to final approval;
12. Payment of any current, delinquent and estimated 2000 taxes prior to final approval.



T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 2:00 p.m. on Tuesday, June 7, 2000, in the Council Committee, with the following persons present:

- Emily Chu - Manager Development Services
- Jason Cordoni - Supervisor Development Servicing
- Dave Palidwor - Parks Design and Development Supervisor
- Tom Hawkins - Planning Technician



96 043949 SD

**RICK AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E, SEC. 13, TWP. 39 NWD, PLAN 14303**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043949 SD, subject to the following:

1. Registration of the subdivisions to the east to provide legal and physical access;
2. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the rear cul-de-sac;
 - b) cash payment for future construction of the driveway relocation/ extensions along the southwest corner of the property to the satisfaction of the Development Servicing Section of the Planning and Development Department;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant to extend the sanitary sewer to service the individual lots;
4. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from Pipeline Road;

96 043949 SD cont'd/

5. The applicant providing a geotechnical report and regrading plans to the satisfaction of the Development Servicing Section of the Planning and Development Department;
6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993, March 01, 1994 and April 10, 1995 letters from the Water Management Branch of the Ministry of Environment, Lands and Parks, noting that approval under Section 7 of the Water Act to work in and around Hockaday Creek has been granted;
8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries and Oceans Canada;
10. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$63,750.00 (Transportation Charge - \$39,000.00; Parkland Charge - \$20,250.00; Parkland Improvement Charge - \$4,500.00), prior to final approval;
11. Payment of the GVS&DD Development Cost Charge in the amount of \$8,655.00, prior to final approval;
12. Payment of any current, delinquent or estimated taxes prior to final approval;
13. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands and Parks;
14. The requirements of Section 941 of the Municipal Act noting the owner shall pay to the City an amount that equals 5 percent of the market value of the land being subdivided, as required by Council;

2000 June 7

96 043949 SD cont'd/

15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee is to be submitted to the Planning and Development Department;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

The Committee notes that the proposed relocation of Hockaday Creek and re-vegetation approvals, noted in 7 and 8 above, are valid until April 30, 2000, as indicated in the April 10, 1995, letter from the Ministry of Environment, Lands and Parks.

00 140626 SD

**INTRACORP DEVELOPMENT LTD.
2001 HARTLEY AVENUE
LOT 111, D.L. 20, GRP. 1, PLAN LMP 40620**

The Subdivision Committee, after reviewing a letter from Intracorp Development Ltd. dated May 19, 2000, recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 00 140626 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 include:
 - (a) physical construction of any outstanding works on Hartley Avenue and Schooner Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) relocation and/or reconstruction of water, sanitary and storm sewer connections, noting that this will require submission of a site servicing plan that shows all existing services in relation to the proposed property line;
 - (c) registration in the Land Title Office of any necessary easements and/or rights-of-way;
2. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

The Committee notes the applicant will be proceeding with a petition for a specified area bylaw relating to methane gas detection equipment as referred to in their May 19, 2000 letter.

**00 142301 SD INTRACORP DEVELOPMENTS LTD.
55 BRIGANTINE DRIVE
REM. LOT A, D.L. 19 AND 20, GRP. 1, NWD, LMP 21580**

The Subdivision Committee recommends that the Approving Officer decline the proposed subdivision shown on sketch 00 142301 SD, since the proposed subdivision does not provide for the required extension of Brigantine Drive.

**00 142301 01 SD INTRACORP DEVELOPMENTS LTD.
55 BRIGANTINE DRIVE
REM. LOT 1, D.L. 19 AND 20, GRP. 1, NWD, LMP 21580**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 142301 01 SD, for the following:

1. Comments from the Operations and Leisure & Parks Departments;
2. Comments from the Ministry of Environment, Lands & Parks;
3. The applicant providing confirmation on resolution of any methane gas control requirements, to the satisfaction of the Operations Department;
4. The applicant providing resolution of all issues and approvals required for the storm sewer works to the Fraser River;
5. The owner to petition the City for a specified area bylaw to provide for the maintenance of methane gas detection equipment, as required under Clause 14 of the Pacific Reach Development Agreement, to the satisfaction of the Operations Department and the City Solicitor;
6. The applicant to provide a report from a Professional Engineer, with experience in geotechnical engineering, investigating subsurface soil conditions in relation to the proposed development, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
7. Comments from the Community Planning Section regarding the March 7, 2000 Traffic Study and letter from Bunt and Associates dated May 30, 2000;
8. The applicant providing a preliminary design for a park and parking lot facilities, to the satisfaction of the Leisure and Parks Services Department, noting that approvals from Ministry of Environment, Lands and Parks will be required for the ultimate construction.

**00 142664 SD MAYFAIR SQUARE PROPERTIES INC./ULSTEIN MARTIME LTD.
169 AND 175 GOLDEN DRIVE
LOT B, LMP 43964 AND LOT A, D.L. 67, GRP. 1, NWD, LMP 39058,**

The Subdivision Committee recommends that the Approving Officer approve the proposed lot line adjustment shown on sketch 00 142664 SD, subject to the following:

1. Signing of the subdivision survey plans by the Approving Officer of the Ministry of Transportation and Highways, prior to the signing of the subdivision survey plans by the City Approving Officer;
2. The applicant relocating any necessary existing service connections, to the satisfaction of the Development Servicing Section of the Planning and Development Department, noting that modification of the existing sanitary sewer easement in favour of the property at 169 Golden Drive will be required;
3. Payment of any current, delinquent or outstanding taxes on both lots, prior to final approval.



T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, July 5, 2000, in Committee Room 339.1, with the following persons present:

Emily Chu	-	Manager Development Services
Jason Cordoni	-	Supervisor Development Services
Tom Hawkins	-	Planning Technician



99 118423 01 SD CHUNG NAM AND CHUNG KIL JOHN
574 GATENSBURY STREET
LOT 1, D.L. 356, GRP. 1, NWD, LMP 1871

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 118423 01 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Gatensbury Street and the lane to the standards of the Subdivision Control Bylaw No. 2038, noting cash-in-lieu payment for future installation of sidewalk and streetlighting on Gatensbury Street is required;
 - b) physical construction of water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant constructing the "panhandle" driveway to a grasscrete standard, to the satisfaction of the Fire Department;
3. The existing trees located along the north property line of the "panhandle" lot (adjoining 1214 Winslow Avenue) and the existing evergreen tree adjacent to the southeast corner of the lot fronting Gatensbury Street, are to be retained with the development of the subdivision. The applicant shall submit a report prepared by a certified arborist's which provides information on the condition of these existing trees and must make recommendations as to protective fencing and suggested building setbacks, to ensure tree retention. The foregoing shall be to the satisfaction of the Leisure and Parks Services Department;

99 118423 01 SD cont'd/

4. Registration in the Land Title Office of a restrictive covenant to include the arborist's report and the provision for installation of protective fencing prior to any site works being carried out, including existing house removal and new construction taking place;
5. The applicant submitting a refundable security in the amount of \$5,000.00 to ensure compliance with the terms of the arborist's report, to be returned upon completion of house construction, to the satisfaction of the Leisure and Parks Services Department;
6. The removal of all buildings and structures prior to final approval, with the applicant securing any necessary permits from the City to complete this demolition;
7. Registration in the Land Title Office of a restrictive covenant to ensure future house construction is in keeping with the G. Fox Home Plans Inc. submitted by the applicant as follows:
 - a) Lot 1, Drawing No. BU-1717 - received September 3, 1999;
 - b) Lot 2, Drawing No. BU-1716 - received August 12, 1999.
8. Registration in the Land Title Office of a restrictive covenant to restrict the building setback on proposed Lot 2 to 7.6 metres to the north property line, to the satisfaction of the Planning and Development Department;
9. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition - \$4,050.00; Parkland Improvement - \$900.00) prior to final approval;
10. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
11. Payment of any current, delinquent or outstanding taxes, prior to final approval.

