

SUBDIVISION COMMITTEE

JANUARY 9, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 9, 1990, with the following persons present:

D.M. Buchanan, Planning Director  
K. Wright, Deputy Municipal Engineer  
R. Camporese, Deputy Director, Permits & Licenses  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant  
E. Tiessen, Deputy Planning Director (for 8-4145 only)

8-4017A

G. & H. FRKETICH  
2864 WALTON AVENUE  
LOT 41, D.L. 385, PL. 26678

Tabled for submission of plans as required under Section 5.0 of Subdivision Control Bylaw No. 2038, this to include the following:

- 1) a preliminary road centerline design of the new road;
- 2) cross section drawings through the lot to demonstrate existing and final contours, proposed driveway grades, any necessary earth retention structures, and how private rear yard space or spaces can be provided for in a usable, finally graded state, wherein the spaces do not contain slopes in excess of 5% for a minimum distance of 6.0 m and be integrated into existing or potential development on adjoining lots.

8-4132A

N. & L. EDGE CUMBE; H. & C. FOX  
1308 CARTIER AVENUE; 1307 & 1309 LAVAL SQUARE  
LOT 6, BLK. 8, PL. 2624 AND LOTS 1 & 2, BLK. 8, PL. 73210,  
ALL IN GRP. 1, D.L. 46

Tabled for:

- 1) the submission of plans and information as required under Section 5.0 of Subdivision Control Bylaw No. 2038;
- 2) the Planning Department to review the proposed lot configuration and resulting parcel in relation to the pending Official Community Plan changes for this area.

8-4100B

INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD  
LOT 2, D.L. 18, 19 & 20, PL. 82051

Tabled for:

- 1) the submission of plans and information as required under Section 5.0 of Subdivision Control Bylaw No. 2038;
- 2) a geotechnical report on the overall site;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 9, 1990

8-4100B cont'd

- 3) comments from the applicants on how they propose to limit or reduce the potential number of driveway connections to United Boulevard;
- 4) comments from the Ministry of Transportation and Highways in relation to the proposed Schoolhouse Street overpass, as well as comments from the applicants on the tenure of the proposed lot which would protect the future construction.

The Committee notes the consultant's request for relaxation of sidewalk construction and would comment that a relaxation would not be recommended by the Committee, and therefore they would see construction of sidewalks on both sides of United Boulevard.

8-4145

WESBILD ENTERPRISES LTD. (APPLICANT)  
WESTWOOD PLATEAU LANDS  
BLK. B, (EXC. PL. 79094) AND BLK. A (EXC. PL. 72702, 72593, 79094), PL. 71962; BOTH OF SEC. 14, TWP. 39 AND BLK. A, (EXC. PL. 72702, 72593, 72701, 78559, 79140, 79094, 80253) SEC. 15, TWP. 39, PL. 71962 AND BLK. A, D.L. 6953 AND BLK.A, D.L. 6769

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The Deputy Planning Director reviewed and clarified his memo of 1989 12 22, which was tabled with the Committee.

In relation to policy on encroachment into gas and hydro transmission line rights-of-way, the Committee stated that this will be left for future detailed review at the time of urban lot applications. One approach discussed was preconstruction of all private perimeter fencing on all lot lines, as well as initial lot regrading under the supervision of B.C. Gas Inspectors. The Committee also suggested that a restrictive covenant be utilized to ensure that a minimum 6.0 m wide open space area will be provided for between any right-of-way and the line of building construction.

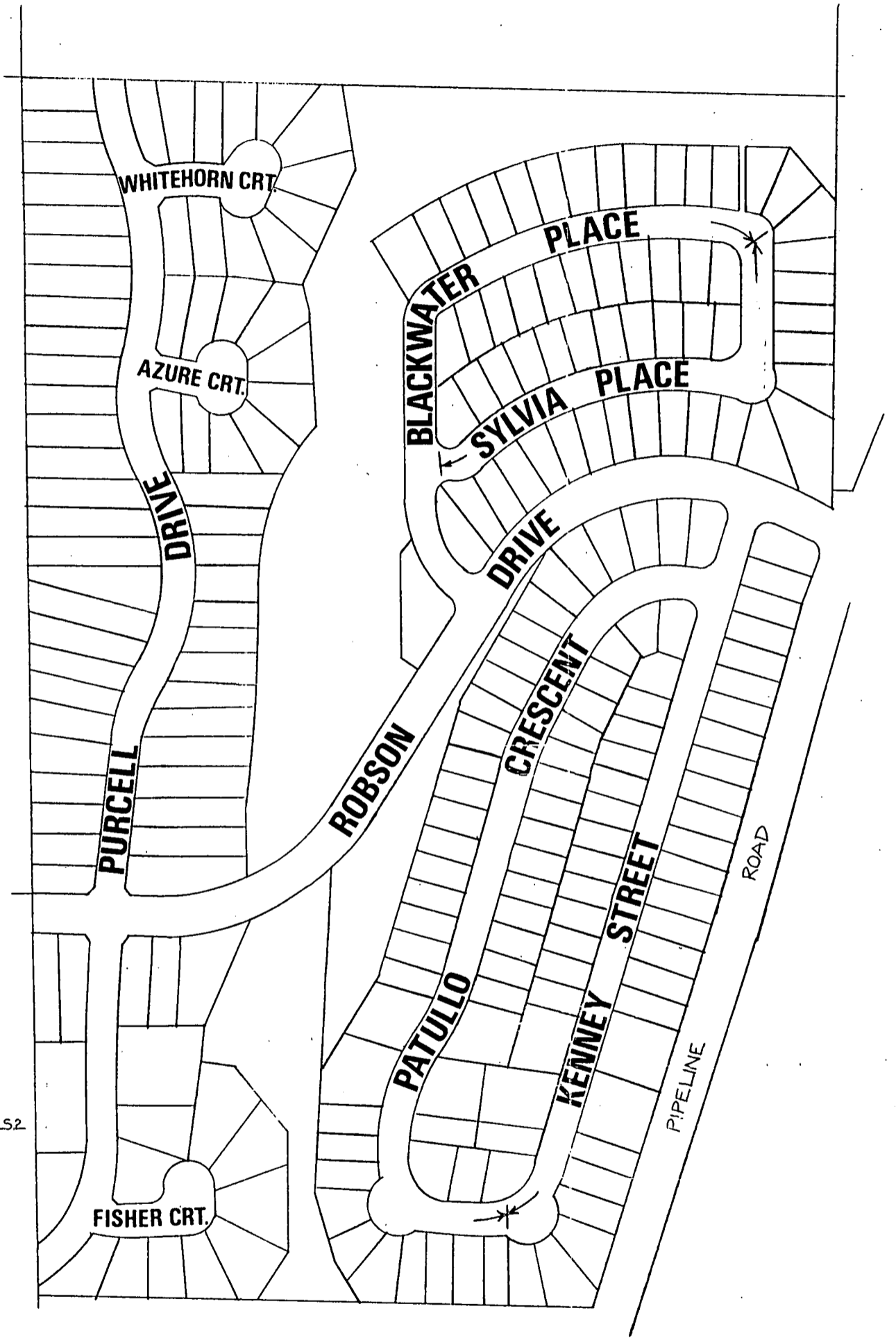
STREET NAMES

The Committee reviewed proposed street names and their locations, as indicated on the attached map, which forms part of the minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

|                 |                  |
|-----------------|------------------|
| Whitehorn Court | Blackwater Place |
| Azure Court     | Sylvia Place     |
| Purcell Drive   | Patullo Crescent |
| Fisher Court    | Kenney Street    |
| Robson Drive    |                  |



DL.6953



REMLS2

# STREET NAMES

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 23, 1990, with the following persons present:

- D.M. Buchanan, Planning Director
- K. Wright, Deputy Municipal Engineer
- R. Camporese, Deputy Director, Permits & Licenses
- L.T. Scott, Supervisor, Subdivision & Development
- N. Nyberg, Municipal Engineer
- A. Geoghegan, Planning Assistant
- N. Maxwell, Planning Assistant
- E. Tiessen, Deputy Planning Director (for 8-4145 only)

8-4145B

WESBILD ENTERPRISES LTD.

Westwood Plateau Lands

Blk. B, (Exc. Pl. 79094) and Blk. A, (Exc. Pl. 72702, 72593, 79094), Pl. 71962; both of Sec. 14, Twp. 39, and Blk. A, Exc. Pl. 72702, 72593, 72701, 78559, 79140, 79094, 80253), Sec. 15, Twp. 39, Pl. 71962 and Blk. A, D.L. 6953 and Blk.A, D.L. 6769

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After considerable discussion, the Subdivision Committee found sketch 8-4145B technically feasible, noting a number of considerations to be addressed prior to preliminary approval and also prior to final approval. Since the block parcel boundaries assume encroachment onto energy transmission rights-of-way, the Committee also defined certain conditions which will apply in this respect in future, when internal subdivision of the affected block parcels is undertaken.

1. Items Required Prior to Preliminary Approval
  - a) Council consideration of the required Official Community Plan amendments and rezoning will be necessary pursuant to a Public Hearing.
  - b) Any other items which may be found necessary prior to preliminary approval, including those indicated in point 3 below.
2. Items Required Prior to Final Approval
  - a) Registration of restrictive covenants, to the satisfaction of the Planning Director, to limit the number of residential units on all single-family and certain townhouse block parcels.
  - b) Road dedication from B.C. Hydro for a portion of the east connector adjacent the south boundaries of Block Parcels 3N and 3L, noting that this portion of road will be considered a perimeter road under the development agreement.
  - c) The Planning Department will seek comments from B.C. Hydro regarding road grades and alignment of the proposed access to the Meridian Substation Road via the west connector.
  - d) Other items which will be necessary prior to final approval, including those indicated in point 3 below.

SUBDIVISION COMMITTEE MINUTES  
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8-4145B cont'd

3. Encroachment of Single-Family Lots Into Utility Rights-of-Way

a) B.C. Gas Right-of-Way Between Hydro Right-of-Way and Noons Creek Drive

Inclusion of the subject right-of-way within residential lots will be subject to:

- i) The lots being of a configuration that would allow the homes to be sited as if the right-of-way were a property line, for purposes of the Zoning Bylaw. In other words, the minimum rear, side and front yards required by the Zoning Bylaw are to be maintained clear of the right-of-way, such that the siting of the house is not closer to the gas line than would be the case if extension of lots into the right-of-way were not permitted. A restrictive covenant requiring such siting of buildings shall be registered against the lots.
- ii) Applications for final subdivision into lots in this area shall include provision, by way of the pattern of local streets and walkways, for east-west pedestrian circulation connecting the Central Park to Noons Creek Park on a comparatively level alignment about midway between the east-west connector and David Avenue.
- iii) Further detailed requirements in regard to matters such as fencing and lot grading over the right-of-way, to be determined at the time application is made for internal subdivision of this Block Parcel, and following further opportunity for input on these matters from B.C. Gas.

b) East-West Hydro Transmission Line

Extension of the rear yard of adjacent lots into the right-of-way will be subject to:

- i) the configuration of lots being such that a rear yard and front yard as required by the Zoning Bylaw, plus a building envelope, are left clear of the right-of-way, plus registration of a restrictive covenant as to siting, such that housing constructed will not be closer to transmission lines than would be the case without the rear yard extension into the right-of-way;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-4145B cont'd

3. b) East-West Hydro Transmission Line cont'd

ii) Wesbild providing measurements of electromagnetic fields strengths, taken at adequate intervals along the right-of-way by a qualified consultant, and such measurements not exceeding the standards shown by the literature to have been adopted by several American jurisdictions;

iii) Wesbild demonstrating that the danger of death or injury resulting from failure of transmission structures in a seismic event is not increased by narrowing the right-of-way;

iv) Wesbild providing, with the approval of the Parks and Recreation Department, an adequate width of unencumbered right-of-way, sufficient to accommodate a meandering trail.

c) North-South Hydro Transmission Line Right-of-Way

Extension of the rear yard of abutting lots into this right-of-way will be subject to conditions i), ii) and iii) of the recommendation under b) above, and further, subject to registration of a restrictive covenant to protect the band of trees along the east side of the right-of-way from removal, except by B.C. Hydro in exercising its easement rights.

8-4134C

WEBB & KNAPP (CANADA) LTD.  
1301 LOUGHEED HIGHWAY  
PT. PCL. C, PL. 11914, D.L. 61 & PCL. A, EXCEPT: PCL. 1,  
(BYLAW PL. 43728); PL. 5076, D.L. 61

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Approved subject to:

- 1) registration in the Land Title Office of a 3.5 m wide right-of-way along the full frontage of Schoolhouse Street;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the extension of Lucille Starr Drive to the standards required by Subdivision Control Bylaw No. 1023;
  - b) installation of streetlighting along the Lougheed Highway to the standards of Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-4134C cont'd

- 2) c) registration in the Land Title Office of any necessary easements, including a temporary working easement over the property to allow access for construction of Schoolhouse Street;
- 3) registration of a restrictive covenant as required by the Water Management Branch of the Ministry of Environment and Parks in their letter dated August 21, 1989;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval.

8-2937J

DISTRICT OF COQUITLAM  
CHILKO DRIVE  
LOT 24, BLK. 1, D.L. 374, PL. 16341; LOT 439, (S&E PLAN 65151), D.L. 378, PL. 64421 & PORTIONS OF ROAD ALLOWANCE

The Committee finds sketch 8-2937J technically feasible, noting the following:

- 1) submission of the requirements of Section 5.0 of the Subdivision Control Bylaw No. 2038 necessary prior to consideration of preliminary approval, including:
  - a) a certified B.C. Land Surveyor's plot plan;
  - b) a contour plan;
  - c) a mitigation statement;
  - d) a site grading plan;
  - e) a site servicing plan;
- 2) Council consideration of required rezoning is necessary pursuant to a Public Hearing;
- 3) the Deputy Director of Permits and Licenses has indicated complaints by residents about drainage problems;
- 4) Council approval of a road exchange bylaw is necessary prior to final approval.

8-4048

E. & L. NIELSEN  
640 CHAPMAN AVENUE  
LOT 3 OF LOT 7, BLK. 3, D.L. 106, PL. 14832

Approved subject to:

- 1) the applicant providing, to the satisfaction of the Director of Permits and Licenses, a more current survey plan indicating all existing buildings and structures, as well as items required by Section 5.02 of Subdivision Control Bylaw No. 2038;
- 2) submission of any outstanding items as required by Section 5.0 of Subdivision Control No. 2038;



SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-4048 cont'd

- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Chapman Avenue, as well as Nicola Avenue, to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) removal of the existing shed prior to final approval.

8-4165

L.Y. & A.C. JUY  
401 NELSON STREET  
LOT C, BLKS. 22 & 25, D.L. 108, PL. 19309

Approved subject to:

- 1) the applicants clarifying the latecomer's intent and mitigation statements previously submitted;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Nelson Street, Rochester Avenue and the lane adjacent the north property line to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) payment for one additional water connection;
  - d) provision for storm drainage for the new lot;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) the applicants obtaining a building permit for the required removal and reconstruction of a portion of the existing dwelling unit, noting that a survey certificate will be required following the required dwelling modifications to confirm setbacks to the new lot line.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-3360G H. GODIDEK, D. STANTON, A. FLUMERFELT  
2928 DEWDNEY TRUNK ROAD  
LOT 2, PL. 6175, S&E PL. 19655, PL. 27390 & PL. 78957,  
D.L. 373 & 381

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The Subdivision Committee acknowledged receipt of the letter from H. Godidek received January 16, 1990 in the Planning Department. The Committee then declined the appeal for relaxation of the Subdivision Control Bylaw No. 1023 regarding upgrading of the frontages of Sharpe Street, noting pedestrian safety as a major concern.

8-3866C A.L. & A.M. REEVES  
2985 SHILOH PLACE  
LOT 6, D.L. 378, PL. 70974

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Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Dewdney Trunk Road, Shiloh Place, the cul-de-sac and the lane allowance, to the standards required by Subdivision Control Bylaw No. 1023, noting that a chain and a lock are to be installed on the western end of the proposed lane;
  - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charge required by Bylaw No. 988, consisting of \$955 for each of the eight additional dwelling units to be constructed;
- 4) registration in the Land Title Office of a restrictive covenant as required by the Water Management Branch of the Ministry of Environment and Parks in their May 12, 1989 letter, noting that the applicant should verify the minimum floor elevation of 8.5 m geodetic datum requested in the above-mentioned letter.

8-4156 S. CAPPELLINI  
1982 CAPE HORN AVENUE  
LOT 1, D.L. 63, PL. 13516

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Approved subject to:

- 1) the applicant regrading the land and building the retaining wall in accordance with the plans submitted to the Planning Department January 17, 1990 prior to final approval or registering a restrictive covenant in the Land Title Office assuring he will do so;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-4156 cont'd

- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Brunette Avenue to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements, noting an easement may also be necessary for the location of the proposed retaining wall at the rear of the proposed new lot;
- 3) the applicants obtaining a building permit for retaining wall construction, noting drainage provisions, to the satisfaction of the Director of Permits and Licenses, will be necessary;
- 4) the payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit to be constructed.

8-4114

J. & A. MCGILLIVARY  
1395 HOCKADAY STREET  
LOT 2, L.D. 36, SEC. 13, TWP. 39, PL. 14551

Approved subject to:

- 1) physical construction of the panhandle access to the standards required by the Fire Department;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Hockaday Street along the full frontage of the property to the standards of the Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Office of any necessary easements, including those required for proposed dyking along the Coquitlam River;
  - c) payment for two water connections for both the existing and proposed lot if necessary;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit to be constructed;
- 5) registration in the Land Title Office of a restrictive covenant as required by the Water Management Branch of the Ministry of Environment and Parks in their June 1, 1989 letter.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-4125C MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM  
1189 WESTWOOD STREET  
LOT A, (EXC. PL. 16688), PL. 12467, AND LOT 8, PL. 16688;  
BOTH OF SEC. 11, TWP. 39

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Approved subject to:

- 1) Council approval of a Road Exchange Bylaw;
- 2) Council authorizing subdivision of the lands in a Development Permit under Section 976(1)(a) of the Municipal Act;
- 3) removal of all existing buildings and structures from both existing parcels prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes on both lots prior to final approval;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988.

8-4164 Z. KANJI, S. KANJI, Z. NARAN & S. PREMJI  
619-621 GIRARD AVENUE  
LOT 55, D.L. 1, PL. 45634

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The Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the proposed conversion into strata lots.

8-3267B P. FONTAINE  
1433 COMO LAKE AVENUE  
PCL. A, (REF. PL. 16229), W.1/2 OF LOT 3, D.L. 369, PL. 3020

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Declined, as the Committee will not recommend relaxation on the perimeter ruling requirements of the Subdivision Control Bylaw No. 2038, noting the Committee is of the opinion that the subdivision would be against the public interest

8-3149I CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD & KING EDWARD STREET  
LOT 1, D.L. 16, 17, 18, 19, 20 & 48, PL. 82051

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The Committee acknowledges receipt of information received in the Planning Department January 17, 1990, but tabled the application for review of the submission by the appropriate Departments.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 23, 1990

8-4100B      INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD  
LOT 2, D.L. 18, 19 & 20, PL. 82051

After considerable discussion by the Committee, this item remains tabled for the following:

- 1) the applicant to provide an updated subdivision layout indicating three less lots along the north side of United Boulevard, as previously indicated to the Engineering Department, with lot lines north of United Boulevard aligning with the centrelines of proposed roads intersecting with United Boulevard from the south to facilitate joint access agreements;
- 2) the applicant to provide a full geotechnical report with regard to building foundation suitability which addresses the presence of methane gas on the site;
- 3) further review of the information provided by the appropriate Municipal Departments.

8-4084E      IBI GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, PL. 51877

After considerable discussion, the Committee found sketch 8-4084E technically feasible, noting that prior to consideration of preliminary approval, the following is required:

- 1) Planning Department review of Zoning Bylaw and Development Permit implications;
- 2) the applicant to clarify, to the satisfaction of the Municipal Engineer, the submitted latecomer's statement with regard to specific lots and services which will be included.

The Committee notes that registration in the Land Title Office of joint access agreements and common wall easements, as well as Council consideration of required rezoning and Official Community Plan amendments, will be required prior to final approval.

JANUARY 30, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A special meeting of the Subdivision Committee was held at 9:45 a.m. on Tuesday, January 30, 1990 with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
B. Elliott, Park Administrator  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant

8-1952E

WOODBIDGE HOMES INC.  
MONTEREY AVENUE AND FINNIGAN STREET  
LOT 19, D.L. 112, PLAN 1122

The Committee reviewed correspondence from the Fish and Wildlife Branch of the Ministry of Environment and Parks, dated January 22 and 29, 1990, and from Woodbridge Homes dated January 25, 1990, relating mainly to the question of elimination of habitat along Popeye Creek and how the loss of habitat may be replaced. After reviewing the information, the Committee incorporated the concept of offsetting the loss of ravine area with a new park area and channelization in a revised preliminary approval, noting that the proposed channel is not entirely acceptable due to the presence of a water main and sanitary sewer line, which must be addressed. The Committee then approved subdivision sketch 8-1952E, subject to the following:

- 1) Council approval of a Development Variance Permit with regard to road centreline horizontal curve radii;
- 2) Council approval of the required road exchange bylaw;
- 3) the applicants providing, to the satisfaction of the Director of Permits and Licenses, a geotechnical report regarding proposed earthworks, to include the following:
  - a) all fill placed on lots within potential building envelopes is to be structural fill and is to be certified by a geotechnical engineer as providing adequate bearing capacity for construction of single-family dwellings;
  - b) certification is to be on a lot by lot basis;
  - c) the geotechnical report is to address required setbacks from top of all bank slopes containing engineered slopes;
  - d) setback requirements from engineered slopes are to be registered as restrictive covenants against affected lots.
- 4) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads, lanes and walkways bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 2038;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 30, 1990

8-1952E cont'd

- 4) b) registration in the Land Title Office of any necessary easements;
- c) the relocation, if necessary, of the waterline in the Montgomery Street road allowance north off Colton Avenue;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment of development cost charges, as required by Bylaw No. 988, consisting of \$955 for each of the 25 dwelling units permitted to be constructed;
- 7) the applicants providing a channel reconfiguration and reconstruction design, to the satisfaction of the Municipal Engineer and the Fish and Wildlife Branch of the Ministry of Environment and Parks, for the tributary of Popeye Creek under review;
- 8) the applicants providing a landscape/revegetation plan of the proposed new channel referred to in item 7) above, to the satisfaction of the Park Administrator;
- 9) the applicants securing written confirmation from the Water Management Branch of the Ministry of Environment and Parks for the work associated with the new channel.

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 20, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
R. Camporese, Deputy Director, Permits & Licenses  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant  
E. Tiessen, Deputy Planning Director (last 3 items only)

8-3408H

W. CHAN  
2305 CAPE HORN AVENUE  
LOT B, BLKS. 7 & 8, D.L. 65, PL. 11039

The Committee reviewed and endorsed a Planning Department alternative for the location of a proposed walkway joining Warrick Street with Cape Horn Avenue. The application remains tabled for the appropriate Departments to further review the soils report and preliminary lot grading plan received 1990 02 02 in the Planning Department.

8-36250

DISTRICT OF COQUITLAM  
SHERMAN STREET/DELAHAYE DRIVE  
LOT 3, (S & E PL. 72491, 74218, 77097, 80722), SEC. 11,  
TWP. 39, PL. 70145 & LOT 106, SEC. 14, TWP. 39

Approved subject to:

- 1) the applicants providing a preliminary road centre-line design and cross sections through the lots to demonstrate existing and final contours, proposed driveway grades, any necessary earth retention structures, and how private rear yard space or spaces can be provided for in a usable, finally graded state, wherein the spaces do not contain slopes in excess of 5% for a minimum distance of 6.0 m and be integrated into existing or potential development on adjoining lots;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all road frontages, including the extensions of Jordan Street and Cord Avenue, to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 30 additional dwelling units permitted to be constructed;



SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 20, 1990

8-36250 cont'd

- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) the applicants providing, to the satisfaction of the Municipal Engineer, a site contamination report;
- 6) registration in the Land Title Office of any covenants required by the Fish and Wildlife Branch or the Water Management Branch of the Ministry of Environment and Parks;
- 7) registration in the Land Title Office of a restrictive covenant with an accompanying survey drawing to clearly establish the setback required from the crest of slope on all lots so affected.

8-4125D

MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM  
1189 WESTWOOD STREET  
LOT A, (EXC. PL. 16688), PL. 12467 AND LOT 8, PL. 16688;  
BOTH OF SEC. 11, TWP. 39

The Committee was advised of the existence of a parcel of land owned by Vancouver and District's Joint Sewage and Drainage Board located adjacent the west property line, which "blocks" access from Westwood Street. The Committee tabled the application for:

- 1) the Engineering Department to receive and review the requested traffic impact study from the applicant's consultants;
- 2) the applicant to contact the owner of the adjacent lot to the west with regard to acquisition and dedication as road.

8-4142A

N. BURMATOFF  
1143 ROCHESTER AVENUE  
LOT 54, D.L. 109, PL. 25707

Approved subject to:

- 1) Council approval of the required rezoning;
- 2) Council approval of a Development Variance Permit with regard to the road width of Howse Place;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) cash payment for the future construction on Rochester Avenue and the new road to the north (Howse Place);
  - b) registration in the Land Title Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 20, 1990

8-4142A cont'd

- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) removal of the existing dwelling currently located on the southern portion of the site.

8-4167A

L. & M. MOFFATT  
1272 JOHNSON STREET  
LOT 2, D.L. 385, PL. 22324

After review of the submission, the Committee tabled the application for the applicant to provide the items required by Section 5.0 of Subdivision Control Bylaw No. 2038, including:

- 1) a plot plan,
- 2) a statement of intended use,
- 3) a contour plan,
- 4) a mitigation statement prepared by a professional engineer,
- 5) a statement of intent with regard to entering into a latecomer's agreement.

8-4172

M. & E. AYLEY  
1276 JOHNSON STREET  
LOT 1, D.L. 385, PL. 22324

After the Committee reviewed layout alternatives prepared by the Planning Department, they suggested the owner make a formal application for subdivision and rezoning, based on Alternative B presented.

8-4050

J. KUZIK  
1264 JOHNSON STREET  
PCL. H, (S & E PL. 14566, 26678), PL. 2145

After review of the existing sketch 8-4050, the Committee tabled the application for:

- 1) the applicant to provide, to the satisfaction of the Deputy Director of Permits and Licenses, a plan and cross sections through the lots which demonstrate existing and final contours, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces can be provided for in a usable, finally graded state, wherein the spaces do not contain slopes in excess of 5% for a minimum distance of 6 m and be integrated into existing or potential development on adjoining lots;
- 2) the Planning Department to verify lot dimensions with regard to consistency with adjacent properties.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 20, 1990

8-4166 RIVER HEIGHTS DEVELOPMENTS LTD.  
2644 AUSTIN AVENUE  
LOT 3, D.L. 113 & 305, PL. 78679

The Committee tabled the application for:

- 1) submission of plans and information, as required by Section 5.0 of Subdivision Control Bylaw No. 2038;
- 2) the Engineering Department to review the required improvements for Austin Avenue.

8-4169 DISTRICT OF COQUITLAM  
PINETREE WAY  
REM. LOT 3, SEC. 11, TWP. 39, PL. 70145

Approved subject to:

- 1) the applicants providing a B.C.L.S survey to verify the rear property line along the crest of slope of the Hoy Creek Ravine;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all frontages, including Pinetree Way and Pinewood Avenue, to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 3) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks in relation to fish habitat protection and setback requirements from Hoy Creek;
- 4) relocation of the fence located adjacent the south property line by the Municipal Fire Department;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988, noting that payment of further development cost charges consisting of \$955 per dwelling unit will be required prior to issuance of a building permit.

The Committee notes that a new access off Pinetree Way may not be recommended, therefore, preference would be given to a joint access agreement over the existing access on the adjacent fire hall site to the south.

8-4170A DOALL VANCOUVER INC.; DISTRICT OF COQUITLAM  
567 CLARKE ROAD  
LOT 1, (EX. PL. 42365), PL. 16227; LOTS 196 & 197, (EX. PL. 42517), PL. 23586 & PCL. B, PL. 49942, ALL IN D.L. 9

Approved subject to Council approval of the required road exchange bylaw.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 20, 1990

8-4171 S. & S. SAM; DISTRICT OF COQUITLAM  
1053 AUSTIN AVENUE  
LOT B, BLKS. 21-30, D.L. 356, PL. 14679 AND LANE ALLOWANCE

Tabled for the Planning Department to seek comments by contacting owners of abutting lots, noting easements for drainage may be necessary. The Committee also notes the applicant may have to verify the spatial requirements of the building on the adjacent lot to the north in relation to the proposed lot line.

8-4118 J. & V. NICCOLI AND A. MAGNONI  
610 & 616 AUSTIN AVENUE  
LOT B, BLK. 7, D.L. 1 & 16, PL. 16627 AND LOT 10, D.L. 3,  
PL. 16314

Declined, as the applicant has not responded within 180 days of the Committee's "technically feasible" statement of 1989 06 06.

8-3360 H. GODIDEK, D. STANTON, A. FLUMERFELT  
2928 DEWDNEY TRUNK ROAD  
LOT 2, PL. 6175, S & E PL. 19655, PL. 27390 & PL. 78957,  
D.L. 373 & 381

After considerable discussion, the Committee concluded that lot sizes obtainable under RS-4 zoning would not be recommended due to the configuration of the land and the close proximity to a major arterial intersection.

FEBRUARY 6, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 6, 1990, with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
R. Camporese, Deputy Director, Permits & Licenses  
L.T. Scott, Supervisor, Subdivision & Development  
D. Mooney, Traffic Technologist  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant

8-3669F

BOSA DEVELOPMENT CORP.  
GUILDFORD WAY & JOHNSON STREET  
LOT 58, D.L. 386, PLAN 62426

Approved subject to:

- 1) the applicants providing, to the satisfaction of the Planning Director, a B.C.L.S. survey confirming the location of the proposed park boundary;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all road frontages, including Johnson Street, Guildford Way and Lasalle Place, to the standards of Subdivision Control Bylaw No. 2038, noting that the sidewalk as required along Guildford Way must be located, to the satisfaction of the Parks and Recreation Department, in the adjacent park strip;
  - b) cash payment for a portion of the Hoy Creek culvert costs;
  - c) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988.

8-3408G

W. CHAN & K. HERAR  
2305 CAPE HORN AVENUE  
LOT B, BLKS. 7 & 8, D.L. 65, PLAN 11039

The Committee received comments from the Traffic Section of the Engineering Department with regard to the location of a proposed walkway joining Warrick Street with Cape Horn Avenue. The application remains tabled for the Planning Department to review location alternatives for the proposed walkway to lessen the impact on lot yields and for the appropriate Departments to review the soils reports and preliminary lot grading plan, received 1990 02 02 in the Planning Department.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 6, 1990

8-4162A DANEC DEVELOPMENTS LTD. (APPLICANTS)  
3063-3081 GLEN DRIVE & 1185 WESTWOOD STREET  
LOTS 1 THROUGH 7, TWP. 39, PLAN 16688

The Committee received comments from the Traffic Section of the Engineering Department, noting that the 3.5 m dedication along the full frontage of Glen Drive is required and that the lane adjacent the north property line should not be cancelled.