**99 135662 SD CANAMED PROPERTIES INC./SOSOSO HOLDINGS LTD.
3000 CHRISTMAS WAY
PARCEL A, D.L. 381, GRP. 1, NWD, LMP 19544**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 135662 SD, subject to the following:

1. The applicant applying for and securing Council approval of a Development Permit to authorize the proposed subdivision;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Christmas Way, Gordon Avenue and adjacent lanes, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way;
3. Payment of any current, delinquent and/or outstanding taxes prior to final approval;

The Committee notes that the Leisure and Parks Services staff have identified a number of mature conifers on the undeveloped portion of the property which have retention potential. The Subdivision Committee recommends that the applicant retain as many trees as possible with the future development of the parcel.

**00 143261 SD SHAWN AND DAWN WILLIAMSON
650 MADORE AVENUE AND 647 ROCHESTER AVENUE
LOTS 64 AND 65, D.L. 3, GRP. 1, NWD, PLAN 25146**

The Subdivision Committee recommends that the Approving Officer approve the proposed lot line adjustment shown on sketch 00 143261 SD, noting that the building permit records for the northern lot indicate a storm water seepage system which may affect future improvements.

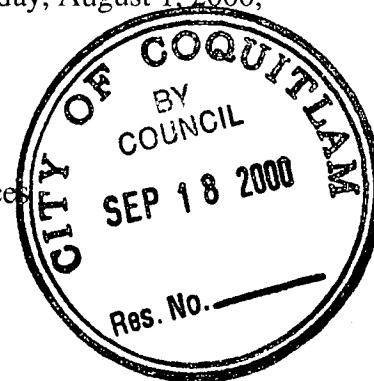


T-3

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, August 1, 2000, in Committee Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Jason Cordoni - Supervisor Development Servicing
- Mike Nihls - Manager Parks and Environmental Services
- Jin Fan - Traffic Technologist
- Ken McLaren - Development Planning Supervisor
- Neil Maxwell - Planning Technician



**00 144684 RK CARRERA VENTURES (2000) LTD.
 795 WESTWOOD STREET
 LOT 365 DL 378 GP 1 NWD PLAN 65011**

The Subdivision Committee recommends that Council approve the proposed road exchange indicated on sketch 00 144684 RK.

The Committee also notes the following:

1. Statutory right-of-way plan 65015 must be extended through proposed Parcel 1 to protect the existing utilities;
2. A right-of-way must be registered in the Land Title Office prior to completion of the exchange, to protect the existing 1.0 metre diameter culvert that exists within the access road to Bedford Street;
3. Restrictive covenants to protect the existing vegetation on both sides of the access road to Bedford Street will be required to be registered;
4. Comments from the Water Management Branch of the Ministry of Environment are outstanding and will likely include the requirement to register flood control covenants over the proposed areas to be acquired in the Road Exchange Bylaw.

**00 143872 SB CARRERA VENTURES (2000) LTD.
795 WESTWOOD STREET
REMAINDER LOT 365 PLAN 65014 AND PARCELS 1, 2 AND 3
LMP DISTRICT LOT 378 GROUP 1 NWD**

The Subdivision Committee deferred the proposed site consolidation and park dedication as shown on sketch 00 143872 SB for review by the Leisure & Parks Services Department.

**00 143872 01 SB CARRERA VENTURES (2000) LTD.
795 WESTWOOD STREET
LOT DL 378 GP 1 NWD LMP**

The Subdivision Committee deferred the proposed subdivision as indicated on sketch 00 143872 01 SB for the following:

1. Comments from the Development Planning and Development Services Sections of the Planning and Development Department, noting that initially concerns have been expressed regarding the condition, location and capacity of the existing storm sewer outfall to the Coquitlam River;
2. Comments from the Operations Department, noting that they have expressed concern regarding the condition and capacity of the existing sanitary sewer service line;
3. Comments from the Fire Department;
4. Comments from the Water Management Branch of the Ministry of Environment, Lands & Parks;
5. The submission of a traffic impact study, noting that the analysis should include the potential effect the project may have on the Westwood Street/Kingsway Avenue intersection. The impact study should include the background report that has previously been submitted to the City of Port Coquitlam and written confirmation that the City has approved the connection including any of their approval conditions;
6. The submission of a soils report and a contamination assessment to Stage 1 requirements;
7. Comments from the Environmental Section of the Leisure & Parks Services Department, noting that a storm water management plan and written report with detailed review of pre- and post-development conditions is required. The report to also provide commentary on impacts and/or mitigation related to storm water flows and "tie-ins" to existing storm drainage systems;

00 143872 02 SB cont'd/

8. The applicant to submit a report from an environmental consultant which states that the proposed development will have no significant impact on fish habitat and complies with Section 35 of the Federal Fisheries Act;
9. The applicant to indicate proposed methods of groundwater infiltration being considered for the impervious areas on the site.

The Committee notes that depending on the results of the various staff and reviews by the Ministry of Environment, requests for additional plans and information may be forthcoming.

00 143994 SD

**SIMIC ENGINEERING LTD.
2924 AND 2928 DEWDNEY TRUNK ROAD
LOT 8 PLAN LMP 3837 & LOT 46 PLAN 27390 DL 381 GP 1 NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 143994 SD for the following:

1. The applicant to develop a transportation plan which demonstrates how accesses will be provided to the proposed lots in a safe and organized manner, particularly along Dewdney Trunk Road since it is City policy to prohibit or severely restrict accesses to arterial streets such as Dewdney Trunk Road;
2. The applicant to develop a full servicing concept in compliance with the Subdivision Control Bylaw once the accesses and potential home locations have been reviewed and supported by the Subdivision Committee;
3. The applicant to provide an arborist report accompanied by a tree survey which identifies all trees which are suitable for retention, in particular along the Dewdney Trunk Road frontage and possibly the central portion of the site where several large trees appear to exist. The report must be prepared by a certified arborist and outline measures to ensure tree retention including all trees located on the City boulevard i.e. protective fencing and suggested protection zones, to the satisfaction of the Leisure & Parks Services Department. The Committee would note that this report should await the results of the access and servicing concept reviews in Items 1. and 2. above.

00 139547 SD

**ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
1302, 1312 AND 1320 JOHNSON STREET
LOTS 18 & 19 PLAN 33189 EXCEPT PLAN 82902 AND S1/2G
PLAN 2664 EXCEPT PLAN 80261 SEC 10 TWP 39 NWD**

The Subdivision Committee, after reviewing the staff comments in relation to the deferred topics from their meeting of April 04, 2000, commented that the arborist report and its recommendations were satisfactory to staff, however, issues still remain in relation to the Operations Department and the Development Servicing and Transportation Planning Sections of the Planning and Development Department. The application therefore remains deferred pending resolution of the following:

1. The applicant to have a professional engineer provide a servicing concept (roads and services) with specific review of the existing storm sewer on Johnson Street as concerns exist with capacity to drain the consolidated site and the ultimate development proposed. Depending on the results, the existing storm sewer on Johnson Street may have to be upgraded to take the increased flows;
2. The applicant to review the proposed development plan and the site plan to eliminate the apparent inconsistencies in terms of phased development as those inconsistencies affect the traffic study. Once corrected, the Transportation Planning Section must review and accept the updated findings;

The Committee notes that once the engineering review in Item 1. above has been completed, the applicant's consultants should meet with City staff to review those findings and discuss potential options and/or issues.

00 144108 SD

**KINA ESTATES INC.
1233 WELLINGTON STREET
LOT 6 LD 36 SEC 12 LS 9 PLAN 19503**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 144108 SD for the following:

1. Comments from the Water Management Branch of the Ministry of Environment;
2. Comments from the Operations Department;

Subdivision Committee Meeting Minutes
2000 August 01

00 144108 SD cont'd/

3. The applicant providing a report prepared by a professional engineer with experience in geotechnical engineering investigating soil conditions and slope stability adjacent the Hyde Creek watercourse. The report to confirm that the setback requirements of the Zoning Bylaw are adequate in relation to the proposed application;
4. The applicant to prepare a road and lot servicing concept in compliance with the Subdivision Control Bylaw for review by the Development Servicing Section of the Planning and Development Department;
5. The applicant to prepare and submit a storm water management plan;
6. The Operations and the Planning and Development Departments to review sanitary sewer options and to discuss those options with the applicant;
7. Comments from the Community Planning Section of the Planning and Development Department in relation to the requested zoning category and its relationship to the recently adopted Official Community Plan for Northeast Coquitlam.

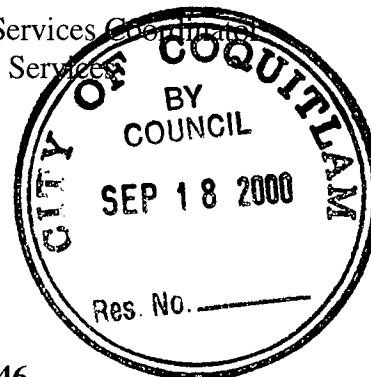


T-4

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 22, 2000, in Committee Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Chris Roberts - Development and Environmental Services Coordinator
- Mike Nihls - Manager Parks and Environmental Services
- Jin Fan - Traffic Technologist
- Tom Hawkins - Planning Technician



**98 121402 01 SD AARON NEUMANN
2240 DAWES HILL ROAD
LOT 56, D.L. 65, GRP. 1, N.W.D. PLAN 28646**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 121402 01 SD, subject to the following:

1. Registration in the Land Title Office of necessary drainage rights-of-way through lands to the west to serve the land north of the subject lot, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
2. The requirements of the Subdivision Control Bylaw No. 2038 including the following:
 - a) construction of any outstanding works on Warrick Avenue and Dawes Hill Road to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lot off Warrick Avenue;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way;

98 121402 SD cont'd/

3. The applicant submitting detailed lot grading plans which indicate all proposed retaining walls, noting the following:
 - i) driveway grades shall not exceed a maximum permitted grade of 15%;
 - ii) rear yard area should not contain slopes in excess of 5% for a minimum distance of 6 metres;
 - iii) all retaining wall construction will be required prior to final approval of the subdivision plan;
4. Registration in the Land Title Office of a statutory right-of-way to protect the future extension of Kaptney Avenue;
5. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
6. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge for the one additional lot to be created in the amount of \$1,731.00, prior to final approval;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that future applications for subdivision of the northern portion of the property will require the submission of an arborist report, to the satisfaction of the Leisure and Parks Services Department.

99 136862 SD

DANIEL AND JANICE BRADLEY
840 PROSPECT STREET
LOT 36, D.L. 370, SEC. 36, PLAN 22705

The Subdivision Committee recommends that the Approving Office re-approve the proposed subdivision shown on sketch 99 136862 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:

99 136862 SD cont'd/

- a) physical construction of any outstanding works on Prospect Street and Bowman Avenue, to the standards of the Subdivision Control Bylaw No. 2038, noting that cash payment for the future construction of sidewalks will be required;
 - b) physical construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary rights-of-way or easements;
2. The applicant to provide an arborist's report accompanied by a tree survey, which identifies all trees which are suitable for retention. The report must be prepared by a certified arborist and outline measures to ensure tree retention including all trees located on the City boulevard, i.e. protective fencing and suggested protection zones, to the satisfaction of the Leisure and Parks Services Department;
 3. Registration in the Land Title Office of a restrictive covenant to include the aforementioned arborist's report and provision for installation of protective fencing prior to any site works being carried out, including site servicing, existing house removal and new house construction taking place;
 4. The applicant submitting a refundable security in the amount of \$5,000.00, to ensure compliance with the terms of the arborist's report, to be returned upon completion of house construction, to the satisfaction of the Leisure and Parks Services Department;
 5. Registration in the Land Title Office of a restrictive covenant to ensure the following:
 - a) prohibit all house construction to a maximum of 2 storeys, in keeping with the neighbourhood, noting that a basement may be permitted provided it is located fully below finished grade;
 - b) prohibiting vehicular access to Bowman Avenue for the proposed southern lot, noting that access to this lot will be from Prospect Street only;

Subdivision Committee Meeting Minutes
2000 August 22

99 136862 SD cont'd/

- c) a minimum 9 metre setback to be established along the north side of proposed Lot A and a minimum 11 metre setback to the south side of proposed Lot B, noting that for the purposes of siting, the property line adjacent to Prospect Street shall be considered the front lot line. In addition, the proposed dwelling on the northern lot shall be limited to one storey in height along the north elevation, noting that balconies or roof decks are not permitted;
6. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City;
7. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
8. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
9. Payment of any current, delinquent and outstanding taxes, prior to final approval.

00 144652 ST

ALEXANDER AND BRUNO CHU
770 - 772 MILLER AVENUE
LOT 150, D.L. 367, GRP. 1, NWD, PLAN 32684

The Subdivision Committee recommends that Council, as Approving Authority under Section 242 of the *Strata Property Act*, approve the proposed strata conversion shown on sketch 00 144652 ST.

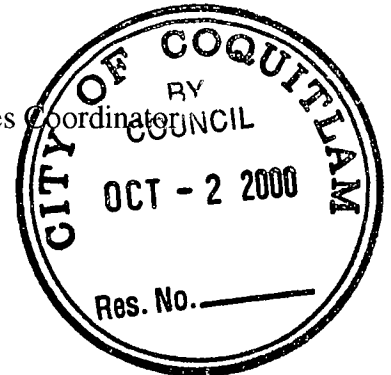


T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 1:00 p.m. on Thursday, September 7, 2000, in Committee Room 356, with the following persons present:

- Ken McLaren - Development Planning Supervisor
- Jason Cordoni - Supervisor, Development Servicing
- Chris Roberts - Development and Environmental Services Coordinator
- Tom Hawkins - Planning Technician



00 144753 SD

**PERCY CONTRACTING SERVICES LIMITED
4250 QUARRY ROAD
SUBDIVISION 9, SECTION 21, TWP. 40, REF. PLAN 32983, NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00144753 SD, for the following:

1. Community Planning staff to review the application in relation to the newly adopted Northeast Official Community Plan;
2. Written comments from the Simon Fraser Health Region in relation to proposed septic disposal and potable water supply for the existing and proposed lots;
3. Comments from the Operations Department;
4. Comments from the Leisure and Parks Services Department;
5. Comments from the Development Servicing Section of the Planning and Development Department regarding Quarry Road and servicing implications;
6. Written comments from the Water Management Branch of the Ministry of Environment, Lands and Parks.