The application remains tabled for:

- 1) the Traffic Section of the Engineering Department to receive and review a traffic impact study with regard to the pending development on the adjacent lot to the north;
- 2) the applicants to contact the adjacent property owner about the possible acquisition of the remainder of the lot (Lot 8) adjacent the east property line.

8-4125C MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM  
1189 WESTWOOD STREET  
LOT A (EXC. PL. 16688), PL. 12467 & LOT 8, PL. 16688; BOTH  
OF SEC. 11, TWP. 39

The Committee acknowledged receipt of the letter from Spaceworks Architects, received 1990 02 02 in the Planning Department, then tabled the letter for the Traffic Section of the Engineering Department to receive and review the requested traffic impact study from the applicant's consultants.

8-3870C DISTRICT OF COQUITLAM  
1250, 1251 & 1280 PINETREE WAY  
LOT 50, NE 1/4 SEC. 11, D.L. 386, PLAN 26094; LOT 51 (S & E  
PL. 43190), PLAN 26094; LOT 1 (S & E PL. 74191), PLAN 70145;  
LOT 2, PLAN 74191, SEC. 11, TWP. 39

After hearing comments from the Traffic Section of the Engineering Department, the Committee declined sketch 8-3870C.

8-3870D DISTRICT OF COQUITLAM  
1250, 1251 & 1280 PINETREE WAY  
LOT 50, NE 1/4 SEC. 11, D.L. 386, PLAN 26094; LOT 51 (S & E  
PL. 43190), PLAN 26094; LOT 1 (S & E PL. 74191), PLAN 70145;  
LOT 2, PLAN 74191, SEC. 11, TWP. 39

Approved subject to:

- 1) registration in the Land Title Office of two covenants to accomplish the following:

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 6, 1990

8-3870D cont'd

- 1) a) protection of the forest area, as indicated on sketch 8-3870D, written in a form acceptable to the Parks and Recreation Department;  
b) no road accesses being permitted to Pinetree Way;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all perimeter road frontages and proposed internal roads to the standards of the Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) compliance with any requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, and Fisheries and Oceans Canada.

8-3632P

DISTRICT OF COQUITLAM  
ERSKINE STREET/WALTON AVENUE  
LOT 1 (S & E PL. 75124), D.L. 385, PLAN 74220 AND LOT B,  
D.L. 385 (S & E PL. 75124), PLAN 69710

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The Committee finds sketch 8-3632P technically feasible, noting that Council consideration of the required rezoning is necessary pursuant to a Public Hearing, and noting that registration of the properties to the east will be required prior to final approval of the complete subdivision.

8-2129

E. & M. RENHOLM  
838 COTTONWOOD AVENUE  
LOT A, D.L. 366, PLAN 22481

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Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of the full frontage of Spruce Avenue to the standards of Subdivision Control Bylaw No. 2038;
  - b) cash payment for the future construction of any outstanding works on Cottonwood Avenue;
  - c) payment of any outstanding water main charges for Spruce Avenue;
  - d) registration in the Land Title Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES  
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8-2129 cont'd

- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of a new water connection on Spruce Avenue.

8-3297

L. & A. PALFREYMAN  
1216 COTTONWOOD AVENUE  
LOT 59, D.L. 365, PLAN 26626

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including physical construction of all frontages of Cottonwood Avenue, Lakeshore Drive and the lane adjacent the south property line to the standards of Subdivision Control Bylaw No. 2038;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charges, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment for one new water connection.

8-4122

R. & L. HAVELAND  
317 DECAIRE STREET  
LOT 104, D.L. 47, PLAN 26298

Reapproved subject to:

- 1) removal of the garage and reconstruction of the south side of the existing dwelling to the standards required by the B.C. Building Code;
- 2) cash payment for the future construction of road services for the full frontage of the property on Decaire Street to the standards required by Subdivision Control Bylaw No. 2038;
- 3) confirmation that all service connections to the existing dwelling will be contained within the proposed upper lot;



SUBDIVISION COMMITTEE MINUTES  
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8-4122 cont'd

- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes, prior to final approval;
- 6) compliance with any requirements of the Water Management Branch and Fish and Wildlife Branch of the Ministry of Environment and Parks in relation to habitat protection zones and setback requirements from the watercourse;
- 7) submission of a plan prepared by a B.C. Land Surveyor which identifies the setback from the crest of slope, as required under Section 405 of the Zoning Bylaw;
- 8) payment for one new water connection;
- 9) payment for one storm sewer connection.

8-3267A

P. FONTAINE  
1433 COMO LAKE AVENUE  
PCL. A (REF. PL. 16229), W. 1/2 OF LOT 3, D.L. 369, PL. 3020

Reapproved subject to:

- 1) registration in the Land Title Office of a joint access agreement in a width and location acceptable to the Municipal Engineer;
- 2) registration in the Land Title Office of a restrictive covenant to prevent cancellation of the joint access agreement referred to in item 1) above, and also to reference a building setback to be established by the Municipal Engineer;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of any outstanding works on Como Lake Avenue for the full frontage;
  - b) reconstruction of the existing access if necessary;
  - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes before final approval;
- 6) payment for any required service connections.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 6, 1990

8-3267C

P. FONTAINE  
1433 COMO LAKE AVENUE  
PCL. A (REF. PL. 16229), W. 1/2 OF LOT 3, D.L. 369, PL. 3020

Approved subject to:

- 1) registration in the Land Title Office of a joint access agreement in a width and location acceptable to the Municipal Engineer;
- 2) registration in the Land Title Office of a restrictive covenant to prevent cancellation of the joint access agreement referred to in item 1) above, and also to reference a building setback to be established by the Municipal Engineer;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of any outstanding works on Como Lake Avenue for the full frontage;
  - b) reconstruction of the existing access if necessary;
  - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes before final approval;
- 6) removal of all buildings and structures prior to final approval.

8-4100C

INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD  
LOT 2, D.L. 18, 19 & 20, PLAN 82051

Approved subject to:

- 1) submission of items as required by Section 5.0 of Subdivision Control Bylaw No. 2038, including:
  - a) a B.C.L.S. survey plan locating the creek adjacent the north property line, which indicates the creek centerline, natural boundaries with elevations, and building setbacks required by Section 405 of Zoning Bylaw No. 1928;
  - b) a statement of intended use signed by the owner;
  - c) the mitigation statement signed and sealed by a Professional Engineer;

SUBDIVISION COMMITTEE MINUTES  
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8-4100C cont'd

The Committee noted the intent of the owner to enter a latecomer's servicing agreement.

- 2) the applicants submitting a full geotechnical report to the satisfaction of the Director of Permits and Licenses, noting that the Committee stresses submission of a preloading plan for the whole Phase I area and noting a conservation permit is required prior to any preloading;
- 3) comments from the Ministry of Transportation and Highways with regard to the proposed Schoolhouse Street overpass, noting that the lot proposed for future right-of-way allowance for the overpass should be absorbed evenly into the two adjacent lots should the overpass not be required;
- 4) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads to the standards of Subdivision Control Bylaw No. 2038, noting that United Boulevard must be built to an arterial road standard acceptable to the Municipal Engineer;
  - b) registration in the Land Title Office of any necessary easements;
- 5) the applicants providing, to the satisfaction of the Municipal Engineer, a joint access plan, joint access agreements and registration in the Land Title Office of a covenant restricting the accesses to the lots fronting on United Boulevard;
- 6) comments from the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, and any requirements contained therein;
- 7) approval in writing from the Trans Mountain Pipeline Co. Ltd. for the relocation of their pipeline, noting that Parks and Recreation Department approval is necessary for relocation of the pipeline into the park strip to the south;
- 8) payment of any current, delinquent or outstanding taxes prior to final approval;
- 9) registration in the Land Title Office of a covenant restricting the building elevations.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 6, 1990

8-3149I

CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD & KING EDWARD STREET  
LOT 1, D.L. 16, 17, 18, 19, 20 & 48, PLAN 82051

After receiving a brief from the Planning Department, the application remains tabled for the following:

- 1) the applicants providing, to the satisfaction of the Planning Director, a B.C.L.S. survey plan locating the creek adjacent the west property line which indicates the creek centerline, natural boundaries with elevations and building setbacks required by Section 405 of Zoning Bylaw No. 1928;
- 2) clarification, to the satisfaction of the Director of Permits and Licenses, of the removal and reconstruction of the portions of buildings straddling the proposed lot line, which provides details of how Building Code structural and fire requirements will be met, noting a subdivision cannot be allowed with any structures located on the proposed property line;
- 3) the applicants to provide, to the satisfaction of the Municipal Engineer, an environmental review of the site with regard to potential soil contamination.

The Committee notes that a recommendation of the Approving Officer will be required to the Ministry of Transportation and Highways to grant relief under Section 76 of the Land Title Act for the lack of public access to the Fraser River.

The Committee also notes that the number of parking spaces proposed under the present development proposal does not meet the requirements of Zoning Bylaw No. 1928. It was suggested that a Development Variance Permit may be a solution, however, any reduction of required parking must be approved by Council and be supported by a traffic study.

MARCH 6, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 6, 1990, with the following persons present:

- N. Nyberg, Municipal Engineer (last two items only)
- K. Wright, Deputy Municipal Engineer
- R. Camporese, Acting Director, Permits & Licences
- L.T. Scott, Supervisor, Subdivision & Development
- A. Geoghegan, Planning Assistant
- N. Maxwell, Planning Assistant
- E. Tiessen, Deputy Planning Director

8-659H

E. & A. JAMAULT  
1360 COAST MERIDIAN ROAD  
LOT 5, SEC. 13, TWP. 39, PLAN 12942

After considerable discussion, the Committee tabled the application for:

- 1) the Planning Department to review the advanced lotting pattern with regard to the 9 m covenant area required adjacent the high water mark of the creek by the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 2) the applicant to provide, to the satisfaction of the Planning Director, a B.C. Land Surveyor certified survey plan, which identifies the creek centreline, natural boundary and crest of slope, and provides elevations at regular intervals along the natural boundary and crest of slope, as well as the degree of slope.

8-4175

B.C. HYDRO AND POWER AUTHORITY  
PIPELINE ROAD AREA  
LOT 30, SEC. 14, TWP. 39, PLAN 3022 AND 6.34 ACRE PORTION OF  
L.S. 2, SEC. 14, TWP. 39, PLAN 31167

The Committee acknowledges the receipt of the information provided by B.C. Hydro, received in the Planning Department 1990 02 21. After review, the Committee tabled the application for the following outstanding items:

- 1) the applicant to provide, to the satisfaction of the Planning Director, a B.C. Land Surveyor certified survey plan, which identifies the location of watercourses on the property, including the creek centreline, natural boundary, crest of slope, elevations along the crest of slope and the degree of slope at regular intervals equal to the proposed widths of adjacent lots;
- 2) the applicant to provide a site grading plan, to the satisfaction of the Acting Director of the Permits and Licences Department;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 6, 1990

8-4175 cont'd

- 3) the applicant to provide a plan which demonstrates adequate building envelopes considering the building setback requirements of Section 405 of Zoning Bylaw No. 1928, 1971, as amended, as well as those outlined in item 4) below;
- 4) the extension of rear yards of adjacent lots into the right-of-way will be subject to:
  - a) the configuration of lots being such that a rear yard and front yard, as required by the Zoning Bylaw, plus a building envelope, are left clear of the right-of-way, plus registration of a restrictive covenant as to siting, such that housing constructed will not be closer to transmission lines than would be the case without the rear yard extension into the right-of-way;
  - b) the applicant providing measurements of electromagnetic fields strengths, taken at adequate intervals along the right-of-way by a qualified consultant, and such measurements not exceeding the standards shown by the literature to have been adopted by several American jurisdictions;
  - c) the applicant demonstrating that the danger of death or injury resulting from failure of transmission structures in a seismic event is not increased by narrowing the right-of-way;
  - d) the applicant providing, with the approval of the Parks and Recreation Department, an adequate width of unencumbered right-of-way, sufficient to accommodate a meandering trail;
- 5) the applicant providing a written statement outlining their intentions with regard to possible land exchanges with adjacent property owners;
- 6) the applicant to provide road centreline designs for all proposed roads, noting the concern with Road "C" identified in item c) below;
- 7) the applicants to provide the mitigation statement referred to in the 1990 02 15 letter from B.C. Hydro;
- 8) the applicant to provide, to the satisfaction of the Municipal Engineer, clarification of specifically which services will be bound by a latecomer's agreement.

The Committee discussed a number of issues which should be noted, including:

- a) The Fish and Wildlife Branch of the Ministry of Environment and Parks usually requires at least a 9 m restrictive covenant area beyond crests of ravine slopes, but the required width of the covenant area will not be known until a response to the subdivision referral is received.

SUBDIVISION COMMITTEE MINUTES  
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8-4175 cont'd

- b) Preliminary approval of the application will be subject to the construction of the "east connector" to provide the required access.
- c) The intersection location of Road "C" is unacceptable.

8-3748C

B. & M. DOUGLAS  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, PLAN 1481

Declined, as the Committee cannot recommend the approval of the reduction of the panhandle frontage.

8-4075A

OPUS BUILDING CORPORATION  
1101 AND 1301 UNITED BOULEVARD  
LOTS A & B, D.L. 48, PLAN 74078

Approved subject to:

- 1) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval.

8-4174

D.N.K. ENTERPRISES LTD.  
2326 AND 2350 CAPE HORN AVENUE  
PCL. A, PLAN 5325, D.L. 65 & 66, AND PCL. 2 OF PCL. A, (EX. PL. 4325), D.L. 65, (EX. PT. HWY. ON PLAN 25983)

After considerable discussion, the Committee declined the proposed lotting layout, then tabled the application in general for the applicant to develop a revised proposal addressing the following:

- 1) The new lotting layout proposal should be tied to the Parklane subdivision to the east and should reduce the number of individual lot accesses to Cape Horn Avenue by pushing the internal road intersection as far west as possible.
- 2) The applicant must provide a noise abatement concept to reduce noise along the Loughheed Highway, which should include berms, landscaping and concrete fencing.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 6, 1990

8-4174 cont'd

- 3) The applicant must provide a geotechnical report addressing present and proposed fill conditions, and prior to final approval must provide certification of structural fill for each building envelope.
- 4) The applicant must provide a mitigation plan which addresses dust control measures.

8-4124A

DISTRICT OF COQUITLAM  
SORRENTO DRIVE/MUNDY CREEK AREA  
REM. LOT B, PL. 79270, D.L. 65 & 112, EXC. PL. 80618

Approved subject to:

- 1) the relocation of the cul-de-sac bulb to maximize lot depths adjacent the Mundy Creek ravine;
- 2) approval of necessary grading plans by the Acting Director of Permits and Licences;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all contiguous road frontages to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the nine additional dwelling units permitted to be constructed;
- 5) registration in the Land Title Office of any covenants required by the Fish and Wildlife Branch or the Water Management Branch of the Ministry of Environment and Parks;
- 6) registration in the Land Title Office of a restrictive covenant with an accompanying survey drawing to clearly establish the setback required from the crest of slope on all lots so affected.

8-3951

DISTRICT OF COQUITLAM  
COMO LAKE AREA  
LOTS 12-17, PLAN 2597, D.L. 361, AND LOT 26, PLAN 1084,  
(EX. PLANS 67311 & 67288), D.L. 361

Approved subject to Council approval of the required road exchange bylaw.



SUBDIVISION COMMITTEE MINUTES  
OF MARCH 6, 1990

8-3987E VANGUARD PROPERTIES LTD.; PARK GEORGIA GROUP  
2963 GLEN DRIVE; 2964 BURLINGTON DRIVE  
LOT 2, D.L. 386, PLAN

Approved subject to payment of any current, delinquent or outstanding taxes prior to final approval.

8-3408H W. CHAN; K. HERAR  
2305 CAPE HORN AVENUE  
LOT B, BLKS. 7 & 8, D.L. 65, PLAN 11039

The Committee finds sketch 8-3408H technically feasible, noting that regrading and construction of retaining walls will be required prior to final approval, and noting a rezoning application is required.

8-1952F WOODBRIDGE HOMES INC.  
MONTEREY AVENUE AND FINNIGAN STREET  
LOT 19, D.L. 112, PLAN 1122

Approved subject to:

- 1) Council approval of the required road exchange bylaw;
- 2) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, a geotechnical report regarding proposed earthworks, to include the following:
  - a) all fill placed on lots within potential building envelopes is to be structural fill and is to be certified by a geotechnical engineer as providing adequate bearing capacity for construction of single-family dwellings;
  - b) certification is to be on a lot by lot basis;
  - c) the geotechnical report is to address required setbacks from the top of all bank slopes containing engineered slopes;
  - d) setback requirements from engineered slopes are to be registered as restrictive covenants against affected lots;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads, lanes and walkways bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;

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8-1952F cont'd

- 3) c) the relocation, if necessary, of the waterline in the Montgomery Street road allowance north of Colton Avenue;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of development cost charges, as required by Bylaw No. 988, consisting of \$955 for each of the 24 dwelling units permitted to be constructed;
- 6) the applicants providing a channel reconfiguration and reconstruction design, to the satisfaction of the Municipal Engineer, and the Fish and Wildlife Branch of the Ministry of Environment and Parks, for the tributary of Popeye Creek under review;
- 7) the applicants providing a landscape/revegetation plan of the proposed new channel referred to in item 7) above, to the satisfaction of the Park Administrator;
- 8) the applicants securing written confirmation from the Water Management Branch of the Ministry of Environment and Parks for the work associated with the new channel.

8-3149H

CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD AND KING EDWARD STREET  
LOT 1, PLAN \_\_\_\_\_, D.L. 16, 17, 18, 19, 20 & 48

Reapproved subject to:

- 1) removal of the portions of building over the proposed road allowance, plus a sufficient amount to achieve the required minimum 7.6 m setback to the United Boulevard property lines, restoration as required by the B.C. Building Code, and confirmation by way of survey that the required 7.6 m setback has been achieved;
- 2) physical construction of United Boulevard to the standards required by Subdivision Control Bylaw No. 2038;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 5) the applicants outlining their intentions with regard to retention of existing rail lines and spur lines located on the property and rights-of-way therefore.

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8-3149I CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD AND KING EDWARD STREET  
LOT 1, PLAN , D.L. 16, 17, 18, 19, 20 & 48

The Committee acknowledges receipt of the information from Papove and Associates, received in the Planning Department 1990 03 01.

After considerable discussion, the Committee tabled the application for the following:

- 1) provision of the mitigation statement signed and sealed by a professional engineer;
- 2) verification of the adequacy of on-site fire hydrants, to the satisfaction of the Municipal Fire Chief, noting registration of a joint access agreement with the adjacent lot to the east may be necessary for firefighting access purposes;
- 3) the applicants outlining their intentions with regard to retention of existing rail lines and spur lines and associated rights-of-way located on the property.

The Committee discussed the need to provide public access to the river and instructed the Planning Department to review this issue.

8-4168A FINNISH CANADIAN REST HOME ASSOCIATION  
1226 JOHNSON STREET  
LOT 3, D.L. 385, (S&E PL. 80484), PLAN 6944

The Committee endorses sketch 8-4168A as the preplan for the subject property, noting that provision for access from the lands to the west through to Hudson Street will be a requirement when development of this site occurs.

8-3632N DISTRICT OF COQUITLAM  
ERSKINE STREET/WALTON AVENUE  
LOT 1, PLAN 75124, D.L. 385, PT. SK. 1960

The Committee notes the provision for future access to Hudson Street on the preliminary site development plans and therefore reapproved the application subject to:

- 1) Council approval of the proposed rezoning;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Nash Drive, Rambler Way and Guildford Way;
  - b) registration in the Land Title Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 6, 1990

8-3632N cont'd

- 3) site regrading and construction of retaining structures where necessary, to the satisfaction of the Acting Director of Permits and Licences;
- 4) registration in the Land Title Office of an easement or right-of-way to provide pedestrian access from Rambler Way to the proposed park strip adjacent the east property line;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 17 lots proposed to be created, noting that an additional payment for the 54 units proposed on the lower site will be required if that application is ultimately approved by Council and proceeds to building permit issuance;
- 6) the "lot area", as defined by Zoning Bylaw No. 1928, 1971, as amended, of the southerly lot not exceeding 14,540 m<sup>2</sup>.

MARCH 20, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 20, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
R. Camporese, Acting Director, Permits & Licences  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant  
E. Tiessen, Deputy Planning Director (for two items only)

GUIDELINES - MINISTRY OF ENVIRONMENT RE MUNICIPAL DEVELOPMENT AND STREAM HABITAT PROTECTION

The Committee acknowledged receipt of the guidelines received in the Planning Department 1990 02 26 entitled "General Guidelines for Residential Development and Protection of the Aquatic Environment". After discussion, the Committee decided they would continue with the present requirements, noting that acquisition of private lands beyond ravine crest of slopes for parkland would be extremely difficult and costly for the Municipality.

8-4177 S. RACANELLI  
1504 & 1508 BRUNETTE AVENUE AND 1533 BOOTH AVENUE  
LOT 1, PL. 9285; LOT 11, PL. 9286, (S&E PL. 61329); AND  
LOT 24, PL. 13202, ALL IN D.L. 47

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) registration in the Land Title Office of a restrictive covenant prohibiting access to Brunette Avenue or Schoolhouse Street;
- 4) registration in the Land Title Office of any necessary easements.

The Committee notes that any necessary improvements to the contiguous road frontages, including Schoolhouse Street, Brunette Avenue, Booth Avenue and the lane, will be made a condition of building permit issuance.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-3872

V. IALUNGO  
2021 AUSTIN AVENUE  
PCL. "B" OF LOT 2, D.L. 358, PL. 1729 (S&E PL. 30982)

Approved subject to:

- 1) removal of all existing accesses to Austin Avenue;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Midvale Street to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) payment for one new water connection;
- 3) the applicant meeting spatial separation requirements, to the satisfaction of the Acting Director of the Permits and Licenses Department;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

The Committee recommends the Approving Officer approve the subdivision, with the knowledge that upon registration of the subdivision, the existing garage structure will become nonconforming with regard to setbacks.

8-4143

D. BRADLEY  
840 PROSPECT STREET  
LOT 36, D.L. 370, PL. 22705

Tabled for the Planning Department to write and seek comments from adjacent owners on the proposed subdivision, noting the referral will include material submitted by the applicant.

8-2976F

COQUITLAM MOTOR INN  
DELESTRE AVENUE EAST OF NORTH ROAD  
PCL. A, D.L. 3, PL. 73889; LOTS 6, 7, 8, D.L. 3, PL. 10370;  
LOT 5, D.L. 3, (S&E PL. 25898), PL. 10370

Approved subject to:

- 1) Council approval of the proposed rezoning;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-2976F cont'd

- 2) removal of all buildings and structures on the three southerly lots prior to final approval;
- 3) registration in the Land Title Office of a right-of-way over the portion of the lane to be cancelled, noting the underground parking structure may project under the right-of-way but that the traffic deck of the parking structure must be designed, to the satisfaction of the Acting Director of Permits and Licenses, to adequately facilitate public, service and firefighting vehicular traffic;
- 4) registration in the Land Title Office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer.

The Committee notes provision of any necessary improvements for the full frontage of Delestre Avenue, from North Road east to the lane to be cancelled, will be made a requirement of building permit issuance.

8-4187

M. HOLUB & G. JACKSON  
578 SCHOOLHOUSE STREET  
LOT B, D.L. 357, PL. 16255

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) cash payment for any outstanding works on Schoolhouse Street and Winslow Avenue;
  - b) registration in the Land Title Office of any necessary easements, including possible easements for storm sewer drainage;
  - c) provision for extension of sanitary sewer lines if necessary;
  - d) provision for reconstruction of sidewalks at new driveway crossings if necessary;
  - e) payment for one additional water connection;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-4187 cont'd

- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-3748B

B. & M. DOUGLAS  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, PL. 1481

Approved subject to:

- 1) the applicant supplying a letter of approval of the proposed subdivision from the neighbour to the west;
- 2) removal of all buildings and structures prior to final approval;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) cash payment for the future construction of the full frontage of Alderson Avenue to the standards required by Subdivision Control Bylaw No. 2038;
  - b) physical construction of the lane allowance to the standards of Subdivision Control Bylaw No. 2038;
  - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment for one additional water connection;
- 7) payment for one additional driveway culvert if required;
- 8) registration in the Land Title Office of any necessary covenants, including:
  - a) a covenant in keeping with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks letter dated 1989 01 25; and
  - b) a covenant limiting access on the panhandle portion of the proposed new lot to emergency vehicles only;
- 9) compliance with the requirements contained in the Water Management Branch of the Ministry of Environment and Parks letter dated 1989 02 07;
- 10) the physical construction of the panhandle driveway access to Alderson Avenue to the standards required by the Municipal Fire Department, and also the erection of an address sign with number and the word "rear" under the street address.



SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-3870E

DISTRICT OF COQUITLAM  
1250, 1251 & 1280 PINETREE WAY  
LOT 50, NE 1/4 SEC. 11, D.L. 386, PL. 26094; LOT 51, (S & E  
PL. 43190), PL. 26094; LOT 1, (S & E PL. 74191), PL. 70145;  
LOT 2, PL. 74191, SEC. 11, TWP. 39

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Approved subject to:

- 1) registration in the Land Title Office of two covenants to accomplish the following:
  - a) protection of the forest area, as indicated on sketch 8-3870E, written in a form acceptable to the Parks and Recreation Department; the exact boundaries of the park area adjacent to Hoy Creek Park, and the forest protection area to be established in consultation with the Parks and Recreation Department;
  - b) no road accesses being permitted to Pinetree Way except for the site on the east side of Pinetree Way;
- 2) Council approval of a road exchange bylaw;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038;
  - b) physical construction of a meandering sidewalk system along the south side of Pinewood Avenue to the satisfaction of the Parks and Recreation Department;
  - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) compliance with any requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, and Fisheries and Oceans Canada.

8-3870F

DISTRICT OF COQUITLAM  
1250, 1251 & 1280 PINETREE WAY  
LOT 50, NE 1/4 SEC. 11, D.L. 386, PL. 26094; LOT 51, (S & E  
PL. 43190), PL. 26094; LOT 1, (S & E PL. 74191), PL. 70145;  
LOT 2, PL. 74191, SEC. 11, TWP. 39

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Approved subject to:

- 1) registration in the Land Title Office of two covenants to accomplish the following:

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-3870F cont'd

- 1) a) protection of the forest area, as indicated on sketch 8-3870F, written in a form acceptable to the Parks and Recreation Department; the exact boundaries of the park area adjacent to Hoy Creek Park, and the forest protection area to be established in consultation with the Parks and Recreation Department;
- b) no road accesses being permitted to Pinetree Way except for the site on the east side of Pinetree Way;
- 2) Council approval of a road exchange bylaw;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038;
  - b) physical construction of a meandering sidewalk system along the south side of Pinewood Avenue to the satisfaction of the Parks and Recreation Department;
  - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) compliance with any requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, and Fisheries and Oceans Canada.

8-3991A

A. & N. DEVJI; DISTRICT OF COQUITLAM  
2467-2495 CAPE HORN AVENUE  
LOTS 2 & 3, PL. 18293, D.L. 112, 65 & 67, REM. LOT B,  
PL. 79270, D.L. 65 & 112, EXC. PL. 80618

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Tabled for:

- 1) the applicant to satisfy the requirements of the Municipal Fire Department with regard to their memo dated 1990 02 07;
- 2) the applicant providing written clarification of intended uses of common areas, as shown on the conceptual development proposal received 1990 03 14 in the Planning Department, to the satisfaction of the Planning Director;
- 3) the applicant providing an extension of the driveway design through the adjacent lot to the west to determine its feasibility, and also written clarification of the strip of land resulting from the hammerhead of the driveway not being extended to meet the west property line;

SUBDIVISION COMMITTEE MINUTES  
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8-3991A cont'd

- 4) the applicant providing a regrading plan, to the satisfaction of the Acting Director of Permits and Licenses, noting registration of a restrictive covenant limiting minimum and maximum floor slab elevations will be necessary to control driveway grades;
- 5) the applicant providing a building envelope plan which relates to setback requirements of the Zoning Bylaw for RS-3 zoning, noting registration of a restrictive covenant to control building envelopes will be necessary prior to final approval.

8-3675D D. JACOBSEN  
1303 JOHNSON STREET  
LOT 1, SEC. 11, TWP. 39, PL. 20014

The Committee finds sketch 8-3657D technically feasible, noting that Council consideration of required rezoning will be necessary pursuant to a Public Hearing.

8-3297A L. & A. PALFREYMAN  
1216 COTTONWOOD AVENUE  
LOT 59, D.L. 365, PL. 26626

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including physical construction of all frontages of Cottonwood Avenue, Lakeshore Drive and the lane adjacent the south property line to the standards of Subdivision Control Bylaw No. 2038;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charges, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed;
- 4) payment for two new water connections.

8-3992D JUNE RING PROPERTIES DEVELOPMENT INC.  
1353 PIPELINE ROAD  
LOT 64, SEC. 14, TWP. 39, PL. 55389

Approved subject to:

- 1) the applicant providing the items required by Section 5.0 of Subdivision Control Bylaw No. 2038, including:

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-3992D cont'd

- 1) a) a statement of intended use;
- b) a mitigation statement prepared by a professional engineer;
- c) a statement of intent with regard to entering into a latecomer's agreement;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Pipeline Road and the internal streets to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) removal of the existing access to Pipeline Road and its relocation to the proposed cul-de-sac;
- 6) registration in the Land Title Office of a restrictive covenant to ensure that all new homes are oriented to face the internal streets; that no new accesses will be permitted to Pipeline Road; and that all buildings and structures will be sited from Pipeline Road, assuming the ultimate dedication for road widening along Pipeline Road;
- 7) installation of a fence ("Fence Crete" or approved equivalent) along Pipeline Road, to the satisfaction of the Municipal Engineer.

8-4100D

INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD  
LOT 2, D.L. 18, 19 & 20, PL. 82051

The Committee acknowledged receipt of a letter from the Ministry of Transportation and Highways dated 1990 02 21 with regard to the extension of Schoolhouse Street across Route #1, and approved sketch 8-4100D subject to:

- 1) submission of items as required by Section 5.0 of Subdivision Control Bylaw No. 2038, including:
  - a) a B.C.L.S. survey plan locating the creek adjacent the north property line, which indicates the creek centerline, natural boundaries with elevations, and building setbacks required by Section 405 of Zoning Bylaw No. 1928;

SUBDIVISION COMMITTEE MINUTES  
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8-4100D cont'd

- 1) b) a statement of intended use signed by the owner;
- c) the mitigation statement signed and sealed by a Professional Engineer.

The Committee noted the intent of the owner to enter a latecomer's servicing agreement.

- 2) the applicants submitting a full geotechnical report, to the satisfaction of the Acting Director of Permits and Licenses, noting that the Committee stresses submission of a preloading plan for the whole Phase I area, and noting a conservation permit is required prior to any preloading;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads to the standards of Subdivision Control Bylaw No. 2038, noting that United Boulevard must be built to an arterial road standard acceptable to the Municipal Engineer;
  - b) registration in the Land Title Office of any necessary easements;
- 4) the applicants providing, to the satisfaction of the Municipal Engineer, a joint access plan, joint access agreements and registration in the Land Title Office of a covenant restricting the accesses to the lots fronting on United Boulevard;
- 5) comments from the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, and any requirements contained therein;
- 6) approval in writing from the Trans Mountain Pipeline Co. Ltd. for the relocation of their pipeline, noting that Parks and Recreation Department approval is necessary for relocation of the pipeline into the park strip to the south;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) registration in the Land Title Office of a covenant restricting the building elevations.

8-4108

G. & D. KRAUS  
592 CHAPMAN AVENUE  
LOT A, D.L. 106, PL. 24060

Declined, as the applicant has not responded within 180 days of the Committee's 1989 04 27 tabling action.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-3844I      LANCO ASSEMBLED PROPERTIES LTD.  
1000 AUSTIN AVENUE  
LOT A, D.L. 108, PL. 75976

Declined, as the applicant has not responded within 180 days of the Committee's 1988 06 07 tabling action.

8-3815A      S. HOWKER  
2751 DEWDNEY TRUNK ROAD  
LOT A OF 1,, D.L. 373, PL. 12138

Declined, as the applicant has not responded within 180 days of the Committee's 1988 03 01 tabling action.

8-4188      P.W. ROUND  
631 ROCHESTER AVENUE  
LOT 9, D.L. 3, PL. 23410

Approved subject to:

- 1) removal of all buildings and structures not indicated on the survey plan submitted by the applicant 1990 03 14, drawn by P.T. Mason;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Rochester Avenue to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) payment for two additional water connections;
  - d) relocation of existing service connections, if required, to ensure that all connections lie within the frontage of the home lot;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units to be constructed.

8-4084E      IBI GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, PL. 51877

Approved subject to:

- 1) Council approval of the proposed Zoning Bylaw and Official Community Plan amendments.

SUBDIVISION COMMITTEE MINUTES  
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8-4084E cont'd

- 2) registration in the Land Title Office of a right-of-way agreement for access purposes on the south and west sides of the site on the perimeter roads, noting the right-of-way documents must make provision for:
  - a) the underground parking structures;
  - b) the pedestrian corridor, including fixtures, seating, landscaping and clock tower, etc.;
  - c) the District's review of the improvements/structures in relation to certain design guidelines;
- 3) registration of a mutual access easement along the north side of the site from Pinetree Way westward to a distance acceptable to the Municipal Engineer;
- 4) registration of a right-of-way as indicated over the southeast corner of the site for a crossing by a Skytrain guideway;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Pinetree Way and the north side access to the standards of Subdivision Control Bylaw No. 2038, noting physical construction of the roadworks within the proposed rights-of-way along the west and south sides will be a condition of building permit issuance;
  - b) registration in the Land Title Office of any other necessary easements, including those required for firefighting access, utilities and common walls;
- 6) Council authorization of a Development Permit for the subdivision as required by Section 976(1)(a) of the Municipal Act;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) payment of the development cost charge for trunk drainage as required by Bylaw No. 988;
- 9) the Approving Officer granting relief of parcel frontage as per Section 7.04 of Subdivision Control Bylaw No. 2038;
- 10) registration in the Land Title Office of restrictive covenants to provide adequate parking for each lot and subsequent phase of development.

The Committee also notes that payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 per dwelling unit will be made a requirement of building permit issuance, noting that this charge is currently under review and may change prior to future building permit issuance.

SUBDIVISION COMMITTEE MINUTES  
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- 8-4178      DOUBLE ALPHA HOLDING CORP.,  
WESTWOOD PLATEAU  
LOT E, PL.           , SEC. 15, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.
- 8-4179      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL.           , SEC. 15, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.
- 8-4180      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT L, PL.           , SEC. 15, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.
- 8-4181      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT O, PL.           , SEC. 15, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.
- 8-4182      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT P, PL.           , SEC. 15, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.
- 8-4183      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT E, PL.           , SEC. 14, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.
- 8-4184      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL.           , SEC. 14, TWP. 39
- Tabled for further review by all appropriate Municipal  
Departments.



SUBDIVISION COMMITTEE MINUTES  
OF MARCH 20, 1990

8-4185           DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOTS D & G, PL.           , SEC. 14, TWP. 39

Tabled for further review by all appropriate Municipal  
Departments.

8-4186           DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT L, PL.           , SEC. 14, TWP. 39

Tabled for further review by all appropriate Municipal  
Departments.

APRIL 3, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 3, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
R. Camporese, Acting Director, Permits & Licences  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant  
E. Tiessen, Acting Planning Director  
T. de Jong, Planner (first item only)

8-4177A

S. RACANELLI  
1504 & 1508 BRUNETTE AVENUE AND 1533 BOOTH  
LOT 1, PL. 9285; LOT 11, PL. 9286 (S&E PL. 61329); AND LOT  
24 PL. 13202, ALL IN D.L. 47

---

Approved subject to:

- 1) Council approval of the required road exchange bylaw;
- 2) registration in the Land Title Office of any necessary easements, including:
  - a) a right-of-way along the east property line adjacent Lot 25 to provide alternate access for the B.C. Telephone Co. Utility site fronting on Brunette Avenue;
  - b) easements to protect any existing services;
- 3) registration in the Land Title Office of a restrictive covenant prohibiting access to Brunette Avenue or Schoolhouse Street;
- 4) removal of all buildings and structures prior to final approval;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that any necessary improvements to the contiguous road frontages, including Schoolhouse Street, Brunette Avenue and Booth Avenue, will be made a condition of building permit issuance.

8-3748B

B. & M. DOUGLAS  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, PL. 1481

Tabled for the Planning Department to write and seek comments from adjacent owners on the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-3179I DISTRICT OF COQUITLAM  
DEWDNEY TRUNK ROAD AND MARINER WAY  
LOTS 13-24, BLK. 4, LOTS 16-28, BLK. 9, LOTS 3-11, BLK. 5,  
LOTS 1-28, BLK. 8, ALL OF D.L. 373, PL. 2502

---

Approved subject to:

- 1) Council approval of a road exchange bylaw to effect consolidation of the subject properties;
- 2) installation of a fence ("Fence Crete" or approved equivalent) along Mariner Way to the satisfaction of the Municipal Engineer.

8-3179J DISTRICT OF COQUITLAM  
MARINER WAY AND DEWDNEY TRUNK ROAD  
LOTS 13-24, BLK. 4, LOTS 15-28, BLK. 9, LOTS 3-11, BLK. 5,  
LOTS 1-28, BLK. 8, ALL IN D.L. 373, PLAN 2502

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The Committee finds sketch 8-3179J technically feasible while noting the following:

- 1) regrading will be required in order to create useable building sites;
- 2) the consultant has reviewed the location of the trunk sanitary sewer right-of-way and has found adequate yet restrictive building envelopes on adjacent lots;
- 3) installation of a fence ("Fence Crete" or approved equivalent) along Mariner Way is required to the satisfaction of the Municipal Engineer.

8-3149K CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD AND KING EDWARD STREET  
LOT 1, PL. 82051, D.L. 16, 17, 18, 19, 20 & 48

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After considerable discussion, the Committee concluded it was beneficial to the Municipality to acquire access to the Fraser River at this time, thus the subdivision sketch was redrawn to 8-3149K to reflect the Committee's objectives. The application remains tabled for the applicants to provide a mitigation statement signed and sealed by a professional engineer as previously requested by the Committee on 1990 03 06.

The Committee also notes the following:

- a) Council approval of a Development Variance Permit with regards to provision of accessory off-street parking will be required prior to building permit issuance;
- b) Council approval of the required rezoning is necessary prior to the applicant securing a business licence for the intended use;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-3149K cont'd

- c) removal and reconstruction of any buildings or structures straddling lot lines, to the satisfaction of the Acting Director of the Permits and Licences Department, will be required prior to final approval;
- d) provision of adequate fire protection measures, to the satisfaction of the Acting Director of the Permits and Licences Department, and the Municipal Fire Department, will be required prior to final approval;
- e) a recommendation from the approval officer to the Ministry of Transportation and Highways is required, as access to the river does not conform to Section 75 of the Land Titles Act.

8-4174

D.N.K. ENTERPRISES LTD.  
2326 & 2350 CAPE HORN AVENUE  
PCL. A, PL. 5325, D.L. 65 & 66, & PCL. 2 of PCL. A, (EX.  
PL. 4325), D.L. 65, (EX. PT. HWY. ON PL. 25983)

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The Committee endorses the lotting and road concept plans received in the Planning Department 1990 03 19, however the application remains tabled for the applicant to provide the following:

- a) a noise abatement concept to reduce noise along the Lougheed Highway, which should include berms, landscaping and concrete fencing;
- b) a road centerline design and servicing concept plans to the satisfaction of the Municipal Engineer;
- c) a geotechnical report addressing present and proposed fill conditions, noting that prior to final approval the applicant must provide certification of structural fill for each building envelope on a lot by lot basis;
- d) a mitigation plan which addresses dust control measures.

8-3636F

DISTRICT OF COQUITLAM  
GUILDFORD & PINETREE WAY  
LOTS 10-36, BLK. 7; LOTS 19-20, BLK. 8; LOT 1,2,7-9, 33-36  
(S&E PL. 43190), BLK. 9; LOTS 1-15 (S&E PL. 43190), 16-18  
(S&E PCL. B, REF. PL. 4160), 19 (S&E PCL. A, REF. PL. 4160),  
LOTS 20-36 (S&E PL. 43190), BLK. 10; ALL OF D.L. 386, PL.  
2536; PCL's A, B, C, BLK. 10, D.L. 386, REF. PL. 4160; REM E  
1/2, D.L. 386, PL. 3002 AND LOT 48, PART REP. PL. 2802 OF  
SEC. 11, TWP 39, PL. 24503

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Approved, subject to Council approval of the required road exchange bylaw.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-4178      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT E., PL. \_\_\_\_\_, SEC. 15, TWP. 39

After considerable discussion, the Committee declined the proposed lotting layout consisting of subdivision of a portion of the block parcel, noting the applicants should reapply such that the application encompasses the entire block parcel.

The Committee notes that the new application will be tabled pending the following:

- 1) the applicants providing, to the satisfaction of the Acting Director or Permits and Licences, preliminary grading plans which demonstrate:
  - a) road earthwork slopes in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;
  - d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the applicants providing road centerline design drawings for all roads proposed with the parcel;
- 3) the Planning Department to write to B.C. Hydro and seek comments with regards to encroachment of single-family lots into the north-south transmission line right-of-way;
- 4) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel.

The Committee notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4179      DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL. \_\_\_\_\_, SEC. 15, TWP. 39

The Committee tabled the application for the following:

- 1) the applicants providing, to the satisfaction of the Municipal Engineer, a traffic impact study which examines access through the proposed local road system from the West Connector to David Avenue at the Noon's Creek Drive intersection;
- 2) the Parks and Recreation Department to comment on the proposed trail link from the Noon's Creek Ravine to the proposed West Park Site;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-4179 cont'd

- 3) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:

- a) road earthwork slopes in plan;
- b) existing and proposed final contours;
- c) any necessary earth retaining structures;
- d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 4) The Planning Department to write to B.C. Gas and seek comments with regards to encroachment of single-family lots into the gas pipeline right-of-way bisecting the proposed block parcel;
- 5) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel.

The Committee notes that responses from the Fish and Wildlife and Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4180

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT L., PL. , SEC. 15, TWP. 39

The Committee tabled the application for the following:

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:

- a) road earthwork slopes in plan;
- b) existing and proposed final contours;
- c) any necessary earth retaining structures;
- d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-4180 cont'd

- 2) the Planning Department to write to B.C. Hydro and seek comments with regards to encroachment of single-family lots into the north-south transmission line right-of-way;
- 3) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel.

The Committee notes that responses from the Fish and Wildlife and the Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also noted that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4181

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT 0, PL. \_\_\_\_\_, SEC. 15, TWP. 39

The Committee tabled the application for the following:

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:
  - a) road earthwork slopes in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;
  - d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the Planning Department to write to B.C. Hydro and seek comments with regards to encroachment of single-family lots into the north-south transmission line right-of-way;
- 3) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel.

The Committee notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-4182

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT P, PL. \_\_\_\_\_, SEC. 15, TWP. 39

After considerable discussion, the Committee declined the proposed lotting layout consisting of subdivision of a portion of the block parcel, noting the applicants should reapply such that the application encompasses the entire block parcel.

The Committee notes that the new application will be tabled pending the following:

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:
  - a) road earthwork slopes in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;
  - d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel.

The Committee notes that responses from the Fish and Wildlife and the Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4183

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT E, PL. \_\_\_\_\_, SEC. 14, TWP. 39

After considerable discussion, the Committee declined the proposed lotting layout consisting of subdivision of a portion of the block parcel, noting the applicants should reapply such that the application encompasses the entire block parcel.

The Committee notes that the new application will be tabled pending the following:



SUBDIVISION COMMITTEE MINUTES  
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8-4183 cont'd

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licenses, preliminary grading plans which demonstrate:
  - a) road earthwork slopes in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;
  - d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel;
- 3) the applicants to clarify to the satisfaction of the Planning Director, the discrepancy in parcel boundaries that occurs between Schedule "E" to Bylaw No. 2140, 1990 and the plot plan submitted 1990 02 28 in the Planning Department;
- 4) the applicant's to review the horizontal alignment of road "E" as the Committee finds it unacceptable.

The Committee notes that responses from the Fish and Wildlife and the Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4184

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL. \_\_\_\_\_, SEC. 14, TWP. 39

The Committee tabled the application for the following:

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:

SUBDIVISION COMMITTEE MINUTES  
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8-4184 cont'd

- a) road earthwork slopes in plan;
- b) existing and proposed final contours;
- c) any necessary earth retaining structures;
- d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel;
- 3) the applicants providing to the satisfaction of the Engineering and Parks and Recreation Departments, a landscape/trail concept plan for the 10 metre wide walkway link from Johnson Street east to the Hoy Creek ravine;
- 4) the applicants demonstrating to the satisfaction of the Planning Director, that there is adequate lot area and building envelopes on certain of the lots.

The Committee notes that responses from the Fish and Wildlife and Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4185

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOTS D & G, PL. \_\_\_\_\_, SEC. 14, TWP. 39

The Committee tabled the application for the following:

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:
  - a) road earthwork slopes in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-4185 cont'd

- d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the Planning Department to write to B.C. Hydro and seek comments with regards to encroachment of single-family lots into the B.C. Hydro transmission line right-of-way;
- 3) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel;
- 4) Parks and Recreation Department comments regarding the proposed trail to be located in the B.C. Hydro right-of-way (proposed lot D to be created as a block parcel);
- 5) the applicants clarifying, to the satisfaction of the Planning Director, discrepancies in parcel boundaries that occur between Schedule "E" to Bylaw No. 2140, 1990 and the plot plan submitted 1990 02 28 in the Planning Department, and that certain lots meet minimum lot size and building envelope requirements.

The Committee notes that responses from the Fish and Wildlife and the Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4186

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT L, PL. \_\_\_\_\_, SEC. 14, TWP. 39

The Committee tabled the application for the following:

- 1) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-4186 cont'd

- a) road earthwork slopes in plan;
- b) existing and proposed final contours;
- c) any necessary earth retaining structures;
- d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

- 2) the Planning Department to review the proposed restrictive covenant mechanism with regards to restriction of future subdivision and maximum lot yields of the proposed block parcel;
- 3) the applicants demonstrating to the satisfaction of the Planning Director, that there is adequate lot area and building envelopes on certain of the lots.

The Committee notes that responses from the Fish and Wildlife and the Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada are outstanding to date, and compliance with their requirements will be made a condition of final approval.

The Committee also notes that upon submission of the information requested above, modifications to the subdivision layout and provision of further information may be necessary.

8-4171A

|                                                                                      |                        |                                                                  |
|--------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------|
| S. & S. SAM/<br>1053 AUSTIN AVENUE<br>LOT A & B, BLKS. 21-30, D.L. 356,<br>ALLOWANCE | DISTRICT OF COQUITLAM/ | N. & C. VIRGINILLO<br>1062 RIDGEWAY AVENUE<br>PL. 14679 AND LANE |
|--------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------|

Approved, subject to Council approval of the required road closure Bylaw.

8-6591

E. & A. JAMAULT  
1360 COAST MERIDIAN ROAD  
LOT 5, SEC. 13, PL. 12942, TWP. 39

Approved subject to:

- 1) confirmation, by way of a B.C.L.S. certified survey plan, that all existing buildings and structures meet Zoning Bylaw No. 1928 setback requirements based on the proposed new lot lines;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:

SUBDIVISION COMMITTEE MINUTES  
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8-6591 cont'd

- a) physical construction of Millard Avenue and Coast Meridian Road to the standards of Subdivision Control Bylaw No. 2038, noting Coast Meridian Road must be constructed to an arterial standard and the driveway access to Coast Meridian Road must be removed;
- b) payment for the required water connections;
- c) registration in the Land Title Office of any necessary easements;
- 3) registration in the Land Title Office of a restrictive covenant prohibiting access to Coast Meridian Road;
- 4) compliance with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks as well Fisheries and Oceans Canada as outlined in their letters dated 1990 02 15 and 1990 02 23 respectively;
- 5) the applicants to contact the Water Management Branch of the Ministry of the Environment and Parks with regards to compliance with any requirements that agency may have;
- 6) compliance with the requirements of the Simon Fraser Health Unit as outlined in their letter dated 1989 11 17;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the three additional dwelling units permitted to be constructed.

8-4176

CENTAUR DEVELOPMENT (1990) LTD.  
310 DECAIRE STREET/THOMAS AVENUE BLKS 39 & 40  
LOT 5, PL. 19530, D.L. 47 & LOTS 1-6, BLKS. 39 & 40, PL.  
2357, D.L. 110

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Approved subject to:

- 1) registration in the Land Title Office of any necessary easements;
- 2) Council approval of the required road exchange bylaw.

The Committee notes that provision for any necessary road improvements for contiguous streets or lanes bordering the site will be made a condition of Building Permit issuance.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 3, 1990

8-3977

INTERNATIONAL LAND CORP. LTD.  
1215 LANSDOWNE DRIVE  
LOT 64, D.L. 385, GP. 1, PL. 72147

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase Two, subject to the applicant providing written confirmation that the southern access to Lansdowne Drive will be removed at such time as the northern access to Lansdowne is completed.

APRIL 17, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 17, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. McLaren, Development Control Technician  
R. Camporese, Acting Director, Permits & Licences  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
E. Tiessen, Acting Planning Director  
B. Elliott, Parks Administrator  
D. Cunnings, Director, Parks & Recreation Department (first item only)

8-3632Q

DISTRICT OF COQUITLAM  
ERSKINE STREET/WALTON AVENUE  
LOT 1, PLAN 75124, D.L. 385, PT. SK. 1960

The Committee acknowledged receipt of the letter from S. Brunton dated March 31, 1990 requesting a public meeting regarding the creation of single-family lots on the west side of Erskine Street. The Committee then heard concerns of B. Elliott and D. Cunnings with regard to the above matter, which included discussion of preliminary concepts for the school and park sites. The main concerns put forward were:

- a) doubt over whether the School Board would require the school site, and;
- b) if so, the land area west of Erskine Street would only adequately accommodate the school and park sites and not single-family lots.

The Deputy Planning Director noted that while the School District had earlier been close to a position of no school at this location, there appears to be some recent reconsideration in this regard. He noted further that the demographic work being done by the Planning Department in regard to the Town Centre should in the near future yield a definitive picture as to whether a school will be required. The Committee therefore concluded that a public meeting at this time would be premature, and directed preparation of an alternate subdivision sketch (8-3632Q) to indicate subdivision to single-family lots at this time on the east side of Erskine Street only. The Committee noted that ultimate land use and subdivision on the west side of Erskine would be reviewed again when the Planning Department has been able to clarify school needs with greater precision.

Mr. Elliott noted that the location of the proposed sanitary sewer line was potentially in conflict with a possible school location. The Engineering Department outlined the constraints in this regard and noted the possibility of future relocation.

The Committee thus declined subdivision sketch 8-3632P, then found sketch 8-3632Q technically feasible noting that Council consideration of the required rezoning would be necessary pursuant to a Public Hearing.

SUBDIVISION COMMITTEE MINUTES  
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8-4189 DISTRICT OF COQUITLAM  
925 LOUGHEED, 932-940 ADAIR AVENUE, 948 BRUNETTE AVENUE  
LOTS 8-10, 15 & 16, & PCL. A, EXC. PL. (BYLAW PL. 60544) PLAN  
1531, D.L. 16

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Approved.

8-4084F IBI GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384 "A", GP 1, NWD PL. 51877

The Committee acknowledged receipt of the letter from McCarthy Tetrault dated 1990 04 11 regarding approval conditions of subdivision sketch 8-4084E. After considerable discussion, the Committee approved the amended sketch with the following conditions:

- 1) Council approval of the proposed Zoning Bylaw and Official Community Plan amendments;
- 2) registration in the Land Title Office of a right-of-way agreement in favour of the District for access purposes on the south and west sides of the site as shown on sketch 8-4084F, noting the right-of-way documents must make provision for the underground parking structure;
- 3) registration of a mutual access easement in favour of the District along the north side of the site from Pinetree Way westward to a distance acceptable to the Municipal Engineer;
- 4) registration of a right-of-way in a form acceptable to the Municipal Solicitor over the southeast corner of the site for a crossing by a Skytrain guideway;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Pinetree Way and the north side access to the standards of Subdivision Control Bylaw No. 2038, noting physical construction of the roadworks within the proposed rights-of-way along the west and south sides will be a condition of building permit issuance;
  - b) registration in the Land Title Office of any other necessary easements, including those required for firefighting access.
- 6) Council authorization of the subdivision through issuance of a Development Permit as required by Section 976(1)(a) of the Municipal Act;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) payment of the development cost charge for trunk drainage as required by Bylaw No. 988;



SUBDIVISION COMMITTEE MINUTES  
OF APRIL 17, 1990

8-4084F cont'd

- 9) the Approving Officer granting relief of parcel frontage as per Section 7.04 of Subdivision Control Bylaw No. 2038;
- 10) registration in the Land Title Office of a restrictive covenant with regard to accessory offstreet parking and relating that to permitted uses.

The Committee also notes that:

- a) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 per dwelling unit will be made a requirement of building permit issuance, noting that this charge is currently under review and may change prior to future building permit issuance;
- b) registration of a restrictive covenant in the Land Title Office with regard to common walls will be made a condition of building permit issuance of each phase of development.

8-4145B

WESBILD ENTERPRISES LTD.  
WESTWOOD PLATEAU LANDS  
BLK. B (EXC. PL. 79094) & BLK. A (EXC. PL. 72702, 72593, 79094), PL. 71962; BOTH OF SEC. 14, TWP 39 & BLK. A (EXC. PL. 72702), 72593, 72701, 78559, 79140, 79094, 80253) SEC. 15, TWP 39, PL. 71962 & BLK. A, D.L. 6953, GRP 1, NWD, and BLK A, D.L. 6769, GRP 1, NWD

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Approved subject to:

- 1) The requirements of the development agreement dated 1988 08 18, along with any existing and subsequent amendments to said agreement prior to final approval, including:
  - a) a Council resolution regarding the size and number of development blocks as required by section 3.03 of the agreement;
  - b) a certificate in writing from the Municipal Engineer indicating provision for the construction of the required major servicing components as required by section 3.04 of the agreement;
  - c) the applicants providing an executed design review covenant for the proposed School Site Block Parcels (as required by section 3.07 of the agreement) as well as for all block parcels other than those to be developed for single-family housing, utilities, open space or parks and recreation uses;
  - d) the applicants providing an executed lot size covenant for block parcels containing a special lot size area as required by section 3.08 of the agreement;
  - e) the applicants granting to School District No. 43 an option to purchase any School Site Block Parcels as required by section 10.01 of the agreement;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 17, 1990

8-4145B cont'd

- f) the applicants providing any other necessary executed covenants as required under the agreement.
- 2) registration in the Land Title Office of restrictive covenants, to the satisfaction of the Planning Director, on all single-family block parcels and townhouse parcel 3A, limiting the maximum number of lots or dwelling units allowed in each parcel. The Committee notes that discharge of these covenants registered against single-family parcels will be considered prior to the Approving Officer signing the plans for subdivision to single-family lots within said parcels, but only after registration of covenants prohibiting further subdivision on certain lots which are created having further subdivision potential;
- 3) road dedication from B.C. Hydro for a portion of the east connector adjacent the south boundaries of parcels 3N and 3C, noting that this portion of road will be considered a perimeter road under the development agreement;
- 4) the Planning Department seeking comments from B.C. Hydro regarding road grades and alignment of the proposed access to the Meridian Substation Road via the west connector, and any requirements therein;
- 5) registration in the Land Title Office of a restrictive covenant to protect the band of trees along the east side of the north-south Hydro transmission line right-of-way from removal, except by B.C. Hydro in exercising its easement rights;
- 6) the applicants providing measurements, to the satisfaction of the Planning Director, of electromagnetic field strengths, taken at adequate intervals along the two Hydro right-of-ways by a qualified consultant, and such measurements not exceeding the standards shown by the literature to have been adopted by several American jurisdictions;
- 7) the applicants demonstrating, to the satisfaction of the Planning Director, that the danger of death or injury resulting from failure of transmission structures in a seismic event will not be increased by encroachment of right-of-ways;
- 8) compliance with the requirements of the Fish and Wildlife and the Water Management branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada.

The Committee notes that registration of a restrictive covenant which limits the siting of buildings on single-family lots encroaching onto utility right-of-ways will be required prior to final approval of the subdivision of parcels to single-family lots.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 17, 1990

8-4145B cont'd

The Committee notes further that although the list of requirements presented above is comprehensive, other items may be necessary prior to final approval.

8-3149K CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD AND KING EDWARD STREET  
LOT 1, PLAN 82051, D.L. 16, 17, 18, 19, 20 & 48

Approved subject to:

- 1) provision of an independent and separate sanitary sewer system connection to the G.V.S. & D.D. trunk, noting this will require an easement over private lands to the north;
- 2) removal and reconstruction of any buildings or structures straddling lot lines, to the satisfaction of the Acting Director of Permits and Licences;
- 3) provision of adequate fire protection measures, to the satisfaction of the Acting Director of Permits and Licences and the Municipal Fire Department;
- 4) a recommendation from the municipal Approving Officer to the Ministry of Transportation and Highways regarding access to the river as sketch 8-3149K does not meet the requirements of Section 75 of the Land Titles Act;
- 5) compliance with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting the requirement in their letter of 1990 03 01 for a restrictive covenant along Nelson Creek of a width not yet established;
- 6) compliance with the requirements of the Water Management Branch of the Ministry of the Environment and Parks, noting the registration in the Land Title Office of restrictive covenant (AC 159905) regarding minimum allowable floor elevations and other requirements;
- 7) compliance with the requirements of Fisheries and Oceans Canada as outlined in their letter dated 1989 07 25, in which Crown Forest Industries Ltd. were requested to notify FREMP (Fraser River Estuary Management Program) of their proposed subdivision;
- 8) the applicants providing a mitigation plan to the satisfaction of the Municipal Engineer;

The Committee notes the following:

- a) Council approval of a Development Variance Permit with regards to provision of accessory off-street parking will be a requirement of building permit issuance;
- b) Council approval of the required rezoning is necessary prior to the applicant securing a business licence for the intended use.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 17, 1990

8-3991A MR. & MRS. A. DEVJI  
2467-2495 CAPE HORN AVENUE  
LOTS 2 & 3, PL. 18293, D.L. 112, 65 & 67 AND REM. LOT B,  
PL. 79270, D.L. 65 & 112, EXC. PL. 80618

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The Committee finds sketch 8-3991A technically feasible, noting the following:

- 1) a B.C.L.S. survey plan which explicitly certifies the 15 metre setback line from the natural boundary of Mundy Creek will be required prior to preliminary approval;
- 2) a revised regrading plan to satisfy the requirements of the Acting Director of Permits and Licences will be required prior to consideration of preliminary approval;
- 3) Council consideration of the required rezoning will be necessary pursuant to a Public Hearing.

8-4132B MR. & MRS. EDGE CUMBE, MS. C. FRASER,  
MR. H.J. FOX & MRS. C.A. FOX  
1308 CARTIER AVENUE & 1307 LAVAL STREET  
LOT 5 & LOT 6, PLAN 2624 & LOTS 1 & 2, BLK 8, PLAN 73210 ALL  
IN GROUP 1, D.L. 46

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The Committee acknowledged receipt of items submitted 1990 03 27 in the Planning Department. The Committee tabled the application for the applicant to provide a revised B.C.L.S. certified correct survey plan which indicates all buildings and structures to remain, and clarification of the applicants authorization to apply.

8-3870E DISTRICT OF COQUITLAM  
1250, 1251 & 1280 PINETREE WAY  
LOT 50, N.E. 1/4, SEC 11, D.L. 386, PLAN 26094; LOT 51 (S&E  
PL. 43190) PL. 26094; LOT 1 (S&E PL. 74191) PL. 70145; LOT 2,  
PL. 74191; SEC. 11, TWP 39

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The Committee noted the amendments to the subdivision sketch and reapproved the application subject to:

- 1) registration in the Land Title Office of two covenants to accomplish the following:
  - a) protection of the forest area, as indicated on sketch 8-3870E, written in a form acceptable to the Parks and Recreation Department; the exact boundaries of the park area adjacent to Hoy Creek Park, and the forest protection area to be established in consultation with the Parks and Recreation Department;
  - b) no road accesses being permitted to Pinetree Way except for the site on the east side of Pinetree Way;
- 2) Council approval of a road exchange bylaw;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 17, 1990

8-3870E cont'd

- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038;
  - b) physical construction of a meandering sidewalk system along the south side of Pinewood Avenue to the satisfaction of the Parks and Recreation Department;
  - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) compliance with any requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, and Fisheries and Oceans Canada.