00 144753 SD cont'd/

The Committee notes that no alteration of land, subdivision or building permit may occur within 50 metres of a watercourse and therefore the applicant must apply for and secure a development permit from Council, as required by the newly adopted Northeast Community Plan.

**00 144835 SD DOUBLE ALPHA HOLDING CORP.
3251 PLATEAU BOULEVARD
LOT K, SEC. 23, TWP. 39, NWD, LMP 17172**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 144835 SD, for the following:

1. The applicant to submit a site servicing concept including a lot grading plan which identifies any existing water channels, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
2. The applicant submitting an arborist's report, prepared by a certified arborist, which identifies all proposed trees to be removed with the development of the subdivision. The report should be accompanied by a proposed replanting plan.

**00 144903 SD SEIZAN BUDDHIST SOCIETY AND CULTURAL CENTRE
208 AND 209 JACKSON STREET
LOT 38, D.L. 3, NWD, PLAN 2716 AND PARCEL B, D.L. 1, GRP. 1,
NWD, PLAN 78058**

The Subdivision Committee finds the proposed consolidation shown on sketch 00 144903 SD technically feasible, subject to Council's approval of P-2 Zoning.

The Committee notes that perimeter servicing required under the Subdivision Control Bylaw will be required at the building permit stage.

**00 145044 SD JOHN MACCARTHY
1183 AND 1185 KERWAN PLACE
LOT A, PLAN 70331, LOT 373, PLAN 43693, BOTH IN D.L. 356,
GRP. 1, NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed lot line adjustment shown on sketch 00 145044 SD.

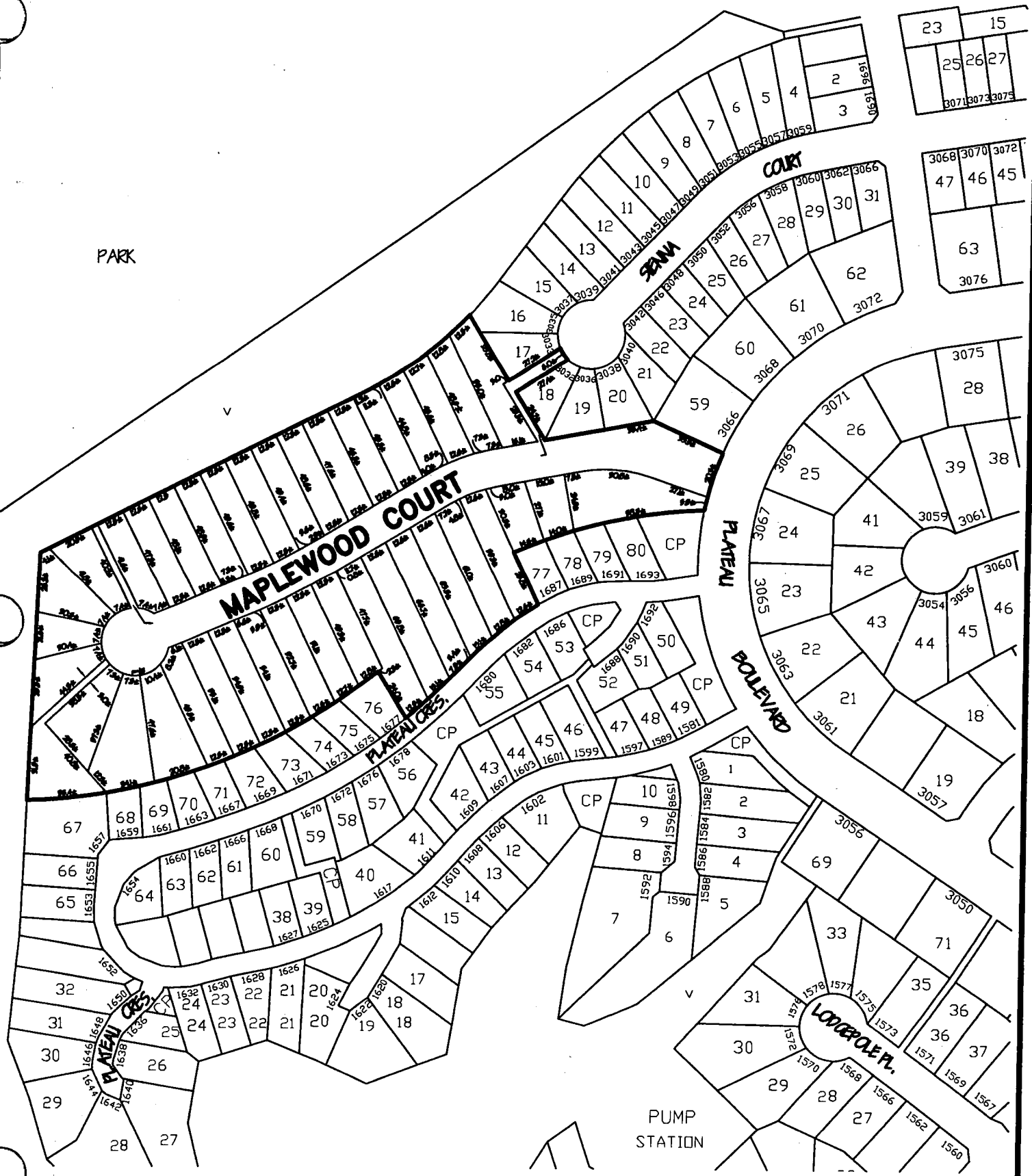
Subdivision Committee Meeting Minutes
2000 September 7

NEW STREET NAME

The Committee reviewed the proposed street name for the location shown on the attached sketch which forms part of the Minutes. The Committee recommends that Council approve the proposed street name, noting that Fire Department and Post Office approval have been received.

MAPLEWOOD COURT

NEW STREET NAME



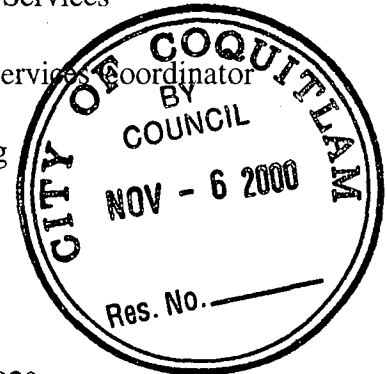


SUBDIVISION COMMITTEE MEETING MINUTES

T-3

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 3, 2000, in Committee Room 356, with the following persons present:

Emily Chu	-	Manager Development Services
Mike Nihls	-	Manager Parks and Environmental Services
Ken McLaren	-	Development Planning Supervisor
Chris Roberts	-	Development and Environmental Services Coordinator
Jin Fan	-	Traffic Technologist
Jason Cordoni	-	Supervisor, Development Servicing
Tom Hawkins	-	Planning Technician