8-3870F

DISTRICT OF COQUITLAM  
1250, 1251 & 1280 PINETREE WAY  
LOT 50, N.E. 1/4 SEC 11, DL 386, PLAN 26094; LOT 51, (S&E PL. 43190) PL. 26094; LOT 1 (S&E PL. 74191) PL. 70145; LOT 2, PL. 74191, SEC. 11, TWP 39

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The Committee noted amendments to the subdivision sketch and reapproved the application subject to:

- 1) registration in the Land Title Office of two covenants to accomplish the following:
  - a) protection of the forest area, as indicated on sketch 8-3870F, written in a form acceptable to the Parks and Recreation Department; the exact boundaries of the park area adjacent to Hoy Creek Park, and the forest protection area to be established in consultation with the Parks and Recreation Department;
  - b) no road accesses being permitted to Pinetree Way except for the site on the east side of Pinetree Way;
- 2) Council approval of a road exchange bylaw;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying with the subdivision to the standards of the Subdivision Control Bylaw No. 2038;



MAY 1, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, May 1, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant  
E. Tiessen, Acting Planning Director

8-4053A

ROSALEEN MORGAN  
1746 & 1750 BRUNETTE AVENUE  
LOTS 1 & 2, D.L. 47, N.W.D., PLAN 80865

The Committee approved the consolidation as indicated on sketch 8-4053A, noting that staff cannot authorize a reimbursement of fees paid for services as a condition of a previously approved (and registered) subdivision. The Approving Officer indicated that an application to Council for any refund would be necessary.

8-3748B

B. & M. DOUGLAS  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, GP. 1, PL. 1481

The Committee noted the lack of responses from solicited neighbours with regards to the proposed subdivision, and then reapproved the application subject to the following:

- 1) Council approval of a development variance permit for relaxation of the required side yard setback between the existing home and the proposed panhandle lot property line;
- 2) registration in the Land Title Office of a restrictive covenant which will result in the following:
  - a) limiting access through the panhandle portion of the proposed lot to firefighting and emergency vehicles only;
  - b) prohibiting the erection of any buildings and structures on the panhandle portion of the proposed lot;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) cash payment for the future construction of the full frontage of Alderson Avenue to the standards required by Subdivision Control Bylaw No. 2038;
  - b) physical construction of the lane allowance to the standards of Subdivision Control Bylaw No. 2038;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

8-3748B cont'd

- c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment for one additional water connection;
- 7) payment for one additional driveway culvert if required;
- 8) registration in the Land Title Office of any other necessary covenants, including a covenant in keeping with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks letter dated 1989 01 25;
- 9) compliance with the requirements contained in the Water Management Branch of the Ministry of Environment and Parks letter dated 1989 02 07;
- 10) the physical construction of the panhandle driveway access to Alderson Avenue to the standards required by the Municipal Fire Department, and also the erection of an address sign with number and the word "rear" under the street address.

The Committee notes that Mr. L. Scott, Supervisor, Subdivision and Development, registered opposition to the side yard setback relaxation proposed.

8-3267D

MS. P. FONTAINE  
1433 COMO LAKE AVENUE  
PCL. 'A' (REF. PL. 16229) W. 1/2 OF LOT 3, D.L. 369, PL. 3020

Declined, as the lot widths do not meet the minimum lot width requirements of Section 406 (3)(a) of Zoning Bylaw No. 1928, as amended, noting that the Committee cannot recommend a relaxation of any lot widths.

8-4191

TAI & SONS INVESTMENTS INC.  
2974, 2983, 2987 & 2991 GLEN DRIVE  
LOT A, W. 66', PL. 4712, LOTS 37, 38 & 39, PL. 16610, ALL OF D.L. 386

After considerable discussion the Committee declined the application as the proposed consolidation is contrary to the following Official Community Plan Guidelines for the Town Centre Development Permit area:



SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

8-4191 cont'd

- 1) Policy H-1, Section 10.22, as the development results in a remainder of land (lot 40, adjacent the east property line) which would be uneconomic to develop considering the dedication requirements of the proposed future street network;
- 2) Policy H-1, Section 10.23, as no provision for the proposed future pedestrian corridor has been made;
- 3) Policy H-1, Section 10.24, as no provision for necessary street widenings along abutting streets has been indicated.

The Committee instructed the Planning Department to prepare an alternative layout which considers the desired road patterns, pedestrian corridor and street widenings.

8-4143 DANIEL BRADLEY  
840 PROSPECT STREET  
LOT 36, D.L. 370, PL. 22705

The Committee, after reviewing the responses from adjacent property owners on the latest application, declined the proposed subdivision in the public interest of the neighbourhood.

8-3970E ALLEN CONTRACTING LTD.  
1392 PIPELINE ROAD  
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOTS 1,2 & 3,  
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39, & PCL. C OF N.  
1/2 L.S. 5, SEC. 13, TWP. 39; D.L. 6694

The Committee reviewed the proposed subdivision layout certified correct by Papove and Associates 1990 03 29, then tabled the application for Phase III subdivision for the following:

- 1) the applicant's surveyor to "flag" the proposed rear property lines of the most northly row of lots, and the west property line of the lots west of Robson Drive (lots 59 and 60) to assist in a site inspection of the toe of the man-made slope by Municipal Engineering staff;
- 2) the Planning Department to verify the location of the zoning boundary in relation to the proposed lotting;

The Committee notes the following:

- a) lot 59 as shown on the plan submitted by the applicants is not acceptable as an adequate building envelope is not available as required by Section 406 (2)(b) of the Zoning Bylaw;
- b) the alignment of the local road immediately north of the Robson Drive intersection is unacceptable.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

8-4190           DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT C & E, PLAN                   , SEC. 14, TWP. 39

The Committee finds sketch 8-4190 technically feasible, noting Council consideration of the required rezoning will be necessary pursuant to a Public Hearing.

8-4005           K.S. MARSHALL  
3321 DAVID AVENUE  
LOT 13, SEC. 13, TWP. 39, PLAN 31060

The Committee finds sketch 8-4005 technically feasible, noting Council consideration of the required zoning and Official Community Plan amendments will be necessary.

8-4040A          W. FRITH  
2843 BANBURY AVENUE  
LOT B, D.L. 385, PLAN 80215

The Committee finds sketch 8-4040A technically feasible, noting Council consideration of the required rezoning will be necessary.

8-3520C          BETTE IVERS  
602 GATENSBURY  
LOT 400, D.L. 356, PLAN 63247

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all frontages of the proposed lot and the remainder to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) relocation, if required, of any service connections to ensure that they are within the frontage of the home lot;
  - d) payment for one new driveway culvert if required;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

8-3520C cont'd

The Committee recommends the Approving Officer approve the subdivision, with the knowledge that upon registration of the subdivision, the existing structure will become nonconforming with regard to setback requirements from Winslow Avenue.

8-4088A A. VELENOSI, C. VELENOSI, G.G. LENZI, C.M. LENZI  
3630 VICTORIA DRIVE  
PART OF LOT C OF N.W. 1/4 OF SEC. 8, TWP. 40, PL. 4166, NWD

The Committee reviewed the application and found the advance lotting pattern and proposed subdivision generally acceptable, however tabled the application for the following:

- 1) the Engineering Department to review the ultimate alignment of the intersection of Victoria Drive and the unnamed road adjacent the west property line;
- 2) approval from the Simon Fraser Health Unit for the required disposal field(s) for the proposed two new lots.

The Committee notes that if a preliminary approval is granted one of the approval conditions would be physical construction of David Avenue, Victoria Drive and the unnamed north south road allowance to the standards required by Subdivision Control Bylaw No. 2038.

8-3179K DISTRICT OF COQUITLAM & BURNABY INVESTMENTS LTD.  
DEWDNEY TRUNK ROAD AND MARINER WAY  
LOTS 13-24, BLK 4, LOTS 15-28, BLK. 9, LOTS 3-11, BLK. 5,  
LOTS 1-28, BLK. 8, ALL IN D.L. 373, PLAN 2502 & LOT 596,  
D.L. 373, PLAN 67090

Approved subject to Council approval of the proposed land exchange noting that servicing of the resulting parcels would be made a specific condition of future subdivision.

8-3354F BURNABY INVESTMENTS LTD.  
2849 MARINER WAY  
LOT , D.L. 373, PLAN (PREVIOUSLY LOT 596, D.L. 373,  
PL. 67090)

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038, noting all roads cannot exceed the maximum allowable road grades of Subdivision Control Bylaw No. 2038;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

8-3354F cont'd

- b) registration in the Land Title Office of any necessary easements, including a right-of-way along the back of lots adjacent Mariner Way from the property line to the toe of the fill slope, to the satisfaction of the Municipal Engineer;
- 2) the applicants providing to the satisfaction of the Acting Director of Permits and Licences, regrading plans which demonstrate:
- a) road earthwork slopes in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;
  - d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard space should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals.

- 3) registration in the Land Title Office of any necessary covenants, including those required to accomplish the following:
- a) to prohibit access to Dewdney Trunk Road and Mariner Way;
  - b) to prohibit erection of any buildings and structures within six (6) metres of the toe of the fill slope along Mariner Way.
- 4) installation of concrete fencing (Fence Crete or equivalent) along Mariner Way to a point opposite Hansard Crescent, to the satisfaction of the Municipal Engineer;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the nine (9) additional dwelling units permitted to be constructed;

The Committee notes a split zoning exists over certain of the proposed lots and the Planning Department will initiate adjustments to the zoning in the future.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

8-3179L

DISTRICT OF COQUITLAM  
DEWDNEY TRUNK ROAD AND MARINER WAY  
LOTS 13-24, BLK. 4, LOTS 15-28, BLK. 9, LOTS 3-11, BLK. 5,  
LOTS 1-28, BLK. 8, ALL IN D.L. 373, PLAN 2502

Approved subject to:

1) registration of the subdivision to the west, as indicated on sketch 8-3354F, to provide the required access;

2) the requirements of Subdivision Control Bylaw No. 2038, including:

a) physical construction of all roads bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038, noting all roads cannot exceed the maximum allowable road grades of Subdivision Control Bylaw No. 2038;

b) registration in the Land Title Office of any necessary easements, including:

i) a right-of-way along the back of lots adjacent Mariner Way from the property line to the toe of the fill slope, to the satisfaction of the Municipal Engineer;

ii) a right-of-way to protect the existing G.V.S. & D.D. truck sanitary sewer main located within the subdivision;

3) the applicants providing, to the satisfaction of the Acting Director of Permits and Licences, preliminary grading plans which demonstrate:

a) road earthwork slopes in plan;

b) existing and proposed final contours;

c) any necessary earth retaining structures;

d) by way of cross section, existing and final ground profiles, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross sections should be provided at regular intervals;

The plans should also demonstrate how regrading will be accomplished over and adjacent to the existing G.V.S. & D.D. trunk sanitary sewer main.

4) registration in the Land Title Office of any necessary covenants, including those required to accomplish the following:

a) to prohibit further access to Dewdney Trunk Road and Mariner Way, except for the one lot in the far northwest corner of the site which must access Dewdney Trunk Road;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 1, 1990

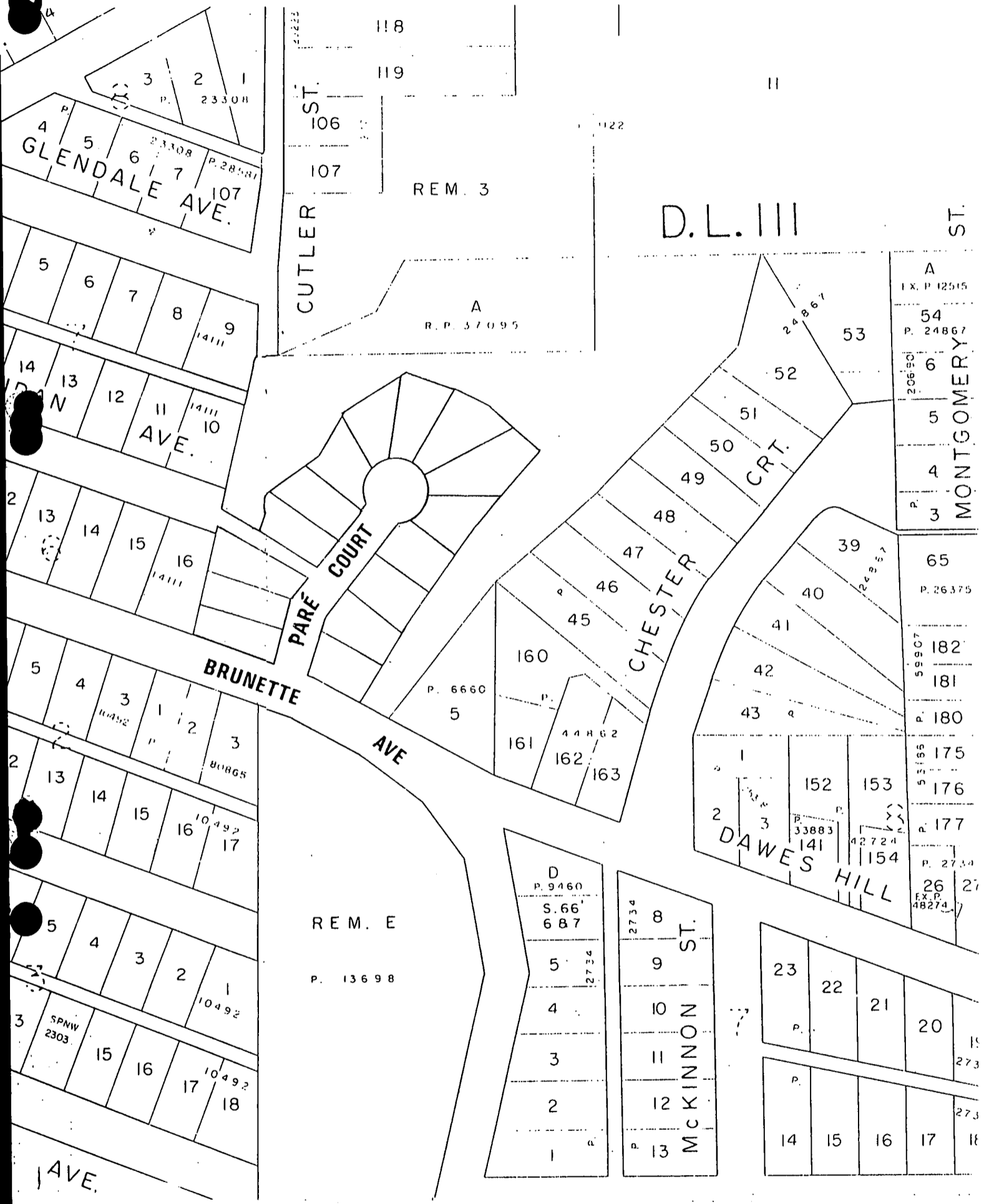
8-3179L cont'd

- b) to prohibit erection of any buildings and structures within six (6) metres of the toe of the fill slope along Mariner Way except where provision of retaining walls is found necessary by the Chief Building Inspector to increase the size of building envelopes, which will allow for removal of the six metre covenant requirement;
- 5) installation of concrete fencing (Fence Crete or equivalent) along the full frontage of Mariner Way, to the satisfaction of the Municipal Engineer;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 35 additional dwelling units permitted to be constructed.

STREET NAMES

The Committee reviewed the proposed street name and its location, as indicated on the attached map, which forms part of the Minutes. The Committee recommends that Council approve the street name subject to its acceptance by the Post Office:

Paré Court



STREET NAMES

MAY 15, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, May 15, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
N. Maxwell, Planning Assistant  
P. Olynyk, Director, Permits & Licences

8-4174A

D.N.K. ENTERPRISES  
2326 & 2350 CAPE HORN AVENUE  
PARCEL A, PLAN 5325, D.L. 65 & 66, & PARCEL 2 OF PARCEL A  
(EX. PLAN 4325), D.L. 65 (EX. PT. HWY. ON PLAN 25983)

The Committee acknowledged receipt of the updated geotechnical report and site noise evaluation study received in the Planning Department 1990 05 08. After considerable discussion by the Committee, the application remains tabled for the applicant to provide road centerline design and site servicing concept plans which address the following:

- 1) provision of a berm, as required by the noise study, which extends across the full frontage of the Loughheed Highway with the location being clearly indicated on the site servicing plan;
- 2) cross sections through the berm at regular intervals indicating the proposed location of services adjacent the berm area;
- 3) a regrading proposal for the site which consists of the following:
  - a) a plan indicating existing and proposed final contours;
  - b) cross sections which demonstrate existing and final ground profiles, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 m. Cross sections should be provided at regular intervals.

The Committee also notes the need for the following:

- a) provision of a mitigation plan, addressing dust control measures to the satisfaction of the Director of Permits and Licences, will be necessary prior to approval of the servicing construction drawings;
- b) provision of a restrictive covenant, to the satisfaction of the Municipal Engineer and registered in the District's favour, will be required to facilitate protection of the berm area;



SUBDIVISION COMMITTEE MINUTES  
OF MAY 15, 1990

8-4174A cont'd

- c) provision of a restrictive covenant which specifies noise abatement requirements, as recommended in the noise evaluation study provided, to the satisfaction of the Director of Permits and Licences, will be required prior to final approval.

8-4193 BLACKBERRY HOMES LTD.  
1259 JOHNSON STREET  
LOT 3, D.L. 386, PL. 80969

Approved subject to:

- 1) payment for one additional water connection if required;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) driveway access being restricted to the rear lane only.

8-3149K CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD AND KING EDWARD STREET  
LOT 1, PLAN 82051, D.L. 16, 17, 18, 19, 20 & 48

The Committee acknowledged receipt of the letter from the Ministry of Transportation and Highways dated May 7, 1990 regarding public access, but retained the concept of providing long term future public access to the Fraser River.

8-3067 JONE CHANG  
880 IRVINE STREET  
LOT 6, BLK. 2, D.L. 378, PL. 3467 (S & E PL. 46046)

The Committee acknowledged receipt of the information submitted by Hunter Laird Engineering Ltd. received May 7, 1990 in the Planning Department, consisting of a tree retention concept plan and report. The Committee commented on the completeness and adequacy of the material submitted.

After considerable discussion, the Committee tabled the application for direction from the Parks and Recreation Department with regards to provision of a Park site within the subdivision, noting the issues of tree retention and proposed facilities within the possible Park site should be addressed. As this direction from Parks and Recreation was requested by Council Resolution #501 of March 5, 1990, the Committee noted that the results of the tree retention study and comments from the Parks and Recreation Department should be reported back to Council through the Land Use Committee.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 15, 1990

8-3970F

ALLEN CONTRACTING LTD.  
1392 PIPELINE ROAD  
REM. D.L. 4838; D.L. 4839, LOT 29, PL. 3022, LOTS 1, 2 & 3  
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP 39 & PCL. C OF N  
1/2 L.S. 5, SEC. 13, TWP 39; D.L. 6694

The Committee reviewed the items submitted by the applicant and heard a report from the Engineering Department regarding a site inspection of the toe of the man-made slope adjacent the north property line. The Committee then approved the subdivision application subject to the following:

- 1) provision of an interception ditch, berm and linear gabion located along the full extent of the toe of the man-made slope adjacent the north property line, constructed and located to the satisfaction of the Municipal Engineer;
- 2) registration in the Land Title Office of a right-of-way to allow access to the full extent of the toe of the man-made slope adjacent the north property line, written to the satisfaction of the Municipal Engineer;
- 3) registration in the Land Title Office of a restrictive covenant to protect the toe of the man-made slope adjacent the north property line to prohibit the placement of any obstructions, fencing, etc., written to the satisfaction of the Municipal Engineer;
- 4) restriction of the driveway access to proposed Lot 59 to the north half of the lot;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within Phase III of the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) payment of the development cost charge, as required by Bylaw No., 988, consisting of \$955 for each of the 59 additional dwelling units permitted to be constructed;
- 8) the transfer of title of the "slope lands" to the District of Coquitlam;
- 9) the construction of super mailbox sites throughout the site prior to the commencement of any Phase III home construction.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 15, 1990

8-2937J DISTRICT OF COQUITLAM  
CHILKO DRIVE  
LOT 24, BLK. 1, D.L. 374, PL. 16341; LOT 439 (S & E PL.  
65151) D.L. 378, PL. 64421; AND PORTIONS OF ROAD ALLOWANCE

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The Committee noted concerns from adjacent residents with regards to the proposed road alignment and tree preservation within the subdivision. As a result, the Committee directed the Traffic Section of the Engineering Department to conduct a traffic study, and Engineering staff to commission a tree evaluation study by a qualified consultant.

8-4065E DISTRICT OF COQUITLAM  
PINETREE WAY, LINCOLN AVENUE & HEFFLEY CRES.  
LOT 138, PL. 63482; LOT 139, PL. 63482; LOT 140, (S & E PL.  
68894), PL. 63482; LOT 1, PL. 68894; PCL. A, BLK. 4, PL.  
4806; LOT 34 & 35, PL. 2247; PT. B, PL. 11388, ALL IN  
D.L. 384A

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Approved subject to:

- 1) Council approval of the required road exchange;
- 2) Council approval of a Development Permit for the proposed subdivision, as required under Section 976 of the Municipal Act;
- 3) registration in the Land Title Office of a right-of-way for storm sewer drainage.

The Committee notes that construction of all contiguous road frontages, to the standards of Subdivision Control Bylaw No. 2038, will be made a condition of Building Permit issuance.

8-4145B WESBILD ENTERPRISES LTD.  
WESTWOOD PLATEAU LANDS  
BLK B (EXC. PL. 79094) & BLK. A (EXC. PL. 72702, 72593,  
79094), PL. 71962; BOTH OF SEC. 14, TWP 39 & BLK A (EXC. PL.  
72702, 72593, 72701, 78559, 79140, 79094, 80253) SEC. 15, TWP  
39, PL. 71962 & BLK A, D.L. 6953, GRP. 1, N.W.D., AND  
BLK A, D.L. 6769, GRP. 1, N.W.D.

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Reapproved with the same conditions as the 1990 04 17 approval, noting amendments to sketch 8-4145B, consist of minor adjustments to open space parcel 3D<sub>2</sub>.

MAY 29, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, May 29, 1990, with the following persons present:

L.T. Scott, Supervisor, Subdivision & Development  
K. Wright, Deputy Municipal Engineer  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant  
C. Mohoruk, Traffic Technologist  
D. Palidwor, Parks Technician

8-4100E

INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD  
LOT 2, D.L. 18, 19 & 20, PLAN 82051

Approved subject to:

- 1) submission of a mitigation statement signed and sealed by a professional Engineer as required by Section 5.0 of Subdivision Control Bylaw No. 2038;
- 2) the applicants submitting a full geotechnical report, to the satisfaction of the Director of Permits and Licenses, noting that the Committee stresses submission of a preloading plan for the whole Phase I area, and noting a conservation permit is required prior to any preloading;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads to the standards of Subdivision Control Bylaw No. 2038, noting that United Boulevard must be built to an arterial road standard acceptable to the Municipal Engineer;
  - b) registration in the Land Title Office of any necessary easements;
- 4) the applicants providing, to the satisfaction of the Municipal Engineer, a joint access plan, joint access agreements and registration in the Land Title Office of a covenant restricting the accesses to the lots fronting on United Boulevard;
- 5) comments from the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, and compliance with any requirements contained therein;
- 6) approval in writing from the Trans Mountain Pipeline Co. Ltd. for the relocation of their pipeline, noting that Parks and Recreation Department approval is necessary for relocation of the pipeline into the park strip to the south;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 29, 1990

8-4100E cont'd

- 8) registration in the Land Title Office of a covenant restricting the building elevations.

8-4139 UNITED PROPERTIES LTD.  
545 AUSTIN AVENUE  
LOT 1, D.L. 5, PL. 80060

The Committee recommends that the Strata Title Approving Officer sign the Strata Title Plans for Phases 3 and 4.

8-4194 EDWARD A. GRAY  
3337 DAVID AVENUE  
LOT 1, PLAN 28937, SEC. 13, TP. 39, (S. & E. PLAN 31060)

Declined, as the proposed road dedication adjacent the south property line is not consistent with the previously established preplan for this area.

8-4194A EDWARD A. GRAY  
3337 DAVID AVENUE  
LOT 1, PLAN 28937, SEC. 13, TP. 39, (S. & E. PLAN 31060)

After discussion, the Committee tabled the application for the following:

- 1) the applicant providing a B.C.L.S. certified correct plot plan, as required by Section 5.0 of Subdivision Control Bylaw No. 2038, which indicates the Hyde Creek centerline, natural boundary and crest of slope, with elevations along the natural boundary and crest of slope and the degree of slope provided at regular intervals equal to the average width of the proposed lots, and which includes a building setback line developed on the foregoing;
- 2) responses from the Fish and Wildlife and Water Management Branches of the Ministry of the Environment and Parks regarding building setback requirements from the crest of the ravine slope, noting setback requirements may influence the subdivision layout due to the depths of the proposed lots.

The Committee notes that bearings and dimensions of the crest of slope referred to in item 1 above are required to enable preparation of a draft Zoning Bylaw amendment.

8-3408H H.Y. ENGINEERING LTD.  
2305 CAPE HORNE AVENUE  
LOT B, BLK. 7 & 8, PL. 11039, D.L. OF 65

Approved subject to:

- 1) the regrading and construction of retaining walls prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 29, 1990

8-3408H cont'd

- 2) Council approval of the required rezoning;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Cape Horn Avenue and Warrick Street to the standards of Subdivision Control Bylaw No. 2038;
  - b) cash payment for the future construction of Kaptey Avenue and the walkway adjacent the southwest property line;
  - c) registration in the Land Title Office of any necessary easements.
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 5 additional dwelling units permitted to be constructed;
- 6) registration in the Land Title Office of a restrictive covenant to ensure that no buildings or structures will be located in the areas required to facilitate the ultimate subdivision potential of adjoining lots.

8-3067

JONE CHANG  
880 IRVINE STREET  
LOT 6, BLK. 2, D.L. 378, PL. 3467 (S. & E. PL. 46046)

Approved subject to:

- 1) signing of the subdivision plans by the Approval Officer of the Ministry of Transportation and Highways prior to final approval.
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying with the subdivision, to the standards of Subdivision Control Bylaw No. 2038;
  - b) cash payment for future construction of the lane;
  - c) registration in the Land Title Office of any necessary easements, including registration of a right-of-way to allow access to the proposed dyke located along Scott Creek, if necessary.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 29, 1990

8-3067 cont'd

- 3) construction of a fence along the boundary of the most northwesterly lot adjacent the park trail head, to the satisfaction of the Parks and Recreation Department;
- 4) compliance with the requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of the Environment and Parks, including registration of any restrictive covenants necessary therein;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 28 additional dwelling units permitted to be constructed;
- 7) registration in the Land Title Office, of a restrictive covenant if required to protect the proposed dyke along Scott Creek, written to the satisfaction of the Municipal Engineer.
- 8) installation of a snow fence around the perimeter of the three adjoining lots to be located in the northeast corner of the proposed subdivision, to facilitate protection of existing vegetation during development of the site.

The Committee notes the following:

- a) the applicants have undertaken to save trees within the subdivision through provision of a letter, tree survey and a tree preservation plan;
- b) municipal staff are negotiating acquisition of three adjoining lots in the northeast corner of the subdivision.

8-4174A

D.N.K. ENTERPRISES LTD.  
2326 & 2350 CAPE HORN AVENUE  
PARCEL A, PLAN 5325, D.L. 65 & 66, & PARCEL 2 OF PARCEL A  
(EX. PLAN 4325), D.L. 65 (EX. PT. HWY. ON PLAN 25983)

After considerable discussion, the Committee found sketch 8-4174A technically feasible, noting the following:

- 1) the servicing concept should be amended such that services are located immediately north of the proposed berm;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 29, 1990

8-4174A cont'd

- 2) cross sections which demonstrate existing and final ground profiles, any necessary earth retention structures, and how private rear yard spaces will be provided for in a useable finally graded state and integrated into potential development on adjacent lots will be required prior to final approval.

The rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 m. Cross sections should be provided at regular intervals.

- 3) provision of a mitigation plan, addressing dust control measures to the satisfaction of the Director of Permits and Licences, will be necessary prior to approval of the servicing construction drawings;
- 4) provision of a restrictive covenant, to the satisfaction of the Municipal Engineer and registered in the District's favour, will be required to facilitate protection of the berm area;
- 5) provision of a restrictive covenant which specifies noise abatement requirements, as recommended in the noise evaluation study dated 1990 05 07 by Barron Kennedy Lyzun & Associates, written to the satisfaction of the Director of Permits and Licences, will be required prior to final approval.



JUNE 12, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, June 12, 1990, with the following persons present:

N. Nyberg, Municipal Engineer (first two items only)  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant  
E. Tiessen, Acting Planning Director  
P. Olynyk, Director, Permits & Licences

8-3067

JONE CHANG  
880 IRVINE STREET  
LOT 6, BLK. 2, D.L. 378, PL. 3467, (S. & E. PL. 46046)

The Committee discussed the concerns of adjacent residents on Shiloh Place regarding road configuration and traffic volumes. The Committee reconfirms the proposed lot layout indicated on sketch 8-3067 based on economic and design considerations stated by the applicant's Engineering Consultant. The Committee notes that the proposed layout has a negligible net effect in terms of traffic volume increase along Shiloh Place (vehicles for four additional lots) compared to a lot layout which would have the proposed cul-de-sac intersecting onto Irvine Street.

8-4145B

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU LANDS  
BLK. B. (EXC. PL. 79094) & BLK. A (EXC. PL. 72702, 72593, 79094), PL. 71962; BOTH OF SEC. 14, TWP. 39 & BLK. A (EXC. PL. 72702, 72593, 72701, 78559, 79140, 79094, 80253) SEC. 15, TWP. 39, PL. 71962 & BLK. A, D.L. 6953, GRP. 1, N.W.D., AND BLK. A, D.L. 6769, GRP. 1, N.W.D.

The Committee acknowledged receipt of the following items received in the Planning Department on the dates noted:

- i) EMF Measurements by W.L. Energy System Technologies Inc. dated March 9, 1990, received May 4, 1990;
- ii) a request from Wesbild with regards to deferring registration of setback covenants on non single-family block parcels until after block parcel subdivision approval, letter received May 16, 1990;
- iii) a request from Wesbild with regards to removal of an approval condition of subdivision involving danger of death or injury from seismic failure of transmission towers, letter received May 9, 1990.

After considerable discussion the Committee noted the following:

- 1) the Engineering Department has reviewed the EMF data and has found it acceptable;

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4145B cont'd

- 2) the deferral of provision of setback covenants along utility rights-of-ways and ravine areas until after block parcel subdivision approval is acceptable for single-family block parcels, but will not be endorsed by the Committee where required on non single-family block parcels;
- 3) provision of further information, to the satisfaction of the Municipal Engineer, which demonstrates the possible limits of area that would be effected by seismic failure of transmission towers and lines in relation to neighbouring residential lot building envelopes is required.

8-4180B

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOTS L & Q, PL. , SEC. 15, TWP. 39

The Committee acknowledged receipt of the regrading plans by Beesley Engineering Ltd., dated March 22, 1990 and comments from B.C. Hydro dated May 31, 1990. After considerable discussion the Committee approved sketch 8-4180B subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that in his opinion provision for the construction of the Block Service Components and Security for its completion has been made as required under Section 3.05 of the Development Agreement.
- 2) registration in the Land Title Office of the subdivision to create the block parcel 2L (Lot L) as per subdivision sketch 8-4145B;
- 3) signing of the subdivision plans by the Approval Officer of B.C. Hydro and Power Authority prior to final approval;
- 4) supervision and certification by a professional Engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038, noting construction of the local road within Lot Q falls within these requirements;
  - b) registration in the Land Title Office of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) registration in the Land Titles Office of restrictive covenants which accomplish the following:

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4180B cont'd

- a) the restriction of siting of buildings and structures on lots adjacent the Scott Creek ravine considering building setback requirements as per section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, received in the Planning Department December 21, 1989, written to the satisfaction of the Planning Director;
  - b) the restriction of siting of buildings and structures on lots located adjacent the B.C. Hydro right-of-way, such that building setback requirements will be met as if the edge of the right-of-way was considered the property line of said lots, to the satisfaction of the Planning Director.
- 8) Compliance with any requirements of the Fish and Wildlife Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada, noting these comments may include registration or additional covenants.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against title of Lot L) which limits the total maximum number of single-family lots that can be created through subdivision of Lot L, prior to registration of the subdivision plan.

8-4185

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOTS D & G, PL. \_\_\_\_\_, SEC. 14, TWP. 39

The Committee acknowledged receipt of the regrading plans by Hogan Engineering Limited dated May 22, 1990, comments from B.C. Hydro Properties Division dated May 31, 1990, and Parks and Recreation Department comments as per file memo dated May 23, 1990. The Committee then discussed the regrading plans and tabled the application for the applicants to submit revised regrading plans to the satisfaction of the Engineering Department, which indicate proposed driveway locations.

The Committee notes driveway access should be restricted to local roads wherever possible.

8-4186

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT L, PL. \_\_\_\_\_, SEC. 14, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that in his opinion for the construction of the Block Service Components and Security for its completion has been made as required under Section 3.05 of the Development Agreement.

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4186 cont'd

- 2) registration in the Land Title Office of the subdivision to create the block parcel 3L (Lot L) as per subdivision sketch 8-4145B;
- 3) supervision and certification by a Professional Engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 4) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) registration in the Land Title Office of a restrictive covenant to restrict the siting of buildings and structures on lots adjacent the ravine crest of slope areas considering building setback requirements of Section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT report dated December 15, 1989, received in the Planning Department December 21, 1989, written to the satisfaction of the Planning Director;
- 7) Compliance with the requirements of the Fish and Wildlife and Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada, noting these comments may include registration of additional covenants.

The Committee notes the following:

- a) the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against title of Lot L) which limits the total maximum number of single-family lots that can be created through subdivision of Lot L, prior to registration of the subdivision plan;
- b) driveway access should be limited to the local road where possible.

8-4179A

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL. \_\_\_\_\_, SEC. 15, TWP. 39

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that in his opinion provision for the construction of the Block Service Components and Security for its completion has been made as required under Section 3.05 of the Development Agreement.

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4179A cont'd

- 2) registration in the Land Title Office of the subdivision to create block parcel 2F (Lot F) as per subdivision sketch 8-4145B;
- 3) supervision and certification by a Professional Engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 4) the construction of proposed park and trail/walkway improvements concurrent to the construction of servicing;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting or lying with the subdivision to the standards of Subdivision Control Bylaw, No. 2038, noting the construction of Noon's Creek Drive from David Avenue to the West Connector will be built to a collector standard acceptable to the Municipal Engineer;
  - b) registration in the Land Title Office of any necessary easements;
- 6) payment of current, delinquent or outstanding taxes prior to final approval;
- 7) registration in the Land Title Office of restrictive covenants to accomplish the following:
  - a) restriction of the siting of buildings and structures adjacent the Noon's Creek ravine considering building setback requirements as per section 405 of Zoning Bylaw No. 1928, as amended, as well as recommended building setback of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, received in the Planning Department December 21, 1989, written to the satisfaction of the Planning Director;
  - b) restriction of siting of buildings and structures on lots adjacent the B.C. Gas right-of-way, such that building setback requirements will be met as if the edge of the right-of-way were considered the property line of said lots, written to the satisfaction of the Planning Director;
  - c) to ensure that all new homes are oriented to face the internal streets and driveway access limited to internal streets for the lots located adjacent David Avenue and the 3 lots located adjacent Noon's Creek Drive at the David Avenue intersection;
- 8) installation of concrete fencing (Fence Crete or approved equivalent) along the property line adjacent David Avenue west of Noon's Creek Drive to the Port Moody boundary, to the satisfaction of the Municipal Engineer;

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4179A cont'd

- 9) compliance with the requirements of the Fish and Wildlife and Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada, noting the requirements by the Water Management Branch of a setback and flood control covenant as per their letter dated May 30, 1990.

The Committee notes the following:

- a) the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against title of Lot F) which limits the total maximum number of single-family lots that can be created through subdivision of Lot F, prior to registration of the subdivision plan;
- b) driveway access should be limited to the local road where possible.

8-4191A

TAI & SONS INVESTMENTS INC.  
JACK JOW, GLEN JOW, VICTOR JOW, SO F. LOY  
2974, 2983, 2987 & 2991 GLEN DRIVE  
LOT A W. 66' PL. 4712, LOTS 37,38, 39 & 40 PL. 16610, ALL OF  
D.L. 386

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After considerable discussion, the Committee endorsed the lot layout as indicated on subdivision sketch 8-4191A, then tabled the application for the applicants to contact the owners of Lot 40 and provide consent to include this lot in their subdivision application.

8-4065E

DISTRICT OF COQUITLAM  
PINETREE WAY, LINCOLN AVENUE & HEFFLEY CRES.  
LOT 138, PL. 63482; LOT 139, PL. 63482; LOT 140, (S. & E.  
PL.68894), PL. 63482; LOT 1, PL. 68894; PCL. A, BLK. 4, PL.  
4806; LOT 34 & 35, PL. 2247; PT. B, PL. 11388, ALL IN D.L.  
384A

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Reapproved subject to:

- 1) Council approval of the required road exchange;
- 2) Council approval of a Development Permit for the proposed subdivision, as required under Section 976 of the Municipal Act;
- 3) registration in the Land Title Office of a right-of-way for storm sewer drainage;
- 4) registration in the Land Title Office of a right-of-way to accommodate a possible future ALRT guideway location.

The Committee notes that construction of all contiguous road frontages, to the standards of Subdivision Control Bylaw No. 2038, will be made a condition of Building Permit issuance.

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4101 R. & I. WEST  
830 DOGWOOD STREET  
LOT 9, D.L. 9, PLAN 13765

Reapproved subject to:

- 1) Council approval of a development variance permit in relation to the proposed cul-de-sac diameter and the proposed rear yard setback to the existing dwelling;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
  - a) physical construction of the cul-de-sac and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) cash payment for the future construction of the frontage on Dogwood Street;
  - c) registration in the Land Titles Office of any necessary easements for drainage;
- 3) removal of the carports at the rear of the existing structure prior to final approval, and the construction of double-wide driveways at the front of the dwelling to replace the parking displaced with the removal of the carport;
- 4) registration in the Land Titles Office of a right-of-way to allow construction of the required cul-de-sac while maintaining the necessary lot area required to subdivide, written to the satisfaction of the Engineering Department.
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed upon registration of the subdivision;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval."

8-3534A MRS. R. PERRY  
1865 BRUNETTE AVENUE  
PCL. A. OF LOTS 2 & 3, BLK. 5, D.L. 64, EX. PL. 25367

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the frontage of the new lot on Brunette Avenue, Kaptey Avenue, and the lane allowance;
  - b) registration in the Land Title Offices of any necessary easements;

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-3534A cont'd

- 2) removal of the existing carport prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) submission of a plan prepared by a B.C. Land Surveyor, which verifies that the new lots are of adequate bylaw size in terms of minimum areas and the new lot line is the minimum 1.8 meters from the existing home.

8-4156 S. & M. CAPPELLINI  
1982 CAPE HORN AVENUE  
LOT 1, D.L. 63, PLAN 13516

Reapproved subject to:

- 1) the applicant regrading the land and building the retaining wall in accordance with the plans submitted to the Planning Department January 17, 1990 prior to final approval or registering a restrictive covenant in the Land Title Office assuring he will do so;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Brunette Avenue to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements, noting an easement may also be necessary for the location of the proposed retaining wall at the rear of the proposed new lot;
- 3) the applicants obtaining a building permit for retaining wall construction, noting drainage provisions, to the satisfaction of the Director of Permits and Licenses, will be necessary;
- 4) the payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit to be constructed.

8-4103E HASEMAN INVESTMENT CORP.  
1217 BRUNETTE AVENUE  
STRATA PLAN OF LOT 2, BLK. 5, D.L. 46, GROUP 1, N.W.D.,  
PL. 85264

The Committee recommends that the Strata Title Approving Officer sign the Form E Declaration of Intention to Create a Strata Plan by Phased Development.



SUBDIVISION COMMITTEE MINUTES  
OF JUNE 12, 1990

8-4103E cont'd

STREET NAMES

The Committee reviewed the proposed street name and its location, as indicated on the attached map, which forms part of the Minutes. The Committee recommends that Council approve the street name subject to its acceptance by the Post Office:

YORK PLACE

F

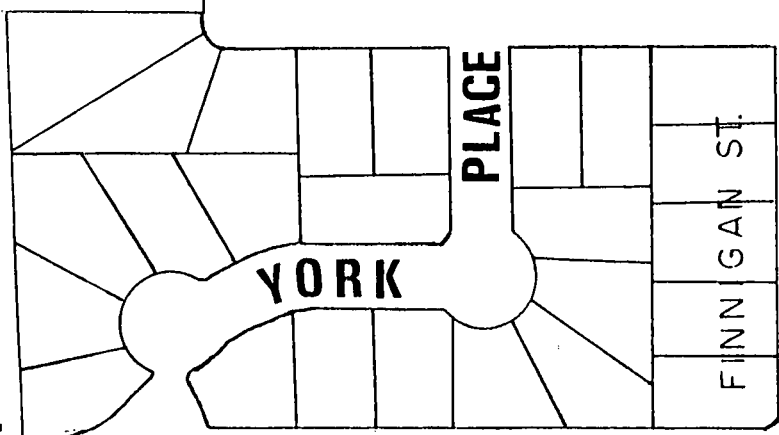
F P 17387

|   |   |   |   |   |   |   |   |   |    |    |      |    |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12   | 13 |
|   |   |   |   |   |   |   |   |   |    |    | 9182 |    |

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|---------------|----|----|----|----|----|----|----|----|----|----|----|----|
| 31            | 30 | 29 | 28 | 27 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 |
|               |    |    |    |    |    |    |    |    |    |    |    |    |
| LORRAINE AVE. |    |    |    |    |    |    |    |    |    |    |    |    |

|       |       |       |       |       |       |       |       |       |       |       |       |       |   |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|
| 74    | C     | 127   | 77    | 112   | 90    | 120   | 110   | 79    | 19    | 17    | C     | 15    | A |
| 22608 | 16130 | 20238 | 25138 | 20298 | 21276 | 29632 | 26202 | 25946 | 18080 | 19307 | 22439 | 19091 |   |

|               |    |     |    |     |    |     |     |    |    |    |   |    |
|---------------|----|-----|----|-----|----|-----|-----|----|----|----|---|----|
| 75            | 76 | 126 | 78 | 113 | 91 | 121 | 111 | 80 | 20 | 18 | D | 16 |
|               |    |     |    |     |    |     |     |    |    |    |   |    |
| MONTEREY AVE. |    |     |    |     |    |     |     |    |    |    |   |    |



|             |   |   |   |   |   |   |   |
|-------------|---|---|---|---|---|---|---|
| 1           | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|             |   |   |   |   |   |   |   |
| COLTON AVE. |   |   |   |   |   |   |   |

|    |    |    |    |    |    |    |   |
|----|----|----|----|----|----|----|---|
| 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 |
|    |    |    |    |    |    |    |   |
| 20 |    |    |    |    |    |    |   |

|               |   |     |     |   |   |   |   |
|---------------|---|-----|-----|---|---|---|---|
| 7             | 9 | 185 | 186 | 3 | 4 | 5 | 6 |
|               |   |     |     |   |   |   |   |
| BLANTYRE AVE. |   |     |     |   |   |   |   |

|     |     |     |     |   |   |   |   |
|-----|-----|-----|-----|---|---|---|---|
| 174 | 110 | 109 | 108 | A | 3 | 4 | 5 |
|     |     |     |     |   |   |   |   |
| 21  |     |     |     |   |   |   |   |

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|--------------|----|----|----|----|----|----|----|----|----|
| 20           | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 |
|              |    |    |    |    |    |    |    |    |    |
| FINNIGAN ST. |    |    |    |    |    |    |    |    |    |

|           |    |    |    |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|----|----|----|
| 11        | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|           |    |    |    |    |    |    |    |    |    |
| LEROY ST. |    |    |    |    |    |    |    |    |    |

|    |                   |
|----|-------------------|
| 53 | A<br>EX. P. 12515 |
| 54 | P. 24867          |
| 6  | 206190            |
| 5  | GOMERY ST.        |

### STREET NAMES

JUNE 27, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 2:00 p.m. on Wednesday, June 27, 1990, with the following persons present:

N. Nyberg, Municipal Engineer (first item only)  
L.T. Scott, Supervisor, Subdivision & Development  
Ken McLaren, Development Control Technician  
A. Geoghegan, Planning Assistant  
E. Tiessen, Acting Planning Director

8-4165

L.Y. & A.C. JUY  
401 NELSON STREET  
LOT C, BLKS. 22 & 25, D.L. 108, PL. 19309

The Committee acknowledged receipt of the survey certificate and exploration sketch provided by the applicants received in the Planning Department 1990 06 22. After considerable discussion the Committee recommended the Approving Officer sign the subdivision plans with the knowledge that the existing building exhibits a minor setback encroachment on the second floor, while meeting setback requirements for the foundation and first floor walls.

8-4177B

MR. S. RACANELLI  
1504 & 1508 BRUNETTE & 1533 BOOTH AVENUE  
LOT 1, PL. 9285, LOT 11, PL. 9286 (S & E PL. 61329) & LOT 24,  
PL. 13202, ALL IN D.L. 47

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After reviewing the revised sketch 8-4177B, the Committee tabled the application for the Planning Department to write and seek comments from the B.C. Telephone Company with regards to the revised access easement, noting that the Planning Department will be conducting public meetings in the near future to discuss possible development proposals of adjacent lands to the east.

8-4124A

DISTRICT OF COQUITLAM  
SORRENTO DRIVE/MUNDY CREEK AREA  
REM. LOT B, PL. 79270, D.L. 65 & 112, EXC. PL. 80618

The Committee notes the covenant and setback requirements requested by Fisheries and Oceans Canada in their letter dated July 25, 1989 and by the Fish and Wildlife Branch of the Ministry of Environment and Parks in their letter dated July 18, 1989. The Committee directed the Planning Department to forward an appeal to said agencies requesting reconsideration of setback and covenant requirements, and to investigate the legalities of those requirements through the Municipal Solicitor. The Committee noted that these requirements are much greater than those established on adjacent and neighbouring developments, and while recognizing the need for such requirements under certain circumstances, also recognize the need for consistency within local areas.

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 27, 1990

8-36250 DISTRICT OF COQUITLAM  
SHERMAN STREET/DELAHAYE DRIVE  
LOT 3 (S & E PL. 72491, 74218, 77097, 80722), SEC. 11, TWP  
39, PL. 70145 & LOT 106, SEC. 14, TWP 39, PL. 76567

The Committee notes the covenant and setback requirements requested by the Fish and Wildlife Branch of the Ministry of Environment and Parks in their letter dated March 21, 1990. The Committee endorses the appeal requested by Neil Maxwell of the Planning Department June 14, 1990 for relaxation of the additional 6.0 m setback beyond the covenant line. The Committee requested the Planning Department investigate the legalities of said requirements through the Municipal Solicitor, noting the requirements are much greater than those established on adjacent properties. While recognizing the need for such requirements under certain circumstances, the Committee also recognizes the need for consistency within local areas.

8-4195 V. & B. KUNG & KATIE HO & LORETTA HO TANG  
819 AND 821 ALDERSON AVENUE  
PARCEL A, D.L. 1, GROUP 1, N.W.D., PLAN 80287

The Committee recommends that Council, as the Approval Authority under the Condominium Act, approve the conversion into strata lots, subject to the applicants providing letters of consent from the present occupants.

8-4158A E.A. & P.D. FLETCHER  
1874 HILLSIDE AVENUE  
LOT 9, PLAN 13049, D.L. 62

Declined, as the applicant has not responded within 180 days of the Committee's tabling motion of 1989 11 28.

8-4159 L. FARAGUNA  
737 & 731 GATENSBURY STREET  
LOT 295, D.L. 364, PL. 48192

Declined, as the applicant has not responded by way of a rezoning application within 180 days of the Committee's "technically feasible" decision of 1989 12 12.

8-4017A G. & H. FRKETICH  
2864 WALTON AVENUE  
LOT 41, D.L. 385, PL. 26678

Approved subject to:

- 1) registration in the Land Title Office of the adjacent subdivision to the east, as indicated by subdivision sketch 8-4050H, to provide the required access;

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 27, 1990

8-4017A cont'd

- 2) the requirements of Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the land Title Office of any necessary easements;
- 3) payment of the development cost charge for trunk drainage as required by Bylaw No. 988;
- 4) payment of the development cost, as required by Bylaw No. 988, consisting of \$955 for each of the 6 additional dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval, noting that if final approval is sought after September 1, 1990 then the estimated 1991 municipal taxes must be paid as well.

8-4050B

L. & M. MOFFAT & J. KUZIK  
1264 JOHNSTON STREET & 1272 JOHNSON STREET  
LOT 2, PL. 22324, & PCL. H (S. & E. PL. 14566, 26678) PL.  
2145, D.L. 385

---

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the land Title Office of any necessary easements;
- 3) payment of the development cost charge for trunk drainage as required by Bylaw No. 988;
- 4) payment of the development cost, as required by Bylaw No. 988, consisting of \$955 for each of the 21 additional dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval, noting that if final approval is sought after September 1, 1990 then the estimated 1991 municipal taxes must be paid as well.

SUBDIVISION COMMITTEE MINUTES  
OF JUNE 27, 1990

8-4197 AVA P.W. PRICE & PATRICIA PRICE  
612 THOMPSON AVENUE  
LOT 2, D.L. 106, L.D. 36, PL. 74152

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) provision of services for the full frontage of Thompson Avenue and the rear lane to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval, noting that if final approval is sought after September 1, 1990 then the estimated 1991 municipal taxes must be paid as well;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-4198A McCLEARY HOLDINGS LTD.  
3061 GORDON AVENUE & 1006 WESTWOOD STREET  
LOTS 22, 23 & 24, BLK. 8, D.L. 381, SEC. 36, PLAN 2269

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval, noting that if final approval is sought after September 1, 1990 then the estimated 1991 municipal taxes must be paid as well.

The Committee notes that provision for the construction of all contiguous road frontages, to the standards of Subdivision Control Bylaw No. 2038, will be made a condition of Building Permit issuance.

8-4196 168, 138, 388 INDUSTRIES LTD.  
918 RODERICK AVENUE & 927-930 BRUNETTE AVENUE  
LOT 1, D.L. 16, N.W.D., PL. 79671

The Committee noted comments from the Municipal Fire Chief and Director of Permits and Licences, provided through the Planning Department, indicating no outstanding concerns with the Development. As a result, the Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the conversion into strata lots.



**PACIFIC COAST ENERGY**

Pacific Coast Energy Corporation  
Suite 1700, 1176 West Georgia Street  
Vancouver, British Columbia  
V6E 4A2  
Telephone (604) 691-5521  
Fax (604) 691-5136

RECEIVED

JUL 12 1990

District of Coquitlam  
Administration

Harvey S. Permack  
President

July 11, 1990

VIA COURIER

Mr. E. Tiessen  
Deputy Planning Director  
District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.  
V3K 1E9

RECEIVED

JUL 12 1990

DISTRICT OF COQUITLAM  
PLANNING DEPT.

Dear Sir:

Re: Alternate Compressor Station Site  
Proposed by Wesbild

The purpose of this letter is to forward additional information concerning an alternate location for the Compressor Station as suggested by Mr. E.P. Ayerst of Wesbild Enterprises Ltd. during the June 20th Public Hearing.

The suggested location, one-half mile to the northeast from our proposed site location, would place it beside Wesbild's property boundary as shown on the attached pipeline drawing VI-ML-001 Sheet 1 of 23, Rev. 6.

We cannot recommend the proposed site because of the following reasons:

Sound Emissions

The expected sound level at the nearest future residence, located 350 m. away from the site, would be 45 dBA. This sound pressure level is above expected background noise levels and above residential noise standards and simply means that the station will be heard by the future residents in the area.

The northwest corner of Wesbild's property located west of the BC Hydro powerline is designated for park use. Noise levels in the park will be high, approximately 58 dBA at the west park boundary located some 75 m. away from the compressor building. This noise level is similar to that in a noisy office but may be objectionable for a suburban park.

Visibility

The proposed site would be visible to residences located to the south and southeast areas some 500 meters away. There are no tall trees to screen the station buildings and equipment from the view of these residents.

### High-Voltage Powerlines

The site is also closer to the 500,000 volt powerlines which raises concerns regarding fault current effects.

### Streams

Scott Creek runs southerly through the site, bisecting the area lengthwise. The area available for constructing a station site would be limited by the buffer area next to the creek required by the Fish and Wildlife Branch.

### Water Supply

The northern end of Scott Creek running through this area is dry at present and therefore cannot be used as a water source for the station. Water would have to be pumped either from streams and collection reservoirs located up to 800 meters away or from the municipal water system located 2 km. away.

### Access Road

A 1.5 km. long access road would be required, approximately 300 m. longer than for PCEC's proposed site. The road would be routed northeast from the Meridian substation gate and then parallel to the powerline right-of-way to the proposed site. The additional clearing of trees would further reduce green space adjacent to the nearby residential areas.

### Station Power

An additional 800 m. of buried power cable installed in the pipeline right-of-way will be required to bring power to the proposed site.

### 24" Pipeline

An additional 800 m. of 24" pipeline would be required to reach the proposed site and preserve the inlet pressures to the compressor station as high as possible for efficient compression.

### Schedule

The impact of changing the station site on the project schedule is serious. The station startup date could be delayed to the end of December, 1991. This date is based on starting site survey work at the alternate site in August, completing new site work drawings by October 01 to resubmit with a new rezoning application to Coquitlam, obtaining all municipal approvals within four to six months and starting construction of the access road and station in April of 1991.

### Cost

The additional cost associated with moving the compressor station from our proposed site to the subject alternate site is estimated to be \$1,270,000.



In summary, changing the site to the alternate location further downstream along the pipeline has no benefit. The impact of noise and visibility on the community will be greater, there are additional capital costs estimated to be \$1,270,000, and the delay in station construction will delay natural gas reaching the communities on Vancouver Island, Powell River, and the large industrial customers from September, 1991, to January, 1992.

It should be noted that over the last two years, we have explored several alternate sites, some at the request of Wesbild, and that we have already moved our site further away from future residential development to minimize community impact.

Should you require further information, please advise.

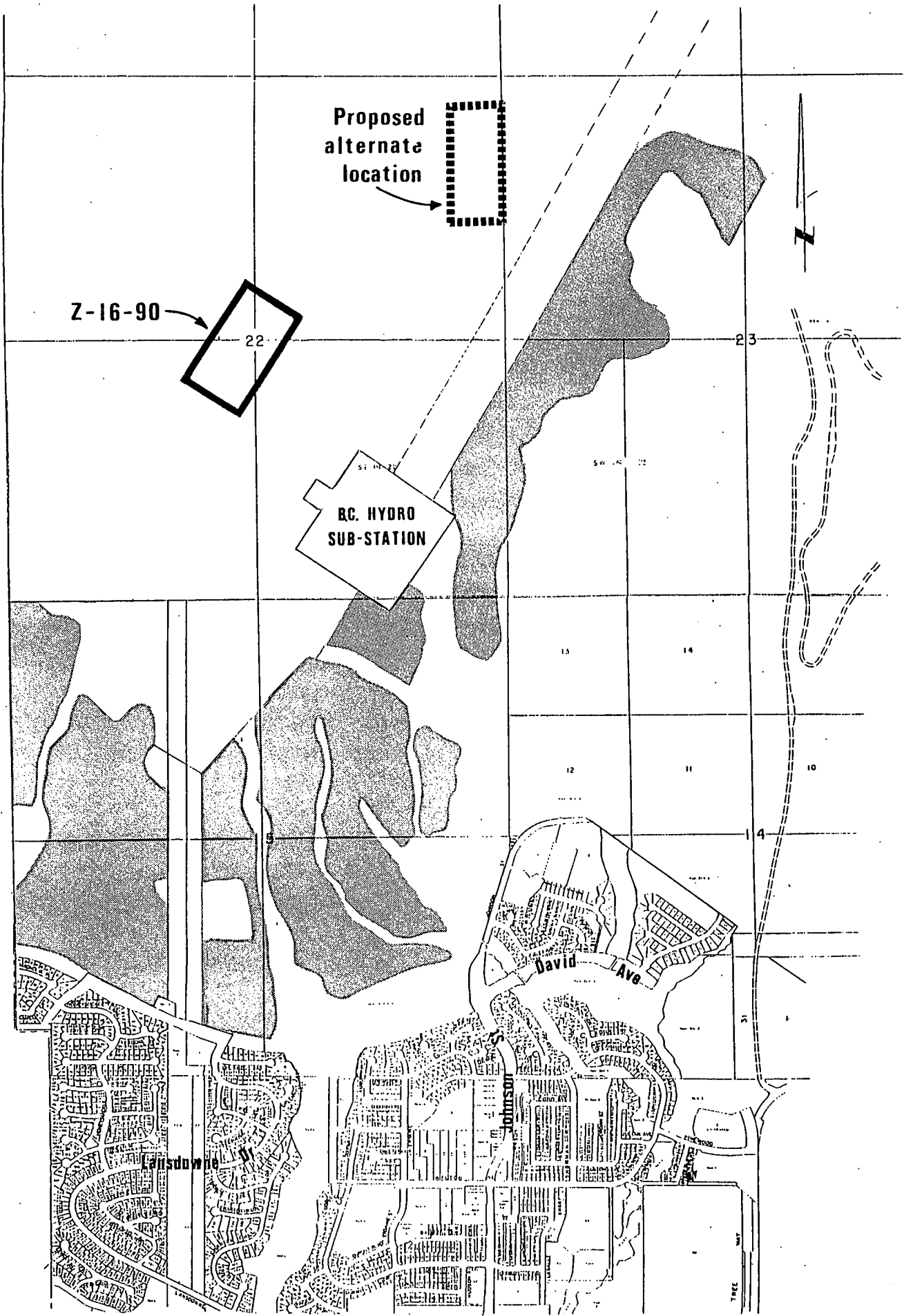
Yours sincerely,

A handwritten signature in cursive script, appearing to read 'H.S. Permack', written in dark ink.

H.S. Permack

HSP/ka

Attachs.



Community Plan

JULY 10, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, July 10, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant  
E. Tiessen, Acting Planning Director  
K. Wright, Deputy Municipal Engineer

8-4175 B.C. HYDRO AND POWER AUTHORITY  
PIPELINE ROAD AREA  
LOT 30, SEC. 14, TWP. 39, PL. 3022 AND 6.34 ACRE PORTION OF  
L.S. 2, SEC. 14, TWP. 39, PL. 31167

The Committee reviewed comments from the Parks and Recreation Department received in the Planning Department 1990 06 15. The application remains tabled for the applicants to fully address those items outlined in the Committee's tabling motion of 1990 03 06, as well as the following:

- 1) provision of a tree survey, to the satisfaction of the Parks and Recreation Department, which identifies the location and elevation of the base of all coniferous trees in excess of eight inches diameter lying within the required 6 m tree preservation covenant area along the crests of all ravine banks;
- 2) extension of the lot encompassing South Hoy Creek northward to the East Connector to the satisfaction of the Planning Director, such that the lot lines match the previous crest of ravine slope as it existed prior to the construction of the East Connector.

8-3632N DISTRICT OF COQUITLAM  
ERSKINE STREET/WALTON AVENUE  
LOT 1, PL. 75124, D.L. 385, PT. SK. 1960

The Committee acknowledged receipt of a memo from the Parks and Recreation Department dated 1990 07 03 regarding the linear park strip adjacent the east boundary of the subdivision. The Committee noted that the subdivision has already been registered, but noted the Engineering Department would attempt to make provision for the following:

- 1) installation of snow fencing as indicated on an attachment to the memo noted above;
- 2) registration in the Land Title Office of a restrictive covenant on Lot 1 to provide a 2 m wide leavestrip and a 3 m wide setback restriction along the east property line.

The Committee noted the late timing of this request and indicated the request could only be considered because the subdivision is on municipally owned land.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JULY 10, 1990

8-3632N cont'd

The Committee also noted the difficulties of dealing with departmental comments which arrive late in the subdivision process, and resolved to remind all concerned of the importance of providing representation at the Subdivision Committee when applications requiring their input are placed on the agenda. Thus, the necessary interdepartmental discussion for which the Committee is intended can take place, and in a timely fashion.

8-3944A MINISTRY OF CROWN LANDS; MS. ELLA MIHOILUK  
NORTHEAST CORNER GIRARD STREET/HART STREET  
LOT A, PL. 11863, AND LOT 3, BLK. B, PL. 6466, BOTH OF D.L. 1

The Planning Department initiated referral to the Subdivision Committee to address the following issues:

- 1) the applicants acquiring a portion of the rear line adjacent the south property line;
- 2) a letter dated June 29, 1990 from a Solicitor writing on behalf of the owner of Lot 3 with regard to waiving Development Cost Charges and servicing costs if they proceed with consolidation at this time and subsequently make application for subdivision of the consolidated site.

After considerable discussion, the Committee indicated that they would consider closure of a portion of the lane by way of the normal road exchange mechanisms and procedures, which involve compensation for the land to be acquired at fair market value, as determined by appraisal. The Committee noted further that the Development Cost Charge and servicing requirements to Subdivision Control Bylaw No. 2038 standards would be applicable upon further subdivision of the lands.

8-3632Q DISTRICT OF COQUITLAM  
ERSKINE STREET/WALTON AVENUE  
LOT 1 (S&E PL. 75124, D.L. 385, PL. 74220)

Approved subject to:

- 1) registration in the Land Title Office of the adjacent subdivision to the east to provide the required access;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision, including Walton Avenue from Durant eastward, Erskine Street, Dupont Place and Durant Drive, to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of the required easements;
- 3) payment of the Development Cost Charge for trunk drainage as required by Bylaw No. 988;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JULY 10, 1990

8-3632Q cont'd

- 4) payment of the Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for each of the 24 additional dwelling units permitted to be constructed;
- 5) Council approval of a Development Variance Permit for road grades, if required.