97 110190 SD

**MRS. P.M. BOMBELLI
1300 REGAN AVENUE
LOT 293, D.L. 364, GRP. 1, NWD, PLAN 47830**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 97 110190 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of any outstanding works on Gatensbury Street and Regan Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;

2. The applicant providing an arborist's report accompanied by a tree survey, which identifies those trees which are suitable for retention. The report must outline measures to ensure the retention, i.e. proximity of excavation, location of off-site utilities and driveway access and suggested protection zones, to the satisfaction of the Leisure and Parks Services Department;

Subdivision Committee Meeting Minutes
2000 October 3

97 110190 SD cont'd/

3. The applicant submitting a refundable security in the amount of \$10,000 to ensure compliance with the terms in the arborist's report to be returned upon completion of house construction, to the satisfaction of the Leisure and Parks Services Department;
4. Registration in the Land Title Office of a restrictive covenant to ensure that no glazing or balconies will be located on the south side of the future dwelling unit to be constructed, to the satisfaction of the Planning Section of the Planning and Development Department;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Charge \$4,050.00; Parkland Improvement Charge - \$900.00);
6. Payment of the Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charge (DCC) in the amount of \$1,731.00, prior to final approval;
7. Payment of any current or delinquent taxes prior to final approval.

The Committee notes that the proposed driveway location will be reviewed in detail upon submission of the civil engineering design drawings.

00 145061 SD

**DOUBLE ALPHA HOLDING CORP.
WESBILD HOLDINGS LTD.
1753 - 1939 PARKWAY BOULEVARD
LOTS 45 TO 61, SEC. 22, TWP. 39, NWD, PLAN LMP 36911**

The Subdivision Committee finds the proposed subdivision shown on sketch 00 145061 SD technically feasible, subject to Council's approval of a Community Plan amendment, rezoning to RS-4 and a development variance permit to facilitate a small lot subdivision.

00 145422 RK

**DOUBLE ALPHA HOLDING CORP.
WESBILD HOLDINGS LTD.
1895 - 1905 PARKWAY BOULEVARD
LOT 38, D.L. 3, NWD, PLAN 2716 AND PARCEL B, D.L. 1, GRP. 1,
NWD, PLAN 78058**

The Subdivision Committee finds the proposed lane exchange shown on sketch 00 145422 RK technically feasible.

00 145603 SD

**SYLVAIN GLASSON
611 PORTER STREET
LOT 307, D.L. 356, PLAN 28179**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 145603 SD, for the following:

1. The applicant to provide an elevation drawing for the west side of the existing house which indicates all window openings to determine whether the building will comply with spatial separation requirements of the B.C. Building Code in relation to the new property line;
2. The applicant to submit a tree survey and a report prepared by a certified arborist which identifies potential trees suitable for retention with the development of the proposed subdivision. The report should identify measures to ensure retention, i.e. protection zones and fencing, to the satisfaction of the Environmental Services Section of the Planning and Development Department.
3. Comments from the Development Servicing Section of the Planning and Development Department.

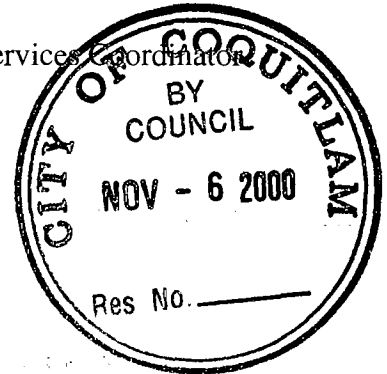


T-4

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 24, 2000, in Committee Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Chris Roberts - Development and Environmental Services Coordinator
- Jason Cordoni - Supervisor, Development Servicing
- Jin Fan - Traffic Technologist
- Sarah Dal Santo - Environmental Services Liaison
- Tom Hawkins - Planning Technician



00 145325 SD

**ADAM MAHLER
 WESTWOOD PLATEAU PARTNERSHIP
 1762 HAMPTON DRIVE AND 3251 PLATEAU BOULEVARD
 LOT 1, SEC. 23, TWP, 39, NWD, PLAN LMP 37948 AND LOT K,
 BLK. A & B, TWP. 39, D.L. 6769, PLAN LMP 17172**

The Subdivision Committee finds the proposed consolidation shown on sketch 00 145325 SD technically feasible, subject to Council's approval of an Official Community Plan amendment and rezoning to RS-1.

The Committee notes that a restrictive covenant to prohibit future subdivision and buildings within the triangular parcel to be consolidated will be required to be registered if the application reaches the preliminary approval stage.

98 125279 01 SD

**JIM AND GINA CARPENTER
 528 APPIAN WAY AND 531 COCHRANE AVENUE
 LOT 8, PLAN 16986 AND LOT 22, PLAN 20066, D.L. 5, GRP. 1,
 NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed lot line adjustment shown on sketch 98 125279 01 SD, subject to the removal of the southern detached garage, noting the applicant will be required to secure a demolition permit from the City.

**98 125279 02 SD JIM AND GINA CARPENTER
528 APPIAN WAY
LOT 8, PLAN 16986 AND LOT 22, PLAN 20066, D.L. 5, GRP. 1,
NWD**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 98 125279 02 SD, subject to the following:

1. The applicant applying for and securing a development variance permit from Council, to vary the minimum lot depth requirement of 22.7 metres to 22.266 metres, prior to final approval;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works along Appian Way and Bosworth Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of a water, sanitary and storm sewer connection to the newly created lot, to the standards of the Subdivision Control Bylaw No. 2038, noting that Council recently endorsed a policy of a five-year protection of new pavement against utility trench damage;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way, noting that no water main exists in Bosworth Street and an easement will be required for a water service;
3. The applicant removing the existing attached garage to be in compliance with the setback requirements of the Zoning Bylaw, noting the applicant will be required to secure a demolition permit from the City;
4. Payment of a Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
5. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
6. Payment of any current, delinquent and estimated 2000 taxes, prior to final approval.

**00 145603 SD SYLVAIN GIASSON
611 PORTER STREET
LOT 307, D.L. 356, PLAN 28179**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 00 145603 SD, for the following:

1. The applicant to provide a detailed site servicing concept showing how the existing and proposed lot will be serviced by sanitary and storm sewers and water supply, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
2. Comments from the Environmental Services Section of the Planning and Development Department with regard to the recently submitted arborist's report prepared by DMG Landscape Architects dated October 23, 2000.

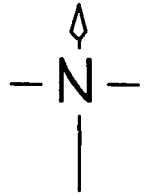
NEW STREET NAME

The Committee reviewed the proposed street name for the location shown on the attached sketch which forms part of the Minutes. The Committee recommends that Council approve the proposed street name, subject to its acceptance by the Post Office and Fire Department.

CAULFIELD RIDGE

NEW STREET NAME

18 HOLE
GOLF COURSE



PLATEAU BLVD.

CAULFIELD RIDGE

PADDOCK DR.

3176

G

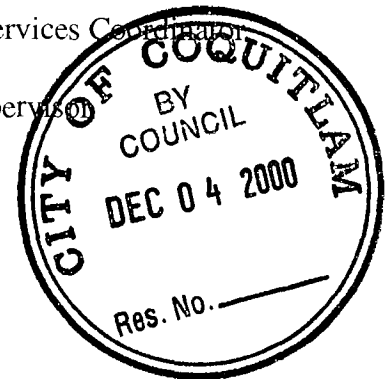


T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 7, 2000, in Committee Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Ken McLaren - Development Planning Supervisor
- Chris Roberts - Development and Environmental Services Coordinator
- Sarah Dal Santo - Environmental Services Liaison
- Dave Palidwor - Parks Design and Development Supervisor
- Jin Fan - Traffic Technologist
- Tom Hawkins - Planning Technician



00 143872 SB

**CARRERA PROPERTY GROUP
ALBERT J. BEST
795 WESTWOOD STREET
LOT 365, D.L. 378, GRP. 1, NWD, LMP 65014**

The Subdivision Committee finds the proposed consolidation and parkland dedication shown on sketch 00 143872 SB, technically feasible, subject to Council's approval of a Road Exchange Bylaw, Official Community Plan amendment and rezoning to RS-5 and P-5.

The Committee notes that the registration in the Land Title Office of a 5.5 metre wide right-of-way to connect the two sections of existing statutory right-of-way Plan 65015 for sanitary sewer, will be required.

00 143872 01 SB

**CARRERA PROPERTY GROUP
ALBERT J. BEST
795 WESTWOOD STREET
LOT 365, D.L. 378, GRP. 1, NWD, LMP 65014**

The Subdivision Committee finds the proposed bare land strata subdivision shown on sketch 00 143872 01 SB, technically feasible subject to Council's approval of a Community Plan amendment and rezoning from M-2 to RS-5 and P-5.

00 143872 01 SB cont'd/

The Committee notes the following will be required if the application proceeds to the preliminary approval stage:

1. A tree survey and an arborist's report prepared by a certified arborist which identifies any potential hazard trees along the redefined park boundary along the river as well as the Maple Creek tributary, to the satisfaction of the Environmental Services Section of the Planning and Development Department. The tree survey and arborist's report should also address the two trees identified earlier for possible retention;
2. The applicant to explore with the Canadian Pacific Railway with regard to the possibility of a pedestrian underpass at the northwest corner of the development, noting that this may be an issue with the associated rezoning application;
3. The applicant to address any outstanding Fire Department concerns regarding on-site circulation;
4. Planning and Development staff to review existing bare land strata regulations with regard to internal road width and standards and underground utility standards;
5. The applicant to propose alternatives to the bio-filtration pond for storm water detention to reduce release of storm water to the existing outfall and return clean drainage to the lands. The applicant should consider porous pavement, infiltration of roof drainage, grassy swales and vegetated filter strips. Any alternative solutions will require professional engineering certification, review in relation to the B.C. Building Code, and input from the City's Environmental Services and Development Servicing Sections.

00 146377 SD

**SUZANNE I. PARKIN
418 WALKER STREET
LOT 291, D.L. 3, GRP. 1, NWD, PLAN 56501**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 146377 SD for the following:

1. The applicant to submit a tree survey and a report prepared by a certified arborist which identifies potential trees suitable for attention with the development of the proposed subdivision. The report should identify measures to ensure retention, i.e. protective zones and fencing, to the satisfaction of the Environment Services Section of the Planning and Development Department;

00 146377 SD cont'd/

2. The applicant to provide a detailed site servicing concept showing how the proposed lot will be serviced by sanitary and storm sewer and water supply, to the satisfaction of the Development Servicing Section of the Planning and Development Department.

00 145603 SD

**SYLVAIN GIASSON
611 PORTER STREET
LOT 307, D.L. 356, GRP. 1, NWD, PLAN 28179**

The Subdivision Committee recommends the Approving Officer approve the proposed subdivision shown on sketch 00 145603 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works on Porter Street and Winslow Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, storm and sanitary sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements and/or rights-of-way, noting that the applicant will be required to secure a statutory right-of-way in favour of the City over Lot 308 immediately to the east or Lot 1 directly to the north, to provide for a tie-in to the existing sanitary sewers;
2. The applicant completing all necessary modifications to the existing house to comply with the spatial separation requirements of the British Columbia Building Code, noting the applicant will be required to secure a building permit for these modifications;
3. Compliance with the recommendations contained in the October 23, 2000 agricultural assessment report prepared by DMG Landscape Architects, with regard to tree retention;
4. The applicant submitting a refundable security in the amount of \$4,400 to ensure tree retention and/or replacement, to the satisfaction of the Environmental Services Section of the Planning and Development Department;

Subdivision Committee Meeting Minutes
2000 November 7

00 145603 SD cont'd/

5. Payment of a Development Cost Charge in the amount of \$12,750 (Transportation Charge \$7,800; Parkland Acquisition Charge \$4,050; Parkland Improvement Charge \$900), prior to final approval;
6. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731, prior to final approval;
7. Payment of any current, delinquent or outstanding taxes, prior to final approval.

00 146221 RK

**DENNIS AND ALITA REID
1112 ROCHESTER AVENUE
LOT A, BLK. 32, D.L. 109, GRP. 1, NWD, PLAN 14513**

The Subdivision Committee deferred the proposed road exchange shown on sketch 00 146221 RK, for comments from the Operations Department.

00 146193 SD

**DENNIS AND ALITA REID
1112 ROCHESTER AVENUE
LOT A OF NORTH ½, BLK. 32, D.L. 109, GRP. 1, NWD, PLAN
14513**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 146193 SD for the following:

1. Comments from the Operations Department;
2. Comments from the Development Servicing Section of the Planning and Development Department;
3. Comments from the Fire Department.

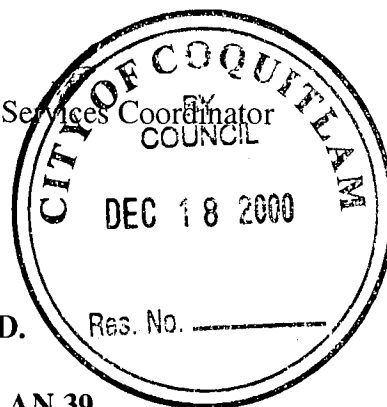


T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 21, 2000, in Committee Room 356, with the following persons present:

Emily Chu	-	Manager Development Services
Chris Roberts	-	Development and Environmental Services Coordinator
Sarah Dal Santo	-	Environmental Services Liaison
Jin Fan	-	Traffic Technologist
Tom Hawkins	-	Planning Technician



96 043801 SD **BURKE MOUNTAIN INVESTMENTS LTD.**
3300 HIGHLAND DRIVE
L.S. 7, SEC. 13, TWP. 39, GRP. 1, NWD, PLAN 39

The Subdivision Committee, after reviewing the application in relation to the newly adopted Northeast Official Community Plan, recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043801 SD, subject to the following:

1. Registration in the Land Title Office of a restrictive covenant to defer the dedication and construction of Oxford Street to the satisfaction of the Approving Officer and the City Solicitor. The covenant would restrict the following:
 - a) no building on either lot;
 - b) no further subdivision of either lot; and
 - c) no separate sale of either lot until Oxford Street has been dedicated and constructed to City standards at the owner's expense;

2. Compliance with Section 940 of the *Local Government Act* including:
 - a) the applicant depositing a \$10,000 security towards the construction cost of Oxford Street; and
 - b) the applicant entering into an agreement with the City to construct and install the required works and services by November 21, 2005, or forfeit the City the amount secured under paragraph 2 a) above;

96 043801 SD cont'd/

3. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731;
4. Compliance with the requirements contained in the April 13, 1996 and June 6, 1996 letters from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks, noting that their approval is on the understanding that if any development of this land is proposed in the future, including land clearing, road/trail/building construction/excavating or any other activity that may impact the existing fish and wildlife habitat, then the Ministry of Environment, Lands and Parks would be referred for review and comment;
5. Compliance with the requirements contained in the April 2, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands and Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective July 31, 2000, Council adopted Bylaw No. 3368, 2000 (City of Coquitlam Northeast Coquitlam Official Community Plan), which includes a requirement for a development permit for all land within 50 metres of the top of bank of watercourses. In the case of this subdivision application, the requirement for a development permit will not be imposed as long as final approval of the subdivision has been given prior to July 31, 2001.