8-4040A WALTER FRITH  
2843 BANBURY AVEUE  
LOT B, D.L. 385, PL. 80215

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 2) payment of the Development Cost Charge for trunk drainage, as required by Bylaw No. 988;
- 3) payment of the Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for each of the eight additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval.

8-4005A K.S. AND M.L. MARSHALL  
3321 DAVID AVENUE  
LOT 13, SEC. 13, TWP. 39, PL. 31060

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision (David Avenue, Oxford Street and Bayswater Avenue), to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 3) payment of the Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JULY 10, 1990

8-4005A cont'd

- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) registration in the Land Title Office of a restrictive covenant on the most southerly lot prohibiting access to David Avenue.

8-4165

L.Y. AND A.C. JUY  
401 NELSON STREET  
LOT C, BLKS. 22 & 25, D.L. 108, PL. 19309

The Committee acknowledged receipt of a request for extension from the applicants, received in the Planning Department 1990 07 09, then reapproved the application subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Nelson Street, Rochester Avenue and the lane adjacent the north property line to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) payment for one additional water connection;
  - d) provision for storm drainage for the new lot;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) the applicants obtaining a building permit for the required removal and reconstruction of a portion of the existing dwelling unit, noting the Committee has previously recommended the Approving Officer sign the subdivision plans with the knowledge that the existing building exhibits a minor setback encroachment on the second floor, while meeting setback requirements for the foundation and first floor walls.

8-4190

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOTS C & E, PL. , SEC. 14, TWP. 39

Approved, noting this subdivision will be incorporated into the subdivision to create the block parcels as indicated by subdivision sketch 8-4145B.

JULY 24, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, July 24, 1990, with the following persons present:

K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
A. Geoghegan, Planning Assistant  
D. Palidwor, Park Design Technician  
C. Mohoruk, Traffic Technologist

8-4199A DISTRICT OF COQUITLAM  
2956 PHEASANT STREET  
LOT 156, PL. 48139 AND PCL. B, (BYLAW PL. 50355) OF LOT 156,  
D.L. 381, GRP. 1, NWD

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Approved, noting an easement for sanitary and storm sewer will be required along the north and east property lines.

8-4135A 360513 B.C. LTD.  
3097 GLEN DRIVE, 1186 & 1196 PIPELINE ROAD, 3089 GLEN DRIVE,  
3093 GLEN DRIVE, 3095 GLEN DRIVE  
LOT 1, SEC. 11, TWP. 39, NWD, PLAN

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After considerable discussion, the Committee tabled the application for the Permits and Licenses and Planning Departments to review the proposed lot configuration, as compared to the architectural plans for the proposed development, to determine compliance with the requirements of all applicable Bylaws. The Committee noted the concerns of the Parks and Recreation Department with regard to the provision of street trees adjacent this development, and of uniformity of boulevard treatments in the form of street trees throughout the Town Centre area.

8-4185A DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOTS D AND G, PLAN , SEC. 14, TWP. 39

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Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for its completion has been made, as required under Section 3.05 of the Development Agreement;
- 2) registration in the Land Title Office of the subdivision to create Block Parcels 3D<sub>2</sub> and 3G, as per subdivision sketch 8-4145B;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JULY 24, 1990

8-4185A cont'd

- 3) signing of the subdivision plans by the Approving Officer of B.C. Hydro and Power Authority prior to final approval;
- 4) provision of revised regrading plans to the satisfaction of the Municipal Engineer;
- 5) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 6) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) registration in the Land Title Office of restrictive covenants which accomplish the following:
  - a) the restriction of siting of buildings and structures on Lot D and single-family lots adjacent ravines considering building setback requirements as per Section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, written to the satisfaction of the Planning Director;
  - b) the restriction of siting of buildings and structures on lots located adjacent the B.C. Hydro right-of-way, such that building setback requirements will be met as if the edge of the right-of-way was considered the property line of said lots, to the satisfaction of the Planning Director;
  - c) prohibiting further subdivision on the three lots fronting on Johnson Street registered in the District's favour;
- 9) compliance with any requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, noting these comments may include registration of additional covenants.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against the title of Lot G), which limits the total maximum number of single-family lots that can be created through subdivision of Lot G, prior to registration of the subdivision plan.



SUBDIVISION COMMITTEE MEETING  
MINUTES OF JULY 24, 1990

8-3975D 356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM  
2963 GUILDFORD WAY  
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 & LOT 54,  
PL. 72461, D.L. 386

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After considerable discussion, the Committee tabled the application for the Planning and Parks and Recreation Departments to review and report on the issue of additional park dedication, noting that the Parks and Recreation Department may consider the use of restrictive covenants to preserve vegetation in certain areas. The Committee notes further that the proposed panhandle configuration is not acceptable for the proposed high-density multiple-family residential use.

8-4124A DISTRICT OF COQUITLAM  
SORRENTO DRIVE/MUNDY CREEK AREA  
REM. LOT B, PL. 79270, D.L. 65 & 112, EXC. PL. 80618

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The Committee recognizes the ability of the Fish and Wildlife Branch of the Ministry of Environment and Parks to negotiate in a reasonable and responsive manner with regard to the Committee's request for reduction of setback and vegetation preservation zone requirements. The Committee acknowledges the reduction of said requirements as per the letter dated 1990 07 20 from the Fish and Wildlife Branch as being consistent with adjacent development, but still recognizes the need for higher requirements in certain development areas.

8-36250 DISTRICT OF COQUITLAM  
SHERMAN STREET/DELAHAYE DRIVE  
LOT 3 (S&E PL. 72491, 74218, 77097, 80722), SEC. 11, TWP. 39,  
PL. 70145 AND LOT 106, SEC. 14, TWP. 39, PL. 76567

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The Committee recognizes the ability of the Fish and Wildlife Branch of the Ministry of Environment and Parks to negotiate in a reasonable and responsive manner with regard to the Committee's request for reduction of setback and vegetation preservation zone requirements. The Committee acknowledges the reduction of said requirements as per the letter dated 1990 07 20 from the Fish and Wildlife Branch as being consistent with adjacent development, but still recognizes the need for higher requirements in certain development areas.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JULY 24, 1990

8-4149A KARLEY MANAGEMENT LTD.  
812 AUSTIN AVENUE  
LOT 31, BLK. 14, D.L. 3, PL. 2030

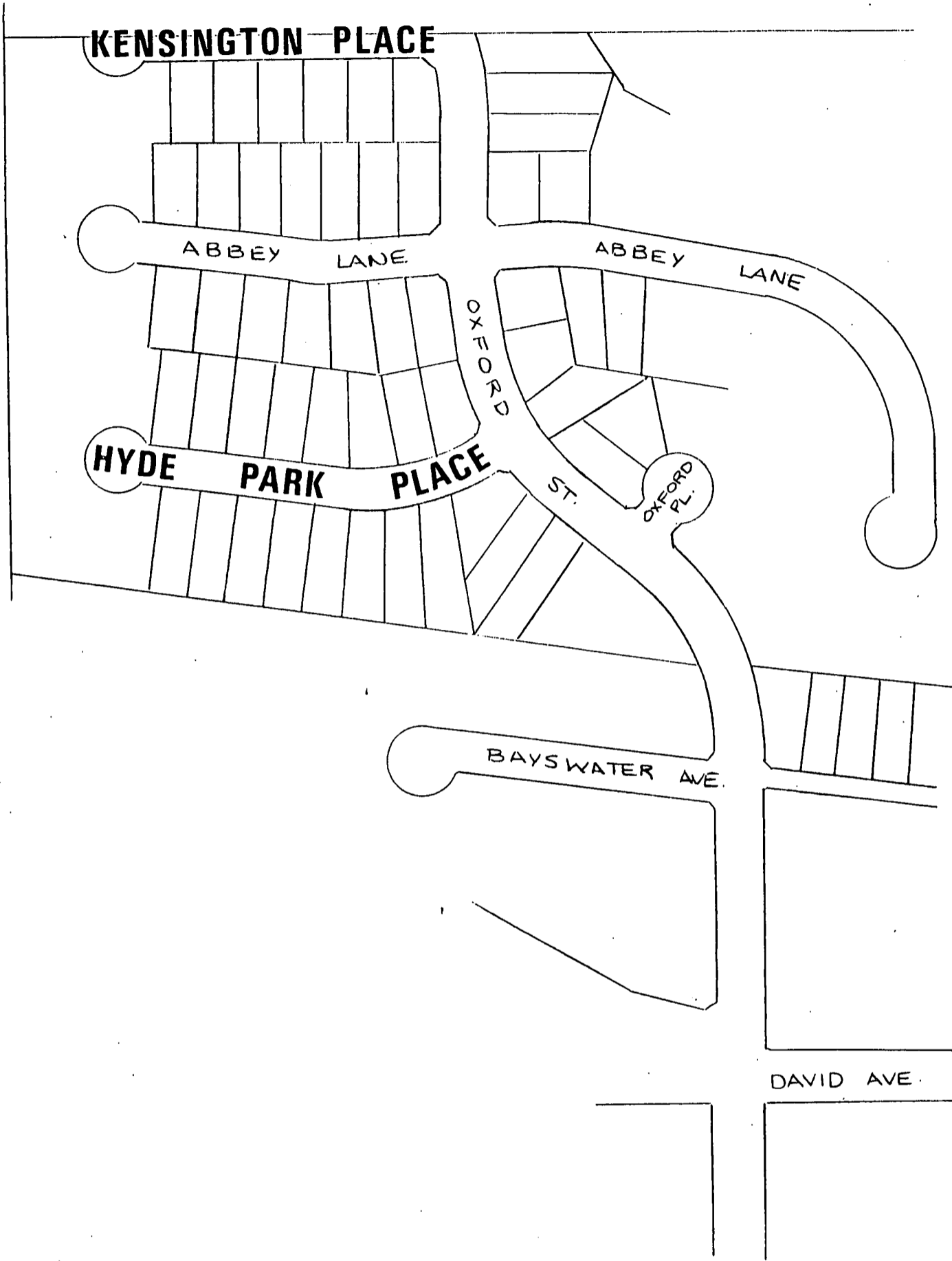
Reapproved subject to:

- 1) Council approval of a Development Variance Permit with regard to the proposed road width;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the proposed new roadway to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Office of any necessary easements;
- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval.

STREET NAMES

The Committee reviewed the proposed street names and their locations, as indicated on the attached map, which forms part of the Minutes. The Committee recommends that Council approve the street names subject to their acceptance by the Post Office:

Kensington Place  
Hyde Park Place



**STREET NAMES**

AUGUST 14, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, August 14, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
M. Iviney, Subdivision & Development Technologist  
D. Palidwor, Park Design Technician (for item 8-3975E only)  
N. Maxwell, Planning Assistant

8-3975E 356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM  
2963 GUILDFORD WAY  
REM. J (S&E PLAN 70184 & 73096), D.L. 386, PLAN 13324 AND  
LOT 54, PLAN 72461, D.L. 386

---

Approved subject to:

- 1) physical construction of Guildford Way and Turner Way to the standards required by Subdivision Control Bylaw No. 2038;
- 2) dedication of a 3.0 m wide walkway west of Turner Way to Hoy Creek, with cash payment for future construction of said walkway as per Subdivision Control Bylaw No. 2038 standards, noting that parallel rights-of-way may be required beyond 3.0 m depending on the ultimate design;
- 3) physical construction of the panhandle access to standards to be established by the Fire and Engineering Departments;
- 4) registration of a mutual access agreement over the panhandle to allow access to the proposed apartment site in the southwest corner of the development, with a covenant in the District's favour to prevent its cancellation, noting that the agreement must allow access for municipal purposes, i.e. fire trucks, refuse collection, etc.
- 5) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 6) payment of any current, delinquent or outstanding taxes on both properties prior to final approval;
- 7) registration in the Land Title Office of any necessary easements;
- 8) the erection of snow fencing along the existing Hoy Creek property line and the additional areas proposed for parkland acquisition prior to final approval and confirmation from the Parks and Recreation Department that the snow fencing has been installed in the correct locations.

In relation to this application, the Committee would note the following:

- a) The District proposes to acquire the PARK areas indicated and to protect the vegetation in the northerly area through the use of restrictive covenants.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-3975E cont'd

- b) A development cost charge payment will be required pursuant to issuance of any building permit on the resulting sites.

8-4178A DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT E, PL. \_\_\_\_\_, SEC. 15, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for its completion has been made as required under Section 3.05 of the Development Agreement;
- 2) registration in the Land Title Office of the subdivision to create Block Parcel 2E as per subdivision sketch 8-4145B;
- 3) signing of the subdivision plans by the Approving Officer of B.C. Hydro and Power Authority prior to final approval;
- 4) provision of revised regrading plans, to the satisfaction of the Municipal Engineer;
- 5) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 6) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) registration in the Land Title Office of a restrictive covenant relating to the restriction of buildings and structures on lots located adjacent to or under the B.C. Hydro right-of-way such that building setback requirements will be met as if the edge of the right-of-way was considered the property line of said lots, to the satisfaction of the Planning Director.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4178A cont'd

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against the title of Lot E), which limits the total maximum number of single-family lots that can be created through subdivision of Lot G prior to registration of the subdivision plan.

8-4181A DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT O, PL. \_\_\_\_\_, SEC. 15, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for its completion has been made as required under Section 3.05 of the Development Agreement;
- 2) registration in the Land Title Office of the subdivision to create Block Parcel 20 as per subdivision sketch 8-4145B;
- 3) signing of the subdivision plans by the Approving Officer of B.C. Hydro and Power Authority prior to final approval;
- 4) provision of revised regrading plans, to the satisfaction of the Municipal Engineer if required;
- 5) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 6) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision, to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4181A cont'd

- 8) registration in the Land Title Office of restrictive covenants which accomplish the following:
  - a) the restriction of siting of buildings and structures on lots located adjacent to or under the B.C. Hydro right-of-way such that building setback requirements will be met as if the edge of the right-of-way was considered the property line of said lots, to the satisfaction of the Planning Director;
  - b) no access will be granted to lots with frontage on David Avenue or Lansdowne Drive south of the proposed cul-de-sac.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against the title of Lot 0), which limits the total maximum number of single-family lots that can be created through subdivision of Lot 0 prior to registration of the subdivision plan.

8-4182A DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT P, PL. \_\_\_\_\_, SEC. 15, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for its completion has been made as required under Section 3.05 of the Development Agreement;
- 2) registration in the Land Title Office of the subdivision to create Block Parcel 2P as per subdivision sketch 8-4145B;
- 3) provision of revised regrading plans, to the satisfaction of the Municipal Engineer, if required;
- 4) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards of Subdivision Control Bylaw No. 2038;

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4182A cont'd

- 5) b) registration in the Land Title Office of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) registration in the Land Title Office of restrictive covenants which accomplish the following:
  - a) the restriction of siting of buildings and structures on all lots adjacent the ravine, considering building setback requirements as per Section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, written to the satisfaction of the Planning Director;
  - b) no accesses to David Avenue, noting that the access to the first lot on Lansdowne Drive should be in a location acceptable to the Supervisor of Traffic and Transportation;
- 8) compliance with any requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting that those comments may include registration of additional covenants.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against the title of Lot P), which limits the total maximum number of single-family lots that can be created through subdivision of Lot P prior to registration of the subdivision plan.

8-4184A DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL. \_\_\_\_\_, SEC. 14, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for its completion has been made as required under Section 3.05 of the Development Agreement;
- 2) registration in the Land Title Office of the subdivision to create Block Parcel 3F as per subdivision sketch 8-4145B;
- 3) provision of revised regrading plans, to the satisfaction of the Municipal Engineer, if required;



SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4184A cont'd

- 4) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 5) submission of the outstanding walkway concept plan, to the satisfaction of the Parks and Recreation Department;
- 6) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) registration in the Land Title Office of restrictive covenants which accomplish the following:
  - a) the restriction of siting of buildings and structures on all single-family lots adjacent the ravines, considering building setback requirements as per Section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, written to the satisfaction of the Planning Director;
  - b) prohibiting further subdivision of all lots with frontage on Johnson Street registered in the District's favour;
- 9) compliance with any requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting that those comments may include registration of additional covenants.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against the title of Lot F), which limits the total maximum number of single-family lots that can be created through subdivision of Lot F prior to registration of the subdivision plan.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4048 E. & L. NIELSEN  
640 CHAPMAN AVENUE  
LOT 3 OF LOT 7 BLK. 3, D.L. 106, PL. 14832

Reapproved subject to:

- 1) the applicant providing a more current survey plan indicating all existing buildings and structures, to the satisfaction of the Director of Permits and Licenses;
- 2) submission of any outstanding items as required by Sections 5.0 and 5.02 of Subdivision Control Bylaw No. 2038;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Chapman Avenue, as well as Nicola Avenue, to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) removal of the existing shed prior to final approval.

8-3794A F. URBASH; R. & C. COULSON  
329 LAVAL STREET  
LOT 5, BLK. 9, D.L. 46, PL. 2624

Approved subject to Council approval of the proposed rezoning, noting that servicing of the resulting westerly parcel would be made a condition of preliminary approval of later resubdivision of that lot.

8-3675D D. JACOBSEN  
1303 JOHNSON STREET  
LOT 1, SEC. 11, TWP. 39, PL. 20014

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) completion of any outstanding works on Johnson Street and Daimler Street;

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-3675D cont'd

- 1) b) physical construction of the lane allowance;  
c) registration in the Land Title Office of any necessary easements;
- 2) removal of the garage prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) registration in the Land Title Office of a covenant to prevent access to Johnson Street.

8-3866C M. ROSS; A. & A. REEVES  
2985 SHILOH PLACE & 2966 DEWDNEY TRUNK ROAD  
LOT C OF LOT 7, BLK. 2, D.L. 378, PL. 21730 AND LOT 6,  
D.L. 378, PL. 70974

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Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Dewdney Trunk Road, Shiloh Place, the cul-de-sac and the lane allowance, to the standards required by Subdivision Control Bylaw No. 2038, noting that a chain and a lock are to be installed on the western end of the proposed lane;
  - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charge required by Bylaw No. 988, consisting of \$955 for each of the eight additional dwelling units to be constructed;
- 4) registration in the Land Title Office of a restrictive covenant, as required by the Water Management Branch of the Ministry of Environment and Parks in their May 12, 1989 letter, noting that the applicant should verify the minimum floor elevation of 8.5 m geodetic datum requested in the above-mentioned letter.

SUBDIVISION COMMITTEE MINUTES  
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8-4107A L. MURPHY  
644 CHAPMAN AVENUE  
LOT 2, BLK. 3, D.L. 106, PL. 14832

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of the approximate 20.1 m frontage of the new lot on Nicola Avenue;
  - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) restriction of the driveway for the new lot to the western side of the proposed lot.

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that upon registration of the subdivision, the carport/shed would become nonconforming in relation to the required rear yard setback to the new property line.

8-3944A MINISTRY OF CROWN LANDS; E. MIHOILUK  
NORTHEAST CORNER GIRARD AVENUE/HART STREET  
LOT A, PL. 11863 AND LOT 3, BLK. B, PL. 6466, BOTH OF D.L. 1

Approved subject to signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer.

The Committee notes that any future resubdivision of the resulting property would require upgrading of the contiguous frontages to the standards required by Subdivision Control Bylaw No. 2038.

8-4175A B.C. HYDRO AND POWER AUTHORITY  
PIPELINE ROAD AREA  
LOT 30, SEC. 14, TWP. 39, PL. 3022 AND 6.34 ACRE PORTION OF  
L.S. 2, SEC. 14, TWP. 39, PL. 31167

The Committee find sketch 8-4175A technically feasible, noting Council consideration of the required rezoning will be necessary. The Committee also notes the following:

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4175A cont'd

- 1) Additional cross sections through Lots 24 and 25 are required to demonstrate the proposed regrading and how usable rear yards with 5% maximum slopes can be achieved without encroaching into the 6.0 m covenant area adjacent the watercourse.
- 2) An outline from the applicants as to the intended use of the remainders of Lot 1 adjacent to Purcell Drive is requested.
- 3) The future trail is to be designed in consultation with the Parks and Recreation Department prior to final approval.
- 4) The preliminary road centreline radii do not conform to Subdivision Control Bylaw No. 2038 minimum standards, and will require Council consideration of a Development Variance Permit.
- 5) Access to Road A from Robson Drive and the proposed property line adjustments will be necessary prior to development of the lots on Road A.

8-4174B

D.N.K. ENTERPRISES LTD.  
2326-2350 CAPE HORN AVENUE  
PCL. A, PL. 5325, D.L. 65 & 66 AND PCL. 2 OF PCL. A, (EX.  
PL. 4325), D.L. 65 (EX. PT. HWY. ON PL. 25983)

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Approved subject to:

- 1) Council approval of the required rezoning;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Cape Horn Avenue and the new road to the standards required by Subdivision Control Bylaw No. 2038, noting that Cape Horn Avenue would be to collector standards;
  - b) registration in the Land Title Office of any necessary easements;
- 3) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 17 additional dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 14, 1990

8-4174B cont'd

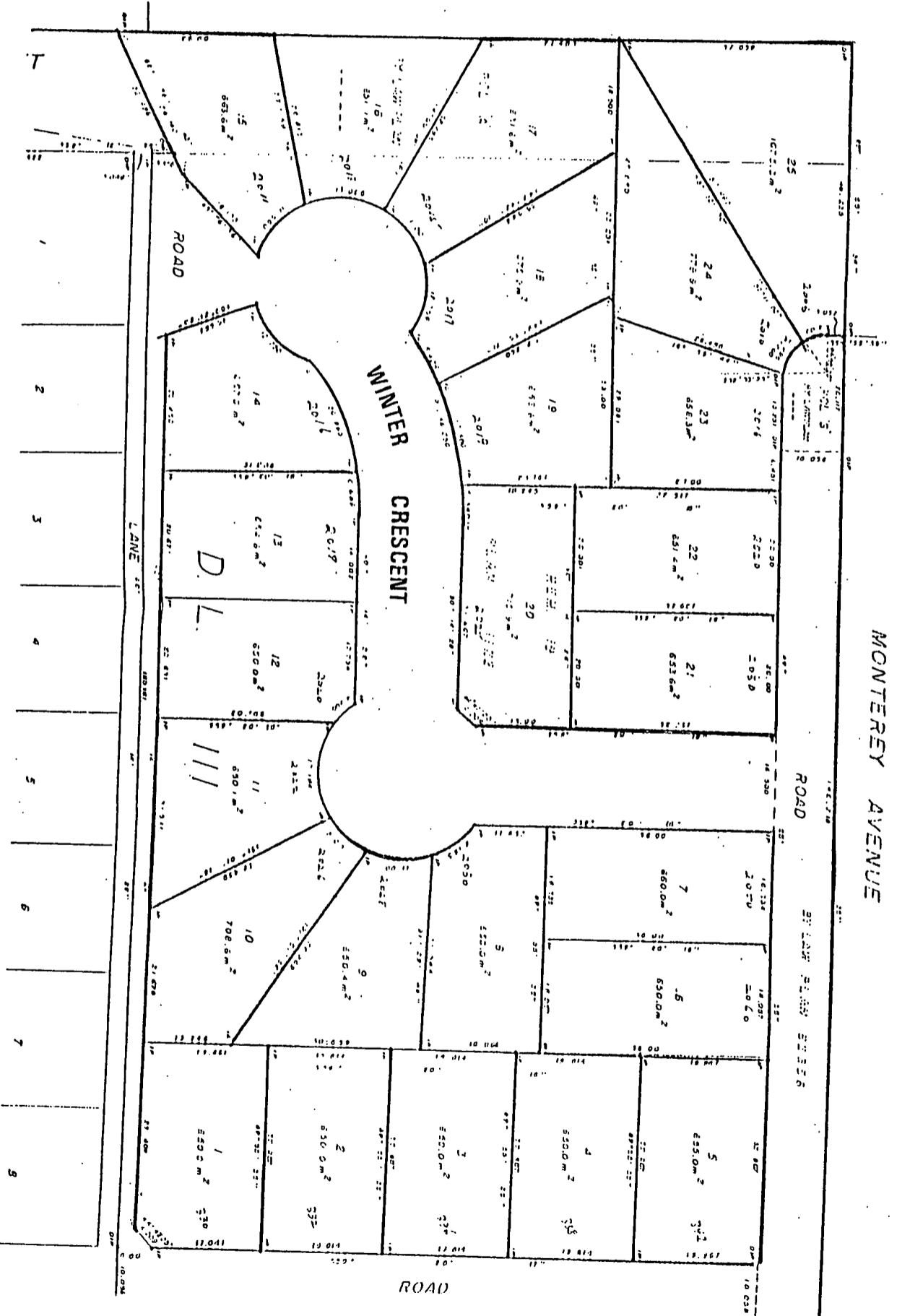
- 6) the submission of regrading plans including cross sections which demonstrate existing and final ground profiles, any necessary earth retention structures, and how private rear yard spaces will be provided for in a usable, finally graded state and integrated into potential development on adjacent lots; the rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 m;
- 7) physical construction of the berm along the Lougheed Highway property line and provision of a restrictive covenant, to the satisfaction of the Municipal Engineer, and registered in the District's favour, to facilitate protection of the berm area;
- 8) physical construction of a fencecrete fence or equivalent on the berm;
- 9) registration in the Land Title Office of a restrictive covenant which specifies the noise abatement requirements as recommended in the Noise Evaluation Study dated 1990 05 07 by Barron, Kennedy, Lyzun & Associates, written to the satisfaction of the Director of Permits and Licenses;
- 10) submission of a mitigation plan which addresses dust control measures to the satisfaction of the Director of Permits and Licenses;
- 11) registration in the Land Title Office of a covenant to ensure that no lot will be less than 465 m<sup>2</sup> of area.

STREET NAMES

The Committee reviewed the proposed street names and their locations are as indicated on the attached maps, which form part of the minutes. The Committee recommends that Council approve the street names subject to their acceptance by the Post Office:

Winter Crescent  
Turner Way

STREET NAME



2.087 ha.

D.L. 386, GP.1

Rem. "J"  
Plan 13224

TURNER WAY

TURNER WAY

PARK  
3.560 ha.

PINETREE WAY

GUILDFORD WAY

Rem. E. 1/2  
of D.L. 386

Plan 24503

Pct. Ref. Plan

STREET NAME



AUGUST 28, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, August 28, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
C. Mohoruk, Traffic Technologist  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant

8-4088B A. & C. VELENOSI; G. & C. LENZI  
3630 VICTORIA DRIVE  
PART OF LOT C OF NW 1/4 OF SEC. 8, TWP. 40, PL. 4166

The Committee acknowledged receipt of the revised sketch proposing four suburban residential lots, then tabled the application for the following:

- 1) the Engineering Department to review the ultimate alignments of David Avenue, Victoria Drive, and the unnamed road, with regard to vertical and horizontal alignments and possible future road dedication requirements;
- 2) approval from the Simon Fraser Health Unit for the required disposal field(s) for the proposed three new lots.

The Committee notes that a B.C.L.S. certified correct plot plan will be required to verify provision of adequate building setbacks from the proposed new lot lines prior to preliminary approval.

The Committee also notes that if preliminary approval is granted, one of the approval conditions would be physical construction of David Avenue, Victoria Drive and the unnamed north-south road allowance, to the standards required by Subdivision Control Bylaw No. 2038.

8-4135C 360513 B.C. LTD.  
1186 & 1196 PIPELINE ROAD; 3089, 3093 & 3097 GLEN DRIVE  
LOT 1, SEC. 11, TWP. 39, PL.

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council authorizing subdivision of the lands by Development Permit under Section 976(1) of the Municipal Act;
- 3) removal of all buildings and structures prior to final approval (noting the proposed change in zoning to High Density Apartment);

SUBDIVISION COMMITTEE MEETING  
MINUTES OF AUGUST 28, 1990

8-4135C cont'd

- 4) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying within the proposed subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) provision of separate and independent utility connections for each of the four lots;
  - c) registration in the Land Title Office of any necessary easements, including the required joint access easements;
- 5) registration in the Land Title Office of a restrictive covenant which prevents cancellation of the joint access easements as indicated in item 4(c) above;
- 6) registration in the Land Title Office of a public access right-of-way along the north property line written to the satisfaction of the Planning Director;
- 7) payment of the development cost charge for truck storm drainage, as required by Bylaw No. 988, prior to final approval;
- 8) payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that payment of the development cost charges for public open space, as required by Bylaw No. 988, consisting of \$955 per residential unit, will be required upon building permit issuance.

8-3974B M. CHILDS; R.E. LAYTON  
924 & 926 ROBINSON STREET  
STRATA PLAN OF LOT 2, D.L. 106, PL. 77377

The Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the proposed conversion into strata title lots, subject to the applicants first obtaining the necessary occupancy certificate or certificates from the Permits and Licenses Department.

STREET NAMES

The Committee, at the request of the Planning Department, reconsidered the proposed street name which was recommended for Council approval by the Committee at their August 14, 1990 meeting. As a result, the Committee recommends the name be changed from Turner Way to Town Centre Boulevard and recommends that Council approve the amended name subject to its acceptance by the Post Office. The proposed street name and its location is indicated on the attached map, which forms part of the minutes:

Town Centre Boulevard

7.087 ha.

D.L. 386, GP.1

TOWN CENTRE BOULEVARD

TOWN CENTRE BOULEVARD

PARK  
3.560 ha.