97 107363 SD

FRED REZANSON
550 CHAPMAN AVENUE
LOT 384, D.L. 355, PLAN 36541

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 107363 SD for the Planning and Development Department staff to confirm covenant requirements with the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks, noting that their August 4, 1997 comments have expired.

99 120949 SD

**ACTIVE DEVELOPMENTS LTD.
615 THOMPSON AVENUE
LOT 2, D.L. 106, GRP. 1, NWD, PLAN 19670**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 99 120949 SD, subject to the following:

1. The applicant securing the necessary rights-of-way from the adjacent property at 617 Thompson Avenue to provide for the westward extension of Nicola Avenue to the standards of the Subdivision Control Bylaw No. 2038, or alternatively the applicant registering in the Land Title Office a restrictive covenant to defer the construction of Nicola Avenue to the satisfaction of the Approving Officer and the City Solicitor. The covenant would restrict the following:
 - a) no building on the northern lot;
 - b) no separate sale of this lot until such time as Nicola Avenue has been constructed and the lot fully serviced to City standards at the owner's expense;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Nicola Avenue, to the standards of the Subdivision Control Bylaw No. 2038, noting that if the applicant chooses to defer the construction of Nicola Avenue referred to in No. 1 above, a performance bond to ensure future construction will be required;
 - b) physical construction of water, sanitary and storm sewer services to the newly created lot, noting that Council recently endorsed a policy of a five-year protection of new pavement against utility trench damage;
 - c) physical construction of Thompson Avenue to the standards of the Subdivision Control Bylaw No. 2038 and installation of the sanitary sewer line within the southern lot, noting that other options may be available and should be explored by the applicants' consultant;
 - d) registration in the Land Title Office of any necessary rights-of-way and/or easements;

99 120949 SD cont'd/

3. Payment of Development Cost Charge in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00) prior to final approval;
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00 for the additional lot to be created, prior to final approval;
5. Payment of any current, delinquent and estimated 2001 taxes prior to final approval.

00 143994 SD

**SIMIC ENGINEERING LTD.
ANGELA K. FLUMERFELT
2924 AND 2928 DEWDNEY TRUNK ROAD
LOT 8, LMP 3837 AND LOT 46, PLAN 27390, D.L. 381,
GRP. 1, NWD**

The Subdivision Committee, after reviewing the conceptual access plans prepared by Simic Engineering Ltd. dated November 1, 2000, recommends acceptance of a modified concept to include one joint access for all 6 lots to be located on proposed Lot 1. The access driveway shall be a minimum width of 4.5 metres and constructed with a pervious material, i.e. brick pavers.

The Committee recommends that the applicant proceed to develop a full servicing concept and to provide an arborist's report as requested at their meeting of August 1, 2000.

00 145325 SD

**ADAM MAHLER
WESTWOOD PLATEAU PARTNERSHIP
1762 HAMPTON DRIVE AND 3251 PLATEAU BOULEVARD
LOT 1, SEC. 23, TWP. 39, LMP 37948 AND LOT K, BLK. A AND B,
TWP. 39, D.L. 6769, LMP 17172**

The Subdivision Committee finds the revised consolidation shown on sketch 00 145325 SD technically feasible, subject to Council's approval of an Official Community Plan amendment and rezoning to RS-1.

The Committee notes that a restrictive covenant to prohibit future subdivision and construction of buildings within the triangular parcel to be consolidated will be required to be registered if the application reaches the preliminary approval stage.

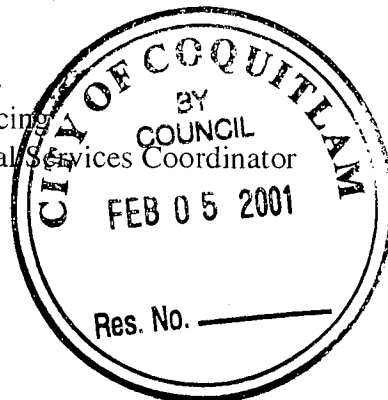


T-4

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 5, 2000, in Committee Room 356, with the following persons present:

Emily Chu	-	Manager Development Services
Jason Cordoni	-	Supervisor, Development Servicing
Chris Roberts	-	Development and Environmental Services Coordinator
Jin Fan	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Tom Hawkins	-	Planning Technician



96 043949 SD RICK AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E, SEC. 13, TWP. 39, NWD, PLAN 14303

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 043949 SD for the Planning and Development Department staff to confirm the proposed relocation of Hockaday Creek and revegetation requirements with the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks, noting that their previous approval expired on April 30, 2000.

00 146377 SD SUZANNE PARKIN
418 WALKER STREET
LOT 291, D.L. 3, GRP. 1, NWD, PLAN 56501

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 00 146377 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of Selman Street to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) cash payment for future construction of Walker Street to the standards of the Subdivision Control Bylaw No. 2038;

00 146377 SD cont'd/

- (c) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - (d) registration in the Land Title Office of any necessary rights-of-way and/or easements;
2. Registration in the Land Title Office of a restrictive covenant which restricts all building or tree cutting on the proposed new lot fronting Selman Street. The covenant will remain on title until such time as the future owner applies for a building permit for new house construction and provides a detailed report from a certified arborist to the satisfaction of the Approving Officer. The report should contain, at minimum, the following:
- (a) a tree survey prepared by a British Columbia land surveyor;
 - (b) identifies the size, species and provides a hazard assessment of each tree in relation to the target (house) being introduced into the site;
 - (c) recommendations for protection measures for those trees to be retained.

The Committee notes that as a condition of building permit approval, the applicant will be required to submit a refundable \$5,000.00 security to ensure trees are retained as recommended in the aforementioned arborist report;

- 3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
- 4. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
- 5. Payment of any current, delinquent and estimated 2001 taxes, prior to final approval.