PINETREE WAY

GUILDFORD WAY

Plan 2450J

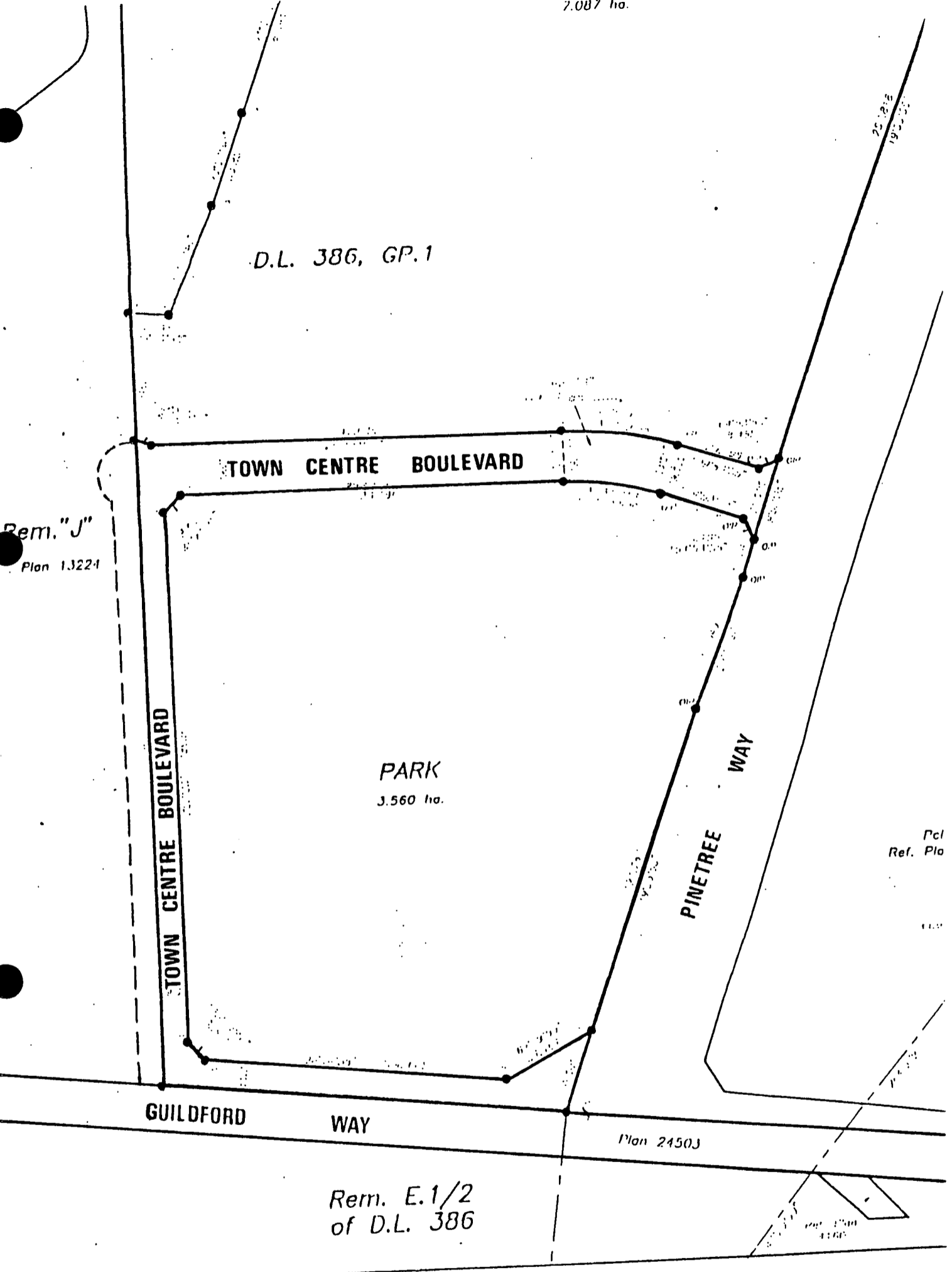
Rem. E.1/2  
of D.L. 386

Pcl  
Ref. Plo

STREET NAME

Rem. "J"  
Plan 1J224

25.2812  
19.2822



SEPTEMBER 11, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room at 9:30 a.m. on Tuesday, September 11, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
C. Mohoruk, Traffic Technologist  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant  
D. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director

8-4179B      DOUBLE ALPHA HOLDINGS CORP.  
WESTWOOD PLATEAU  
LOT F, PL. \_\_\_\_\_, SEC. 15, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that in his opinion provision for the construction of the Block Service Components and Security for its completion has been made as required under Section 3.05 of the Development Agreement.
- 2) registration in the Land Title Office of the subdivision to create block parcel 2F (Lot F) as per subdivision sketch 8-4145B;
- 3) supervision and certification by a Professional Engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 4) the construction of proposed park and trail/walkway improvements concurrent to the construction of servicing;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting or lying with the subdivision to the standards of Subdivision Control Bylaw, No. 2038, noting the construction of Noon's Creek Drive from David Avenue to the West Connector will be built to a collector standard acceptable to the Municipal Engineer;
  - b) registration in the Land Title Office of any necessary easements;
- 6) payment of current, delinquent or outstanding taxes prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 11, 1990

8-4179B cont'd/

- 7) registration in the Land Title Office of restrictive covenants to accomplish the following:
  - a) restriction of the siting of buildings and structures adjacent the Noon's Creek ravine considering building setback requirements as per section 405 of Zoning Bylaw No. 1928, as amended, as well as recommended building setback of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, received in the Planning Department December 21, 1989, written to the satisfaction of the Planning Director;
  - b) restriction of siting of buildings and structures on lots adjacent the B.C. Gas right-of-way, such that building setback requirements will be met as if the edge of the right-of-way were considered the property line of said lots, written to the satisfaction of the Planning Director;
  - c) to ensure that all new homes are oriented to face the internal streets and driveway access limited to internal streets for the lots located adjacent David Avenue and the 3 lots located adjacent Noon's Creek Drive at the David Avenue intersection;
- 8) installation of concrete fencing (Fence Crete or approved equivalent) along the property line adjacent David Avenue west of Noon's Creek Drive to the Port Moody boundary, to the satisfaction of the Municipal Engineer;
- 9) compliance with the requirements of the Fish and Wildlife and Water Management Branches of the Ministry of the Environment and Parks, as well as Fisheries and Oceans Canada, noting the requirements by the Water Management Branch of a setback and flood control covenant as per their letter dated May 30, 1990.
- 10) The additional road dedication located at the northwest corner of the David Avenue - Noon's Creek Drive intersection being administered as follows:
  - a) submission of planting plans prepared to the satisfaction of the Parks and Recreation Department prior to final approval;
  - b) installation of the landscaping and creation of a maintenance agreement for a five year period written to the satisfaction of the Parks and Recreation and Engineering Departments.

The Committee notes the following:

- a) the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against title of Lot F) which limits the total maximum number of single-family lots that can be created through subdivision of Lot F, prior to registration of the subdivision plan;

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 11, 1990

8-4179B cont'd/

- b) driveway access should be limited to the local road where possible.

8-4181 DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT 0, PL. , SEC. 15, TWP. 39

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components under security for its completion has been made as required under Section 3.05 of the Development Agreement;
- 2) registration in the Land Title Office of the subdivision to create Block Parcel 20 as per subdivision sketch 8-4145B;
- 3) signing of the subdivision plans by the Approving Officer of B.C. Hydro and Power Authority prior to final approval;
- 4) provision of revised regrading plans, to the satisfaction of the Municipal Engineer if required;
- 5) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 6) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision, to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) registration in the Land Title Office of restrictive covenants which accomplish the following:
  - a) the restriction of siting of buildings and structures on lots located adjacent to or under the B.C. Hydro right-of-way such that building setback requirements will be met as if the edge of the right-of-way was considered the property line of said lots, to the satisfaction of the Planning Director;
  - b) no access will be granted to lots with frontage on David Avenue or Lansdowne Drive south of the proposed cul-de-sac.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 11, 1990

8-4181 cont'd/

- 9) the additional road dedication located at the northwest corner of the David Avenue - Lansdowne Drive intersection being administered as follows:
  - a) submission of planting plans prepared to the satisfaction of the Parks and Recreation department prior to final approval;
  - b) installation of the landscaping and creation of a maintenance agreement for a five year period written to the satisfaction of the Engineering and Parks and Recreation departments.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant (to be registered against the title of Lot 0), which limits the total maximum number of single-family lots that can be created through subdivision of Lot 0 prior to registration of the subdivision plan.

8-3067A

JONE CHANG  
880 IRVINE STREET  
LOT 6, BLK. 2, D.L. 378, PL. 3467, (S. & E. PL. 46046)

Approved subject to:

- 1) signing of the subdivision plans by the Approving Officer of the Ministry of Transportation and Highways prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision, to the standards of Subdivision Control Bylaw No. 2038;
  - b) cash payment for future construction of the lane;
  - c) registration in the Land Title Office of any necessary easements, including registration of a right-of-way to allow access to the proposed dyke located along Scott Creek, if necessary.
- 3) construction of a fence along the boundary of the most northwesterly lot adjacent the park trail head, to the satisfaction of the Parks and Recreation Department;
- 4) compliance with the requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of the Environment and Parks, including registration of any restrictive covenants necessary therein;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 11, 1990

8-3067A cont'd/

- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 28 additional dwelling units permitted to be constructed;
- 7) registration in the Land Title Office of a restrictive covenant, if required, to protect the proposed dyke along Scott Creek, written to the satisfaction of the Municipal Engineer;
- 8) installation of a snow fence around the perimeter of the three adjoining lots to be located in the northeast corner of the proposed subdivision, to facilitate protection of existing vegetation during development of the site;

The Committee notes the following:

- a) the applicants have undertaken to save trees within the subdivision through provision of a letter, tree survey and a tree preservation plan;
- b) municipal staff are negotiating acquisition of three adjoining lots in the northeast corner of the subdivision.

8-2962A

ROBERT B. REED  
3330 DAVID AVENUE  
N 1/2 OF LOT 4, PL. 3022, N.E. 1/4 OF SEC. 12, TP. 39, N.W.D.

Declined, as the proposed road location is not technically feasible as it would interfere with the future bridge crossing required over Hyde Creek. The Committee notes that submission of any revised layouts should be consistent with the advance street plan for the area.

8-4200

DISTRICT OF COQUITLAM  
PINETREE & GLEN  
LOTS 1-36, BLK. 7; LOTS 19-20, BLK. 8; LOTS 1,2 & 36, (S. & E. PL. 43190), BLK. 9; LOTS 1-6 (S. & E. PL. 43190), LOTS 33-36 (S. & E. PL. 43190), BLK. 10; ALL OF D.L. 386, PL. 2536; REM. E. 1/2, D.L. 386, PL. 3002 AND LOT 48 PART REP. PL. 2802 OF SEC. 11, TWP. 39, PL. 24503

After considerable discussion, the Committee tabled the application for the Traffic Section of the Engineering Department to review the proposed road dedications.

8-4194B

EDWARD A. GRAY  
3337 DAVID AVENUE  
LOT 1, PLAN 28937, SEC. 13, TP. 39, (S. & E. PLAN 31060)

The Committee again reviewed the survey information supplied by the applicant and after considerable discussion retabled the application for the following:



SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 11, 1990

8-4194B cont'd/

- 1) the applicant providing a B.C.L.S. certified correct plot plan, as required by Section 5.0 of Subdivision Control Bylaw No. 2038, which indicates the Hyde Creek centerline, natural boundary and crest of slope, with elevations along the natural boundary and crest of slope and the degree of slope provided at regular intervals equal to the average width of the proposed lots, and which includes a building setback line developed on the foregoing;
- 2) responses from the Fish and Wildlife Branch of the Ministry of the Environment and Parks regarding building setback requirements from the crest of the ravine slope, noting setback requirements may influence the subdivision layout due to the depths of the proposed lots.

The Committee notes that bearings and dimensions of the crest of slope referred to in item 1 above are required to enable preparation of a draft Zoning Bylaw amendment.

SEPTEMBER 25, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, September 25, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
C. Mohoruk, Traffic Technologist  
T. Murphy, Supervisor, Traffic & Transportation (1st item)  
P. Olynyk, Director, Permits & Licenses  
D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant

8-4013      DISCUSSION RE POSSIBLE FUTURE MONASHEE COURT EXTENSION

The Committee received the letter from Monashee Court resident, Mr. Robert Scott Cook dated 1990 08 08 regarding the possible extension of Monashee Court, and the letter of response from the Deputy Planning Director, Mr. Eric Tiessen, dated 1990 09 17 for information.

8-4200      DISTRICT OF COQUITLAM  
PINETREE WAY AND GLEN DRIVE  
LOTS 1-36, BLKS. 7; LOTS 19-20, BLK. 8; LOTS 1, 2 & 36,  
(S&E PL. 43190), BLK. 9; LOTS 1-6, (S&E PL. 43190); LOTS 33-  
36, (S&E PL. 43190), BLK. 10; ALL OF D.L. 386, PL. 2536, REM.  
E. 1/2, D.L. 386, PL. 3002, AND LOT 48, PART REP. PL. 2802 OF  
SEC. 11, TWP. 39, PL. 24503

The Committee received a presentation from the Supervisor of the Traffic and Transportation Section of the Engineering Department regarding the adequacy of proposed road dedications as indicated on subdivision sketch 8-4200. The Committee then tabled the application for the following:

- 1) the Traffic Section of the Engineering Department to commission a traffic consultant to provide a traffic analysis and recommendations regarding necessary road dedications for the proposed Town Centre Civic Complex area;
- 2) all applicable Municipal Departments to examine service vehicle and utility corridor requirements throughout the Town Centre Civic Complex area.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 25, 1990

8-4135C 360513 B.C. LTD.  
1186 & 1196 PIPELINE ROAD; 3089, 3093 & 3097 GLEN DRIVE  
LOT 1, PL. 20082, PCL. A OF LOTS 2 & 3, (EX. PL. 37165),  
PL. 20082; LOTS 4 & 5, PL. 22472; LOT 49 (EX. PL. 32570),  
PL. 24672; LOT 52, PL. 32570; ALL OF SEC. 11, TWP. 39, AND  
LOT 3 (S&E PL. 37165) OF S. 1/2 OF SEC. 11, TWP.39

The Committee acknowledged receipt of a letter from Bosa Development Corp. dated 1990 09 18 requesting reconsideration of the subdivision approval condition of 1990 08 28, being removal of all buildings and structures prior to final approval. After considerable discussion, the Committee reappraised the application subject to the following:

- 1) Council approval of the proposed rezoning;
- 2) Council authorizing subdivision of the lands by Development Permit under Section 976(1) of the Municipal Act;
- 3) removal of all existing industrial buildings and structures prior to return of site development securities for the first phase of development, noting the removal of the buildings will be addressed in a clause within the Development Permit;
- 4) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting and lying within the proposed subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) provision of separate and independent utility connections for each of the four lots;
  - c) registration in the Land Title Office of any necessary easements, including the required joint access easements:
- 5) registration in the Land Title Office of a restrictive covenant which prevents cancellation of the joint access easements as indicated in item 4(c) above;
- 6) registration in the Land Title Office of a public access right-of-way along the north property line written to the satisfaction of the Planning Director;
- 7) payment of the development cost charge for trunk storm drainage, as required by Bylaw No. 988, prior to final approval;
- 8) payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that payment of the development cost charges for public open space, as required by Bylaw No. 988, consisting of \$955 per residential unit, will be required upon building permit issuance.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 25, 1990

8-4177C S. RACANELLI  
1504 & 1508 BRUNETTE AVENUE AND 1533 BOOTH AVENUE  
LOT 1, PL. 9285; LOT 11, PL. 9286, (S&E PL. 61329), AND  
LOT 24, PL. 13202, ALL IN D.L. 47

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The Planning Department lifted the application from the table for Committee review as a result of public discussion held at the 1990 09 17 Land Use Committee meeting and as a result of an Engineering Department request for amendments to the subdivision sketch to incorporate road corner cuts. After considerable discussion, the application remains tabled for the Planning Department to again write and seek further comments from the B.C. Telephone Company regarding the proposed lane closure and alternate access via an access easement.

The Committee notes that the Planning Department will be examining possible land use concepts for this area in response to the public input.

8-3970F ALLEN CONTRACTING LTD.  
1392 PIPELINE ROAD  
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOTS 1, 2 & 3,  
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39, AND PCL. C OF  
N. 1/2 L.S. 5, SEC. 13, TWP. 39, D.L. 6694

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The Committee reconsidered a Phase III subdivision approval condition, being provision of the linear gabion/berm feature requested to be located along the rear of the most northerly row of lots.

After considerable discussion, the Committee approved the Phase III subdivision application subject to the following:

- 1) registration in the Land Title Office of a right-of-way to allow access to the full extent of the toe of the man-made slope adjacent the north property line, written to the satisfaction of the Municipal Engineer;
- 2) registration in the Land Title Office of a restrictive covenant to protect the toe of the man-made slope adjacent the north property line to prohibit the placement of any obstructions, fencing, etc., written to the satisfaction of the Municipal Engineer;
- 3) restriction of the driveway access to proposed Lot 59 to the north half of the lot;
- 4) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within Phase III of the subdivision, to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 25, 1990

8-3970F cont'd

- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 59 additional dwelling units permitted to be constructed;
- 7) the transfer of title of the "slope lands" to the District of Coquitlam;
- 8) the construction of super mailbox sites throughout the site prior to the commencement of any Phase III home construction;
- 9) the legal subdivision plan corresponding to the existing zoning boundaries, to the satisfaction of the Planning Director.

The Committee notes removal of the Phase III approval condition to provide the gabion/berm feature as a result of the applicant's engineering consultant installing a no post barrier as a suitable substitute.

8-4125D MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM  
1189 WESTWOOD STREET  
LOT A, (EXC. PL. 16688), PL. 12467; AND LOT 8, PL. 16688;  
BOTH OF SEC. 11, TWP. 39

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The Planning Department lifted the application from the table to update its status. After discussion, the Committee retabled the application for the following:

- 1) the Traffic Section of the Engineering Department to provide an update on the status of the traffic impact study required from the applicant's consultant;
- 2) the applicant to contact the owner of the adjacent lot to the west with regard to the acquisition and dedication as road.

8-4201A L. KAVIC  
516 BROOKMERE AVENUE  
LOT 42, D.L. 5, L.D. 36, PL. 29242

Tabled for:

- 1) the Planning Department to advise on staff discussions with the applicant regarding possible park dedications;

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 25, 1990

8-4201A cont'd

- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 3) the Planning Department to review the proposed development plans with regards to items 1 and 2 above and the setback requirements of Section 405 of the Zoning Bylaw.

8-4194B EDWARD A. GRAY  
3337 DAVID AVENUE  
LOT 1, PL. 28937, SEC. 13, TWP. 39, (S&E PL. 31060)

The Committee finds sketch 8-4194B technically feasible, noting Council consideration of the proposed rezoning is required pursuant to a Public Hearing, and noting that limited building envelopes will be created on the three most northerly lots.

8-4100F INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD (PHASE Ia)  
LOT 2, D.L. 18, 19 & 20, PL. 82051

The Committee reviewed the items as outlined in the applicant's letter dated 1990 09 20, received in the Planning Department 1990 09 20. The application remains tabled for the applicant to provide the following:

- 1) submission of a mitigation statement signed and sealed by a professional engineer, as required by Section 5.08 of Subdivision Control Bylaw No. 2038;
- 2) submission of a latecomer statement signed by the registered owner of the property, as required by Section 5.07 of Subdivision Control Bylaw No. 2038.

OCTOBER 9, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room at 9:30 a.m. on Tuesday, October 9, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
K. Wright, Deputy Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
T. Murphy, Supervisor, Traffic & Transportation  
D.M. Buchanan, Planning Director  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant  
D. Palidwor, Park Design Technician

8-2937

DISTRICT OF COQUITLAM  
CHILKO DRIVE  
LOT 24, BLK. 1, D.L. 374, PL. 16341; LOT 439 (S&E PL. 65151),  
D.L. 378, PL. 64421; AND PORTION OF ROAD ALLOWANCE

The Committee reviewed the six alternative locations presented by the Planning Department for the proposed "parkette" site within the subdivision. After input from Dave Palidwor, Park Design Technician, the Committee decided on alternative #3 which indicates the parkette encompassing the proposed four most northwesterly lots which front Pasture Circle, as per subdivision sketch 8-2937J. The Committee notes that the parkette may ultimately encompass only three of the four proposed lots, depending on local topography, thus one additional single-family lot may result.

The Committee then approved the subdivision as indicated on subdivision sketch 8-2937K, subject to the following:

- 1) Council approval of the required road' exchange bylaw;
- 2) provision of a plan and budget for construction of the parkette to the satisfaction of the Parks and Recreation Director prior to final approval;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of roads, lanes and walkways bounding, abutting or lying within the subdivision to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 27 additional dwelling units permitted to be constructed;
- 5) the legal subdivision plan corresponding to the existing zoning boundaries, to the satisfaction of the Planning Director;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 9, 1990

8-2937 cont'd

- 6) the provision of regrading plans, to the satisfaction of the Director of Permits and Licenses and the Planning Director, including cross sections which demonstrate existing and final ground profiles, any necessary earth retention structures, and how private rear yard spaces will be provided for in a usable, finally graded state and integrated into potential development on adjacent lots; the rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 m.

8-3067B JONE CHANG  
880 IRVINE STREET  
LOT 6, BLK. 2, D.L. 378, PL. 3467 (S&E PL. 46046)

It was brought to the Committee's attention that the land lying under the B.C. Hydro transmission line right-of-way was a lot under the ownership of the B.C. Hydro and Power Authority and not part of the applicant's property. The Committee noted that two areas are proposed for park dedication or acquisition, one of which is located at the northeast corner and is intended for parkette usage. The amended subdivision layout as indicated on sketch 8-3067B which reflects the required changes was then approved subject to the following:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision, to the standards of Subdivision Control Bylaw No. 2038;
  - b) cash payment for future construction of the lane;
  - c) registration in the Land Title Office of any necessary easements, including registration of a right-of-way to allow access to the proposed dyke located along Scott Creek, if necessary;
- 2) construction of a fence along the boundary of the most northwesterly lot adjacent the park trailhead, to the satisfaction of the Parks and Recreation Department;
- 3) compliance with the requirements of the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, including registration of any restrictive covenants necessary therein;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval;
- 5) registration in the Land Title Office of a restrictive covenant, if required, to protect the proposed dyke along Scott Creek, written to the satisfaction of the Municipal Engineer;



SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 9, 1990

8-3067B cont'd

- 6) installation of a proposed snow fence around the perimeter of the lot located in the northeast corner of the proposed subdivision, to facilitate protection of existing vegetation during development of the site;
- 7) the legal subdivision plan corresponding to the existing zoning boundaries, to the satisfaction of the Planning Director;
- 8) an agreement on dedication or acquisition of the lands at the northeast and northwest corners of the subdivision being accepted by the subdivider and by Council.

8-4125D MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM  
1189 WESTWOOD STREET  
LOT A (EXC. PL. 16688), PL. 12467 & LOT 8, PL. 16688; BOTH OF  
SEC. 11, TWP 39

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The Committee lifted the application from the table to hear an update from T. Murphy, Traffic and Transportation Section Supervisor, with regard to receipt of a traffic impact study from the applicants engineering consultant dated 1990 04 12. After considerable discussion the application remains tabled for the following:

- 1) the Planning Department and Traffic and Transportation Section of the Engineering Department to examine the proposed lane width requirements with regard to the traffic impact study and the architectural plans of the proposed development as well as Fire Department access requirements;
- 2) the applicant to contact the owner of the adjacent lot to the west with regard to its acquisition and dedication as road.

8-3975F 356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM  
2963 GUILDFORD WAY  
REM. J (S&E PLAN 70184 & 73096) D.L.386, PLAN 13324 & LOT 54,  
PLAN 72461, D.L. 386, GROUP 1, N.W.D.

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The Committee recognized provision by the owner of a 12.0 m wide right-of-way for public access west of Town Centre Boulevard to Hoy Creek, thus the Committee reconsidered and removed the requirement from the 1990 08 14 subdivision approval condition, being provision of a 3.0 m walkway. The amended subdivision layout as indicated on sketch 8-3975F was then approved subject to the following:

- 1) physical construction of Guildford Way and Town Centre Boulevard to the standards required by Subdivision Control Bylaw No. 2038;
- 2) physical construction of a meandering walkway within the above-noted public access right-of-way to a standard to be established through discussion with the Parks and Recreation Department;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 9, 1990

8-3975F cont'd

- 3) physical construction of the panhandle access to standards to be established by the Fire and Engineering Departments;
- 4) registration of a mutual access easement over the panhandle to allow access to the proposed apartment site in the southwest corner of the development, with a covenant in the District's favour to prevent its cancellation, noting that the easement must allow access for municipal purposes, i.e. fire trucks, refuse collection, etc., which may require extensions of the area covered by said easement beyond the panhandle portion;
- 5) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 6) payment of any current, delinquent or outstanding taxes on both properties prior to final approval;
- 7) registration in the Land Title Office of any necessary easements;
- 8) the erection of snow fencing along the existing Hoy Creek property line, the additional areas proposed for parkland acquisition and the covenant area in the northern portion of the subdivision prior to final approval and confirmation from the Parks and Recreation Department that the snow fencing has been installed in the correct locations;
- 9) an agreement on acquisition of the park areas being accepted by the subdivider and by Council, noting that a development cost charge payment will be required pursuant to issuance of any building permit on the resulting sites unless it is affected by the negotiations for the park areas;
- 10) provision of a restrictive covenant to protect the vegetation in the northerly area.

8-4205A DOUBLE ALPHA HOLDING CORP.  
NORTH OF WEST CONNECTOR, WESTWOOD PLATEAU  
PCL. Y, SEC. 15, TWP. 39, PL. 86685

Approved subject to:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for their completion has been made as required under Section 3.05;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads bounding, abutting or lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 2038;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 9, 1990

8-4205A cont'd

- 2) b) registration in the Land Title Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) compliance with the requirements of Fisheries and Oceans Canada, and the Fish and Wildlife and Water Management Branches of the Ministry of Environment and Parks, noting the proposed layout assumes Crown cancellation of ownership of the creekbed;
- 5) cancellation of the ownership of the Falcon Creek creekbed by the Ministry of Crown Lands, as applied for by the applicants;
- 6) amendment of the existing restrictive covenant registered against the title of Block Parcels 2Y, 2U and 2V to expand the vegetation area protected by said covenant, such that it encompasses the creekbed of Falcon Creek upon cancellation of its ownership as required in item 5 above.

The Committee notes that the Approving Officer's consent is required to allow discharge of the restrictive covenant registered against the title of Lot Y, which limits the total maximum number of single-family lots that can be created through subdivision of Lot Y with registration of the subdivision plan.

8-4204

B.C. GAS INC.  
SPURAWAY AVENUE AND MARINER WAY  
LOT 6 (EXCEPT PCL. "A", BYLAW PL.66385), PL.2597; LOTS 7-11,  
PL. 2597; AND LOT 66, PL. 67288, ALL OF D.L. 361

Approved, noting that provision for the servicing of all contiguous frontages to Subdivision Control Bylaw No. 2038 standards may be required to be provided for prior to issuance of any building permit on the resulting site.

8-4184B

DOUBLE ALPHA HOLDING CORP.  
WESTWOOD PLATEAU  
LOT F, PL. 86699, SEC. 14, TWP. 39

The Committee noted the minor adjustments to lot lines of two lots to provide more adequate building envelopes. The Committee then approved subdivision sketch 8-4184B subject to the following:

- 1) the applicant obtaining from the Municipal Engineer a certificate in writing stating that, in his opinion, provision for the construction of the block service components and security for its completion has been made as required under Section 3.05 of the Development Agreement;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 9, 1990

8-4184B cont'd

- 2) provision of revised regrading plans, to the satisfaction of the Municipal Engineer, if required;
- 3) supervision and certification by a professional engineer of all structural fill within each affected building envelope on a lot by lot basis;
- 4) submission of the outstanding walkway concept plan, to the satisfaction of the Parks and Recreation Department;
- 5) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) registration in the Land Title Office of restrictive covenants which accomplish the following:
  - a) the restriction of siting of buildings and structures on all single-family lots adjacent the ravines, considering building setback requirements as per Section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Ltd. geotechnical report dated December 15, 1989, written to the satisfaction of the Planning Director;
  - b) prohibiting further subdivision of all lots with frontage on Johnson Street registered in the District's favour;
- 8) compliance with any requirements of the Fish and Wildlife Branch of the ministry of Environment and Parks, noting that those comments may include registration of additional covenants;
- 9) the legal subdivision plan corresponding to the existing zoning boundaries, to the satisfaction of the Planning Director.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant registered against the title of Lot F, which limits the total maximum number of single-family lots that can be created through subdivision of Lot F upon registration of the subdivision plan.

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 9, 1990

8-3149K CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD & KING EDWARD STREET  
LOT 1, PL. 82051, D.L. 16, 17, 18, 19, 20 & 48

The Committee acknowledged receipt of a letter dated 1990 10 01 from the applicants, requesting extension of the preliminary approval granted 1990 04 17. The Committee reapproved the application subject to the following:

- 1) provision of an independent and separate sanitary sewer system connection to the GVS & DD trunk, noting this will require an easement over private lands to the north;
- 2) removal and reconstruction of any buildings or structures straddling lot lines, to the satisfaction of the Director of Permits and Licenses;
- 3) provision of adequate fire protection measures, to the satisfaction of the Director of Permits and Licenses and the Municipal Fire Department;
- 4) a recommendation from the Municipal Approving Officer to the Ministry of Transportation and Highways regarding access to the river as sketch 8-3149K does not meet the requirements of Section 75 of the Land Title Act;
- 5) compliance with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting the requirement in their letter of 1990 03 01 for a restrictive covenant along Nelson Creek of a width not yet established;
- 6) compliance with the requirements of the Water Management Branch of the Ministry of Environment and Parks, noting the registration in the Land Title Office of Restrictive Covenant (AC 159905) regarding minimum allowable floor elevations and other requirements;
- 7) compliance with the requirements of Fisheries and Oceans Canada, as outlined in their letter dated 1989 07 25, in which Crown Forest Industries Ltd. were requested to notify FREMP (Fraser River Estuary Management Program) of their proposed subdivision;
- 8) the applicants providing a mitigation plan to the satisfaction of the Municipal Engineer.

OCTOBER 23, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room at 9:30 a.m. on Tuesday, October 23, 1990, with the following persons present:

L.T. Scott, Supervisor, Subdivision & Development  
D.M. Buchanan, Planning Director  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant

8-4177C S. RACANELLI  
1504 & 1508 BRUNETTE AVENUE AND 1533 BOOTH AVENUE  
LOT 1, PL. 9285; LOT 11, PL. 9286, (S&E PL. 61329), AND  
LOT 24, PL. 13202, ALL IN D.L. 47

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After review and discussion of the comments provided by the B.C. Telephone Company dated 1990 10 03 with regards to the proposed access easement, the Committee tabled the application for clarification from B.C. Telephone of the turnaround space requirements for construction vehicles. The Committee notes further that a condition of subdivision approval will be approval of the construction plans for the easement by B.C. Telephone.

8-4175A B.C. HYDRO AND POWER AUTHORITY  
PIPELINE ROAD AREA  
LOT 30, SEC. 14, TWP. 39, PL. 3022; LOT 1, D.L. 4838,  
PL. 83258; PORTION OF LOT N, D.L. 6953, PL. , AND 6.34  
ACRE PORTION OF L.S. 2, SEC. 14, TWP. 39, PL. 31167

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The Committee dealt with the application as a result of Council granting third reading on 1990 10 09 to the bylaw for the parallel rezoning application. As a result of an additional Council resolution being passed on that date requesting the Approving Officer address the issue of gravel removal in the adjacent area, the proposed layout as indicated on subdivision sketch 8-4175A remains technically feasible subject to the applicant providing a detailed geotechnical report which addresses the following:

- 1) long-term stabilization of the southern portion of the property, noting the potential of gravel excavation activities occurring on the adjacent site to the south;
- 2) examination and evaluation of any existing fill material on site with regards to long-term stability and adequacy as structural fill;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF OCTOBER 23, 1990

8-4175A cont'd

- 3) any additional fill requirements on site;
- 4) proposed methods of supervision of excavation or placement of fill by a qualified professional engineer;
- 5) the report must be certified by a qualified professional engineer.