CITY OF _____

COQUITLAM

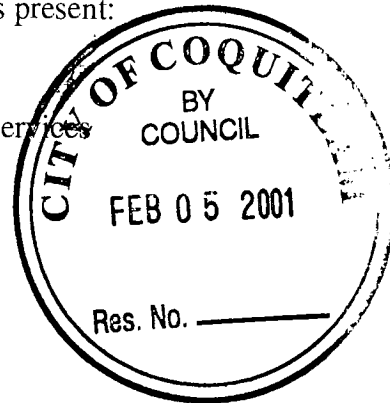


T-5

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 19, 2000, in Committee Room 356, with the following persons present:

- Emily Chu - Manager Development Services
- Jin Fan - Traffic Technologist
- Tom Hawkins - Planning Technician



00147446 SD

**ROB MCNEICE
265 EUCLID COURT
LOT A, D.L. 1, GRP. 1, PLAN 4042**

The Subdivision Committee deferred the proposed subdivision shown on sketch 00 147446 SD, for the following:

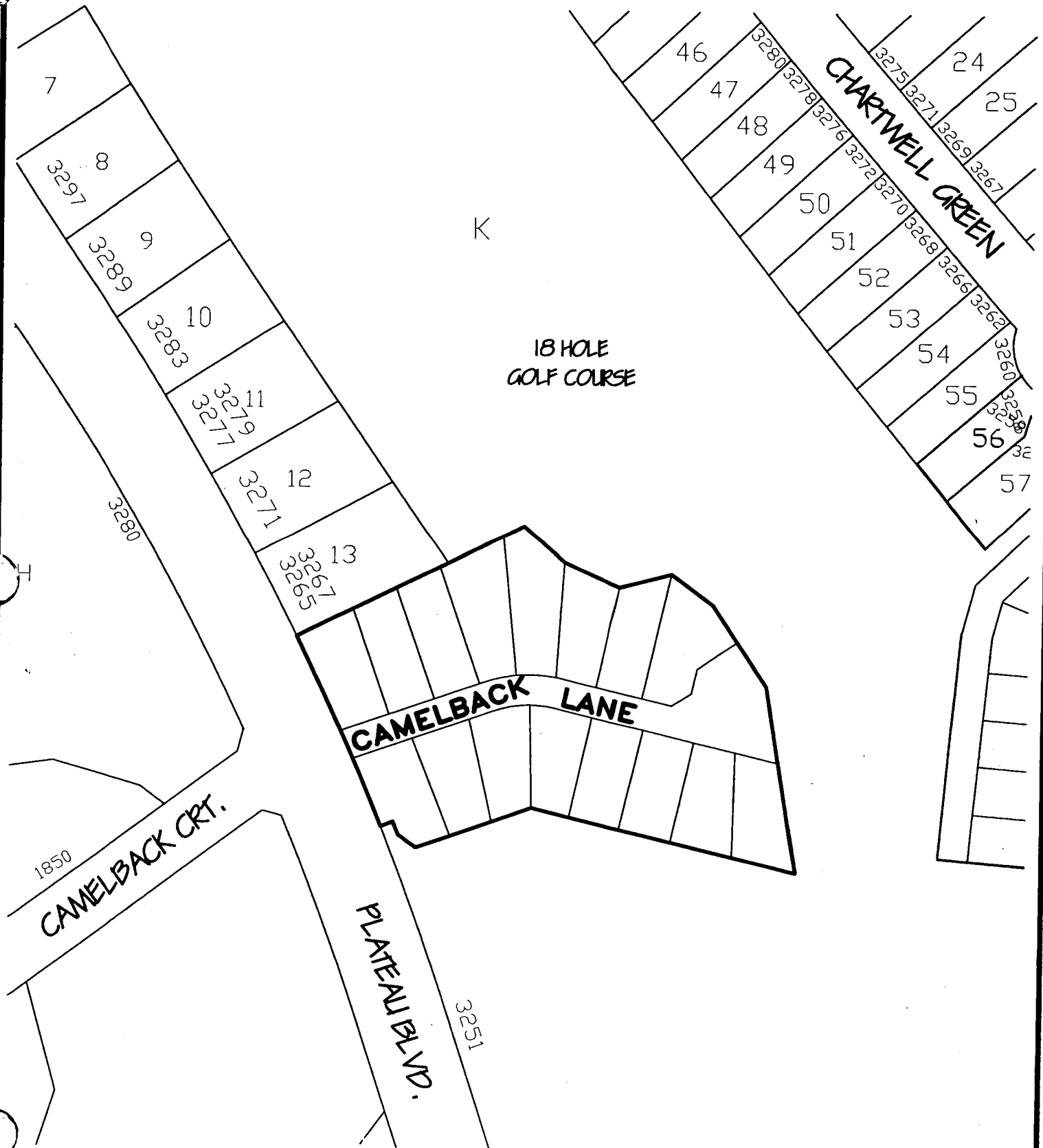
1. The applicant to submit a full servicing concept prepared by a civil engineering consultant, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
2. Comments from the Ministry of Transportation and Highways in relation to potential highway widening;
3. Comments from the Operations Department.

STREET NAMES

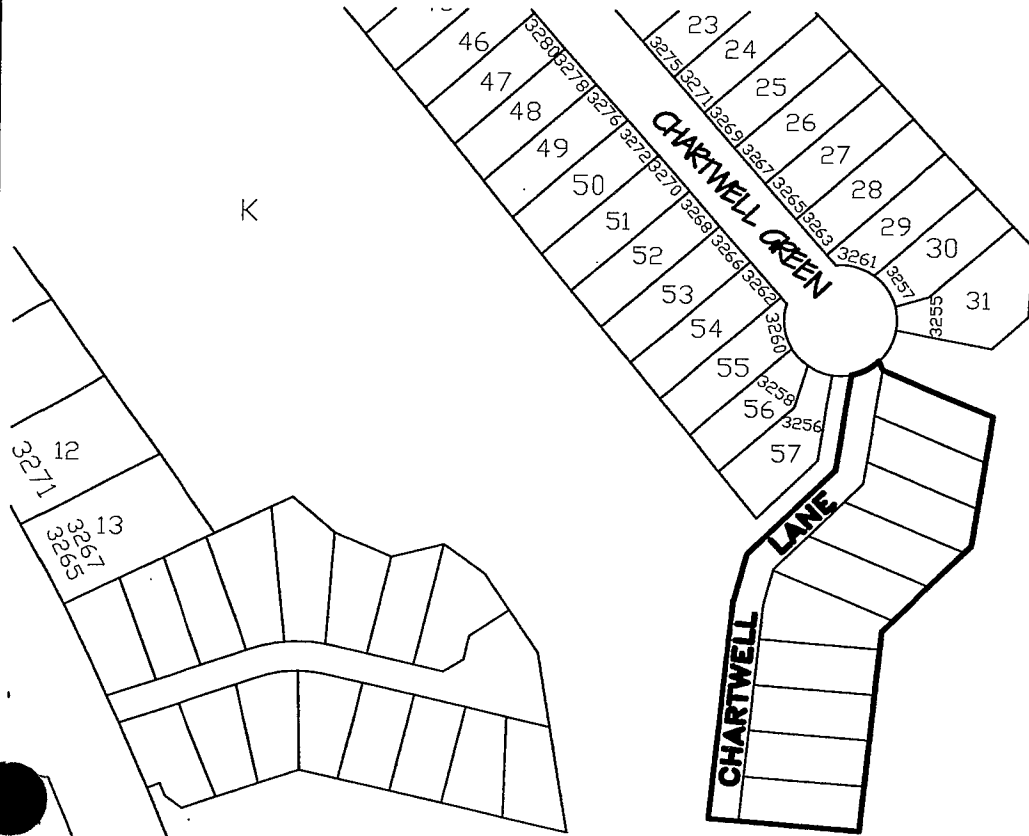
The City reviewed the proposed street names for the location shown on the attached sketches which form part of the Minutes. The Committee recommends that Council approve the proposed street names, subject to their acceptance by the Post Office and the Fire Department.

**CHARTWELL LANE
CAMELBACK LANE**

NEW STREET NAME



NEW STREET NAME



18 HOLE
GOLF COURSE