The Committee notes the provision of the geotechnical report would be a requirement of the necessary Development Permit, noting further that under the Development Permit, the following items may be required:

- a) supervision and certification of all structural fill by a qualified professional engineer;
- b) supplementing of the requirements of the Conservation Bylaw and/or Subdivision Control Bylaw for drainage works, earth-retaining works or revegetation;
- c) detailed lot grading plans, noting previous requests from the Committee for additional cross sections;
- d) submission of detailed landscape plans outlining any replanting, trail construction, fencing details and snow fencing installation, etc., as required by the Parks and Recreation Department;
- e) variances for road centreline radii and other variances found necessary;
- f) provision of a tree survey which identifies the location and elevation of the base of all coniferous trees lying within the 6 m tree preservation zones along all crests of ravine slopes or in any other steep-sloping areas as required by the Parks and Recreation Department.

8-3991B A. & N. DEVJI; DISTRICT OF COQUITLAM  
2467-2495 CAPE HORN AVENUE  
LOTS 2 & 3, PL. 18293, D.L. 112, 65 & 67, AND REM. LOT B,  
PL. 79270, D.L. 65 & 112, EXC. PL. 80618.

After considerable discussion, the Committee tabled the revised lot layout for clarification of comments from the Municipal Fire Department and for comments from the Director of Permits and Licenses.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF OCTOBER 23, 1990

8-3160C LAUSANNE HOLDINGS  
1500 COAST MERIDIAN ROAD  
REM. N.1/2 L.S. 16, SEC. 13, TWP. 39, PL. 39

The Committee tabled the application for the following:

- 1) the Planning Department to review and report on the consistency of the proposed lot layout with advanced street plans for the area;
- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks;
- 3) comments from the Simon Fraser Health Unit with regards to septic field requirements.

The Committee notes the proposed road grade appears to be in excess of the maximum allowable and amendments to the proposed road alignment may be necessary upon Planning Department review of advanced street plans as referred to in item 1 above.

8-4166 RIVER HEIGHTS DEVELOPMENTS LTD.  
2644 AUSTIN AVENUE  
LOT 3, D.L. 113 & 305, PL. 78679

Declined, as the applicant has not responded to the tabling motion of 1990 02 20, requesting submission of all items required under Section 5.0 of Subdivision Control Bylaw No. 2038.

8-3532 HOIGAARD BURKE MOUNTAIN INVESTMENTS  
3300 HIGHLAND DRIVE  
L.S. 7, SEC. 13, TWP. 39

Declined, as Council, at their meeting of April 17, 1990, declined the proposed amendment to the Northeast Coquitlam Official Community Plan, thus not allowing for the subdivision of the subject lands into conventional one-family residential lots.

8-4132 MR. & MRS. EDGE CUMBE, C. FRASER, H.J. FOX, C.A. FOX  
1308 CARTIER AVENUE  
REM. LOTS 5 & 6, PL. 2624, AND LOTS 1 & 2, BLK. 8, PL. 73210,  
GRP. 1, D.L. 46

Declined, as the applicant has not responded to the Committee's tabling motion of 1990 04 17, including the applicant's authorization to apply.



NOVEMBER 6, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room at 9:30 a.m. on Tuesday, November 6, 1990, with the following persons present:

N. Nyberg, Municipal Engineer  
D.M. Buchanan, Planning Director  
T. Arthur, Deputy Director, Permits & Licenses  
M. Iviney, Subdivision & Development Technologist  
C. Mohoruk, Traffic Technologist  
N. Maxwell, Planning Assistant  
A. Geoghegan, Planning Assistant

8-3975F 356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM  
2963 GUILDFORD WAY  
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 & LOT 54,  
PL. 72461, D.L. 386, GRP. 1, N.W.D.

The Committee acknowledged the verbal request from the applicant to reconsider the requirement for physical construction of a meandering walkway within the 12.0 m wide right-of-way for public access. In addition, the Committee received a memo dated 1990 10 31 from the Parks and Recreation Department indicating that the Parks and Recreation Department was in agreement with provision of the access right-of-way so that they could construct a meandering walkway.

The Committee notes that they were not party to any verbal agreements or provided the opportunity to discuss the issue previous to this meeting. After considerable discussion, the Committee restated their position that a cash payment for future construction of a walkway from Town Centre Boulevard westward to the Hoy Creek Park, to the standards of Subdivision Control Bylaw No. 2038, will be required prior to final approval.

8-4047 S. & G. JAMES; A. & V. GRAHAM  
2260 DAWES HILL ROAD  
LOT 21, D.L. 65, PL. 27016, EXCEPT PCL. D (EXP. PL. 27676)

The Planning Director informed the Committee of a discussion he held with a key property owner in the area, and of the request for the District to initiate a replotting scheme by another local resident of the area.

The Committee endorsed the suggestion of the Planning Department arranging a neighbourhood information meeting of affected local area residents who are interested in discussing issues and alternatives for the area.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 6, 1990

8-4125E MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM  
1189 WESTWOOD STREET  
LOT A, (EXC. PL. 16688), PL. 12467 AND LOT 8, PL. 16688; BOTH  
OF SEC. 11, TWP. 39

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The Committee addressed the letter from Mr. Larry Northrup dated October 31, 1990. After considerable discussion, the Committee indicated they would prefer dedication of a road allowance and bonding for construction thereof as opposed to registration of a right-of-way for road purposes across Lot 8.

The Subdivision and Development Section of the Engineering Department then recommended an overall width of 11.6 m dedication for the lane adjacent the south property line, based on the recommendations of the traffic impact study from Ward Consulting Group dated April 12, 1990, as indicated on subdivision sketch 8-4125E.

The application remains tabled for the following:

- 1) the applicants to contact the owner of the adjacent lot to the west with regard to its acquisition and dedication as road;
- 2) provision of a concept streetscape plan for the lane which indicates any proposed structural amenities and landscaping as required by Section 6.10.06 of Subdivision Control Bylaw No. 2038. The concept plan should indicate the street design as required by the Municipal Engineer and should address the Town Centre Design Guidelines, and will be subject to review as to design/appearance by the District's Design Committee and Consulting Architect.
- 3) the applicant to update the Committee on the matter of disposition of the remainder of the lot (Lot 8) to the adjacent property owners to the west, noting the above Committee position on the proposed right-of-way for road purposes.

8-4162B B. & C. SIMPSON; M. & D. MCKEWAN; K.M.D. & D. HILL; B. & J. HOWARD; J. KEBRITZ; R. & T. MAGNUSSEN  
3063-3081 GLEN DRIVE  
LOTS 1-7, TWP. 39, PL. 16688

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The Committee reviewed a letter from the applicant of the proposed subdivision encompassing abutting properties to the north and east, dated October 31, 1990, requesting consideration for provision of a right-of-way for road purposes across the lot (Lot 8) to the east. After considerable discussion, the Committee indicated they would prefer dedication of a road allowance and bonding for construction thereof as opposed to registration of the proposed right-of-way.

The Subdivision and Development Section of the Engineering Department then recommended an overall width of 11.6 m dedication for the lane adjacent the north property line, as indicated on updated subdivision sketch 8-4162B.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 6, 1990

8-4162B cont'd

The application remains tabled for the applicant to update the Committee on the matter of acquisition of the remainder of the lot (Lot 8) adjacent the east property line, noting the above Committee position on the proposed right-of-way for road purposes.

8-3160D LAUSANNE HOLDINGS LTD.  
1500 COAST MERIDIAN ROAD  
REM. N. 1/2, L.S. 16, SEC. 13, TWP. 39, PL. 39

The Committee acknowledged receipt of a revised survey plan from V.C. Goudal and Associates dated 1990 10 30, and an advance street plan for the area, produced by the Planning Department. The Committee declined the proposed lotting layout as indicated on subdivision sketch 8-3160C due to excessive road grades and inconsistency with the advance street plan.

The Committee endorses the advance street plan, as indicated on the revised subdivision sketch 8-3160D but the application remains tabled for the following:

- 1) the Engineering Department to advise on any necessary improvements to the existing water supply system;
- 2) comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 3) comments from the Simon Fraser Health Unit with regards to septic field requirements.

The Committee notes that a condition of approval of the subdivision will be physical construction of Coast Meridian Road, Hazel Drive and the internal road system to the standards of Subdivision Control Bylaw No. 2038. In addition, subdivision approval will be subject to dedication of the portion of the abutting road allowance located upon the adjacent lot to the south, and the applicant will be responsible for physical construction of said road to the standards of Subdivision Control Bylaw No. 2038.

8-3986C N. & L. EDGE CUMBE  
1308 CARTIER AVENUE  
LOT 6, BLK. 8, D.L. 46, PL. 2624

Approved subject to:

- 1) Council authorizing subdivision of the lands by Development Permit under Section 976(1) of the Municipal Act (noting that the Planning Department will be seeking a clause in the Development Permit requiring a restrictive covenant to ensure the design of any construction on the new lot is consistent with the design guidelines for new residential development in Maillardville).

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 6, 1990

8-3986C cont'd

- 2) provision of a B.C.L.S. certified correct survey plot plan of the proposed lot layout, based on subdivision sketch 8-3986C;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) cash payment for the future construction of any outstanding works on Cartier Avenue and the lane allowance, noting said payment will include funds for street enhancement along Cartier Avenue;
  - b) registration in the Land Title Office of any necessary easements;
- 4) construction of the panhandle to a standard required by the Municipal Fire Department, and also the erection of an address sign with the street number and the word "rear" under the street address;
- 5) registration in the Land Title Office of a restrictive covenant which would:
  - a) limit access through the panhandle portion of the south lot to firefighting and emergency vehicles only, noting all other access to the south lot must be via the lane;
  - b) prohibit the erection of any buildings and structures on the panhandle portion of the lot;
  - c) limit the orientation of any future buildings on the south lot such that the front face of the building, which contains the main entrance, is oriented to face the lane;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) payment of the development cost charge as required by Bylaw No. 988.

8-4177C

S. RACANELLI  
1504 & 1508 BRUNETTE AVENUE AND 1533 BOOTH AVENUE  
LOT 1, PL. 9285; LOT 11, PL. 9286, (S&E PL. 61329), & LOT 24,  
PL. 13202, ALL IN D.L. 47

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The Committee finds sketch 8-4177C technically feasible, subject to the Traffic Section of the Engineering Department confirming sufficient on-site area for turnaround space based on construction truck turning radii.

The Committee notes that Council approval of the required road exchange, as proposed by the applicant in his letter dated 1990 10 30 and endorsed by the Committee, is necessary prior to final approval.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 6, 1990

8-3818E H.M. LILLIE; D. RUSSELL; P. FAUBERT; G. RUSSELL  
1401 HOCKADAY STREET  
LOT 1, EXCEPT PCL. A (EX. PL. 16046), PL. 14551, PCL. A, EX.  
PL. 16046 AND LOT 7, PL. 28453, ALL OF SEC. 13, TWP. 30

Declined, as the Municipal Approving Officer is not willing to accept the access proposal put forward by the applicant's surveyor.

8-3818F H.M. LILLIE; D. RUSSELL; P. FAUBERT; G. RUSSELL  
1401 HOCKADAY STREET  
LOT 1, EXCEPT PCL. A (EX. PL. 16046), PL. 14551, PCL. A, EX.  
PL. 16046 AND LOT 7, PL. 28453, ALL OF SEC. 13, TWP. 30

Approved subject to:

- 1) registration in the Land Title Office of a road reservation agreement over the panhandle portion of the most northeasterly lot, as indicated on sketch 8-3818F;
- 2) construction of the panhandle portion of the most northeasterly lot to a standard acceptable to the Municipal Fire Department, noting relocation and reconstruction of the existing driveway may be necessary to ensure the access lies completely within the panhandle portion of the lot;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of the full frontage of Hockaday Street to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
- 4) compliance with the requirements of the Fish and Wildlife and Water Management Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, noting this may entail registration of certain restrictive covenants;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) removal of any existing buildings and structures lying within the panhandle portion of the most northeasterly lot.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 6, 1990

8-3644G DANCORP DEVELOPMENTS LTD.  
736 FARROW STREET  
PCL. 1, D.L. 9, PL. 74472

The Committee recommends that the Strata Title Approving Officer sign the Phase I Strata Plans.

8-4176 CENTAUR DEVELOPMENTS LTD.  
THOMAS AVENUE AND DECAIRE STREET  
LOT 5, PL. 19530, D.L. 47 AND LOTS 1-6, BLKS. 39 AND 40,  
PL. 2357, D.L. 110

The Committee acknowledged receipt of a letter from the applicant dated 1990 10 23 requesting extension of preliminary approval of the above-noted subdivision. The Committee reapproved the application subject to:

- 1) registration in the Land Title Office of any necessary easements;
- 2) completion of the required road exchange.

The Committee notes that provision for any necessary road improvements for contiguous streets or lanes bordering the site will be made a requirement of building permit issuance.

8-4131 9939 INVESTMENTS LTD.  
DAVID AVENUE/SHAUGHNESSY STREET  
LOT 16, PL. 53172, SEC. 13, TWP. 39

Declined, as the applicant has not responded to the Committee's tabling action of 1989 07 11.

8-3643C G. & G. RICHARDSON  
411 WALKER STREET  
LOT 22, BLKS. 13 & 14, D.L. 1 & 16, PL. 2030

Declined, as the applicant has not responded to the Committee's tabling action of 1989 11 14.

STREET NAMES

The Subdivision and Development Section of the Engineering Department submitted proposed street names for Development Blocks 2 and 3 on the Westwood Plateau for Committee review. At the request of the Approving Officer, the Committee tabled the proposed names for further review by all applicable Municipal Departments and external agencies.

NOVEMBER 20, 1990

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room at 9:30 a.m. on Tuesday, November 20, 1990, with the following persons present:

|               |   |                                       |
|---------------|---|---------------------------------------|
| N. Nyberg     | - | Municipal Engineer                    |
| D.M. Buchanan | - | Planning Director                     |
| T. Arthur     | - | Deputy Director, Permits & Licenses   |
| L. Scott      | - | Supervisor, Subdivision & Development |
| C. Mohoruk    | - | Traffic Technologist                  |
| N. Maxwell    | - | Planning Assistant                    |
| A. Geoghegan  | - | Planning Assistant                    |
| K. Wright     | - | Deputy Municipal Engineer             |
| T. Murphy     | - | Supervisor, Traffic (first item only) |

8-4100E

INTRAWEST PROPERTIES LTD.  
UNITED BOULEVARD (PHASE I)  
LOT 2, D.L. 18, 19 & 20, PLAN 82051

The Committee acknowledged receipt of correspondence from the Greater Vancouver Regional District dated November 6, 1990 requesting the Committee consider making provision of a wider right-of-way for their sewer interceptor a condition of subdivision approval. Further in this regard, the Committee received comments from the owner's Solicitor on this matter in a letter dated November 16, 1990.

After considerable discussion, the Committee referred the issue to the Municipal Solicitor for comment.

The Committee then considered the applicant's request for extension of preliminary approval in a letter dated 1990 11 16 and reapproved the application subject to the following:

- 1) submission of a mitigation statement signed and sealed by a professional Engineer as required by Section 5.0 Subdivision Control Bylaw No. 2038;
- 2) the applicants submitting a full geotechnical report, to the satisfaction of the Director of Permits and Licenses, noting that the Committee stresses submission of a preloading plan for the whole Phase I area, and noting a Conservation Permit is required prior to any preloading;
- 3) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of all roads to the standards of Subdivision Control Bylaw No. 2038, noting that United Boulevard must be built to an arterial road standard acceptable to the Municipal Engineer;
  - b) registration in the Land Title Office of any necessary easements;
- 4) the applicants providing, to the satisfaction of the Municipal Engineer, a joint access plan, joint access agreements and registration in the Land Title Office of a covenant restricting the accesses to the lots fronting on United Boulevard;
- 5) comments from the Water Management Branch and the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, and compliance with any requirements contained therein;
- 6) approval in writing from the Trans Mountain Pipeline Co. Ltd. for the relocation of their pipeline, noting that Parks and Recreation Department approval is necessary for relocation of the pipeline into the park strip to the south;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 20, 1990

8-4100E cont'd/

- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) registration in the Land Title Office of a covenant restricting the building elevations.

8-4177D

S. RACANELLI  
1504 & 1508 BRUNETTE AVENUE AND 1533 BOOTH AVENUE  
LOT 1, PL. 9285; LOT 11, PL. 9286 (S & E PL. 61329) & LOT 24, PL. 13202,  
ALL IN D.L. 47

The Committee received comments from the Traffic Section of the Engineering Department and acknowledged comments from the B.C. Telephone Company received November 6, 1990 in the Planning Department. The Committee found revised sketch 8-4177D, which takes these comments into account, technically feasible.

8-4194B

EDWARD A. GRAY  
3337 DAVID AVENUE  
LOT 1, PLAN 28937, SEC. 13, TP. 39, (S & E PLAN 31060)

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) cash payment for the future construction of the full frontage of David Avenue, noting David Avenue will be built to an arterial standard.
  - b) physical construction of the internal local road to the standards of Subdivision Control Bylaw No. 2038;
  - c) registration in the Land Title Office of any necessary easements;
- 2) registration in the Land Title Office of a restrictive covenant in the District's favour which restricts the sighting of buildings and structures as per Section 405 of the Zoning Bylaw;
- 3) registration in the Land Title Office of a restrictive covenant as required by the Fish and Wildlife Branch of the Ministry of the Environment and Parks as outlined in their letter dated 1990 09 17.
- 4) compliance with the requirements of the Water Management Branch of the Ministry of Environment and Parks as well as Fisheries and Oceans Canada;
- 5) the legal subdivision plan corresponding to the existing zoning boundaries, to the satisfaction of the Planning Director;
- 6) installation of snow fencing along the boundary of the required Fisheries Covenant area prior to any on-site development.
- 7) payment of any current, delinquent or outstanding taxes prior to final approval;
- 8) dedication of the ravine area as "Park".



SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 20, 1990

8-4188 P.W. ROUND  
631 ROCHESTER ROAD  
LOT 9, PLAN 23410, D.L. 3

The Committee acknowledged receipt of the request for extension of the preliminary approval dated November 9, 1990 and then reapproved the application subject to:

- 1) removal of all buildings and structures not indicated on the survey plan submitted by the applicant 1990 03 14, drawn by P.T. Mason;
- 2) the requirements of Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Rochester Avenue to the standards of Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) payment for two additional water connections;
  - d) relocation of existing service connections, if required, to ensure that all connections lie within the frontage of the home lot;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units to be constructed.

STREET NAMES

1) New Street Names

The Committee reviewed the proposed street names as listed below, and their locations, as indicated on the attached maps, which form part of the Minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

|                    |                    |
|--------------------|--------------------|
| Limestone Place    | Japonica Place     |
| Sandstone Crescent | Safal Crescent     |
| Sandstone Court    | Rockcross Place    |
| Granite Court      | Rockridge Lane     |
| Noon's Creek Drive | Stonecrop Court    |
| Shale Court        | Vinemaple Place    |
| Panorama Drive     | Parkway Boulevard  |
| Greenstone Court   | Johnson Street     |
| Marble Court       | Plateau Boulevard  |
| Silverberry Court  | Lodgepole Crescent |
| Bramble Lane       | Bigleaf Court      |
| Crowberry Court    | Whitebark Place    |
| Thimbleberry Court | Bristlecone Court  |
| Tanglewood Lane    | Madrona Place      |
| Lansdowne Drive    | Robson Drive       |
| Greenbrier Place   | Cliffrose Crescent |
| Lupine Court       | Planetree Court    |
| Foxglove Lane      | Waterford Place    |
| Wintergreen Place  | Pinetree Way       |
| Wildflower Place   | Tantalus Court     |
| Starflower Place   | Garibaldi Place    |
| Bellflower Court   | Gardner Court      |
|                    | Waddington Place   |

SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 20, 1990

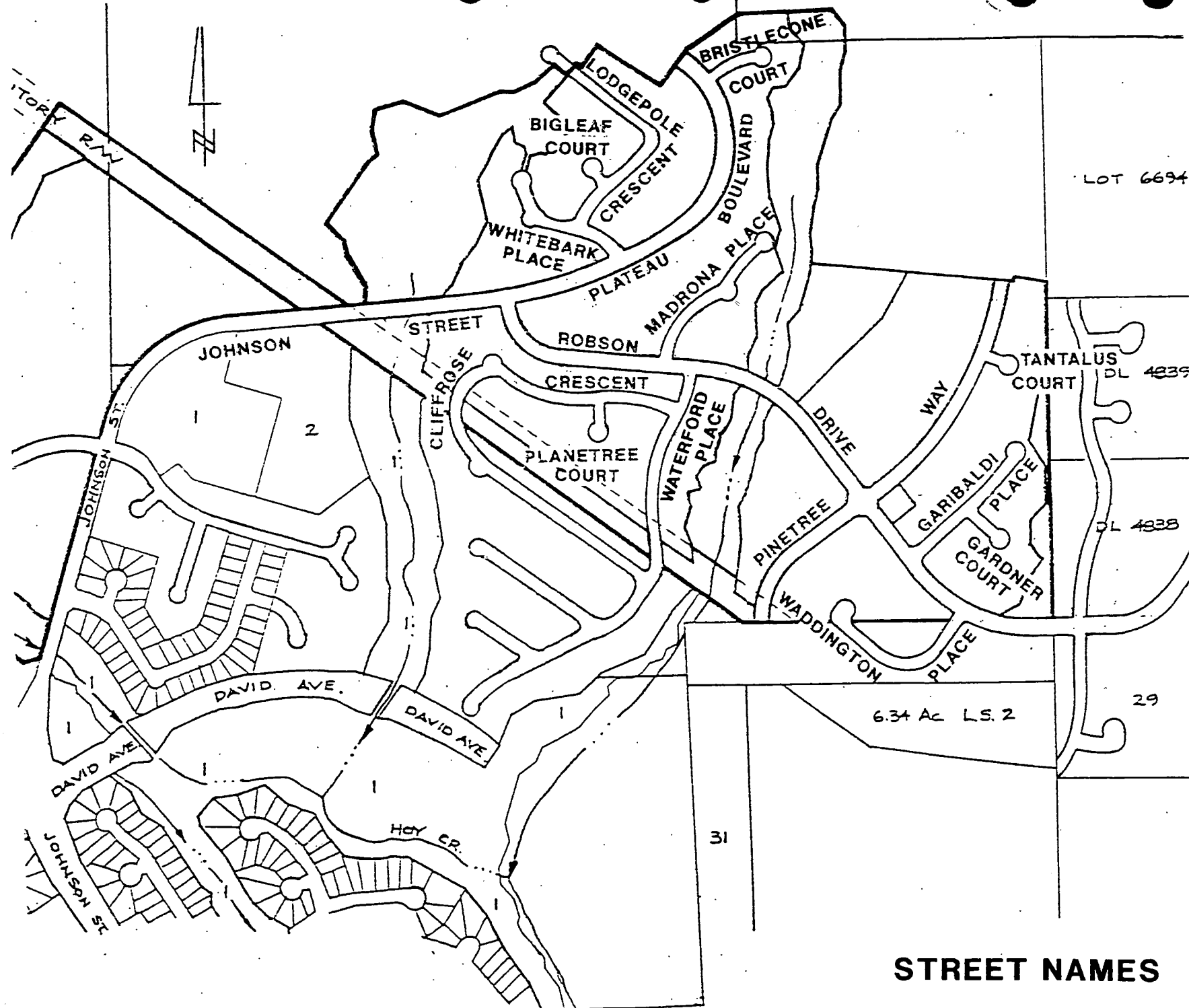
2) Amendment of Existing Street Names

The Committee, at the request of the Supervisor of Subdivision and Development, considered renaming two streets as follows:

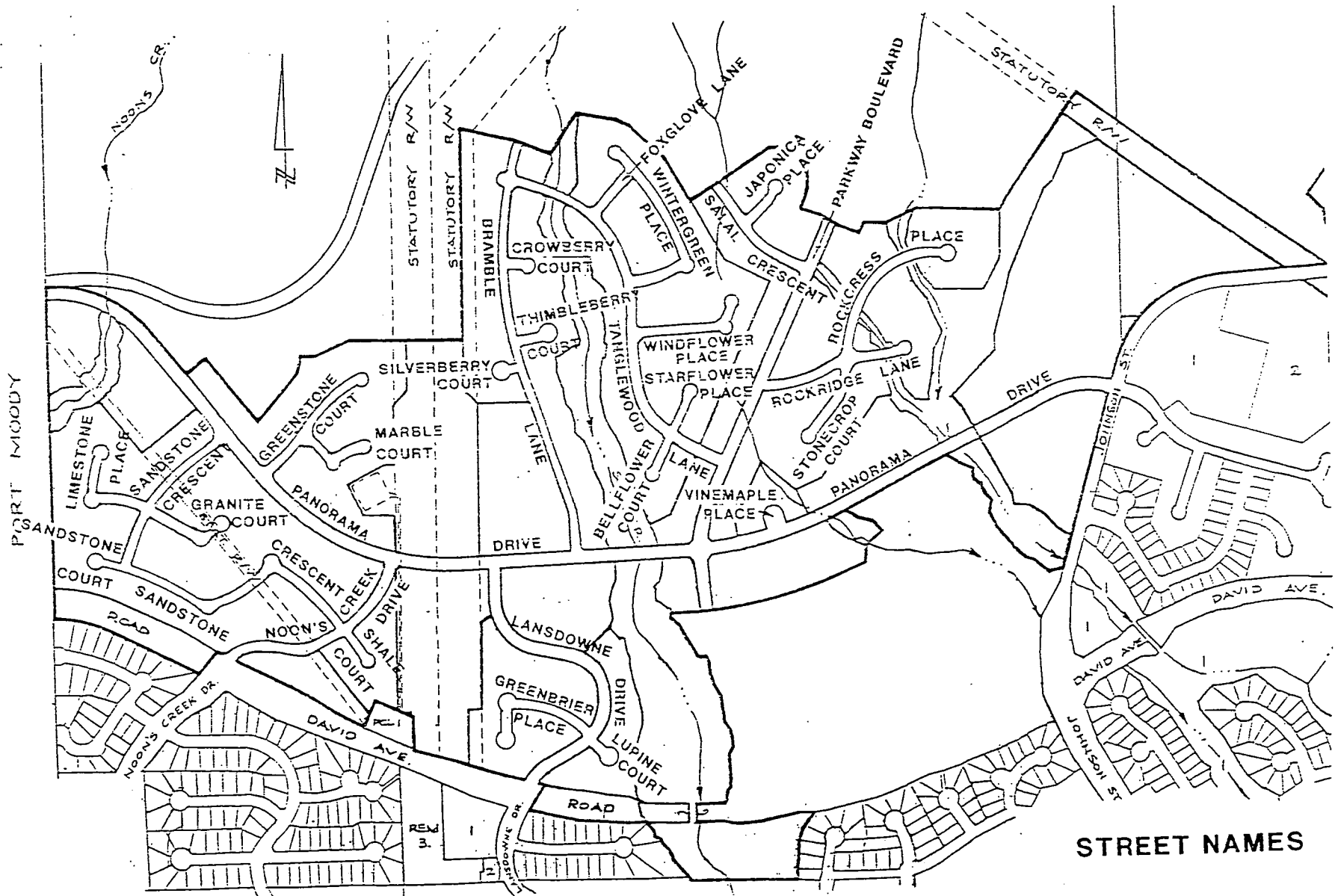
- a) the portion of Abbey Lane located west of Oxford Street to be renamed to Grosvenor Place;
- b) the road presently named Brookstone Drive to be renamed to Cliffrose Crescent;

As a result, the Committee recommends the two street names be amended as noted above and recommends that Council approve the amended names subject to acceptance by the Post Office. The proposed amended street names and their locations are indicated on the attached maps, which form part of the Minutes.

Grosvenor Place  
Cliffrose Crescent



**STREET NAMES**



PORT MOODY



STREET NAMES

NOON'S CR.

STATUTORY R/W

STATUTORY R/W

STATUTORY R/W

LIMESTONE PLACE

SANDSTONE CRESCENT

GRANITE COURT

PANORAMA DRIVE

SANDSTONE COURT

GREENSTONE COURT

MARBLE COURT

SILVERBERRY COURT

DRIVE

BELLFLOWER COURT

LANSDOWNE DRIVE

GREENBRIER PLACE

LUPINE COURT

ROAD

SANDSTONE COURT

NOON'S COURT

CRESCENT DRIVE

SHALE DRIVE

DAVID AVE.

GREENBRIER PLACE

LUPINE COURT

ROAD

NOON'S CREEK DR.

DAVID AVE.

SHALE DRIVE

DAVID AVE.

GREENBRIER PLACE

LUPINE COURT

ROAD

NOON'S CREEK DR.

DAVID AVE.

SHALE DRIVE

DAVID AVE.

GREENBRIER PLACE

LUPINE COURT

ROAD

CROWBERRY COURT

THIMBLEBERRY COURT

WINDFLOWER PLACE

STARFLOWER PLACE

ROCKRIDGE LANE

STONECHOP COURT

PANORAMA DRIVE

JOHNSON ST.

DAVID AVE.

WINTERGREEN PLACE

SAXAL CRESCENT

JAPONICA PLACE

ROCKCRESS PLACE

ROCKRIDGE LANE

STONECHOP COURT

PANORAMA DRIVE

JOHNSON ST.

DAVID AVE.

WINTERGREEN PLACE

SAXAL CRESCENT

JAPONICA PLACE

ROCKCRESS PLACE

ROCKRIDGE LANE

STONECHOP COURT

PANORAMA DRIVE

JOHNSON ST.

DAVID AVE.

WINTERGREEN PLACE

SAXAL CRESCENT

JAPONICA PLACE

ROCKCRESS PLACE

ROCKRIDGE LANE

STONECHOP COURT

PANORAMA DRIVE

JOHNSON ST.

DAVID AVE.

WINTERGREEN PLACE

SAXAL CRESCENT

JAPONICA PLACE

ROCKCRESS PLACE

ROCKRIDGE LANE

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JOHNSON ST.

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SAXAL CRESCENT

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ROCKRIDGE LANE

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DAVID AVE.

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SAXAL CRESCENT

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ROCKCRESS PLACE

ROCKRIDGE LANE

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DAVID AVE.

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SAXAL CRESCENT

JAPONICA PLACE

ROCKCRESS PLACE

ROCKRIDGE LANE

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PANORAMA DRIVE

JOHNSON ST.

DAVID AVE.

WINTERGREEN PLACE

SAXAL CRESCENT

JAPONICA PLACE

ROCKCRESS PLACE

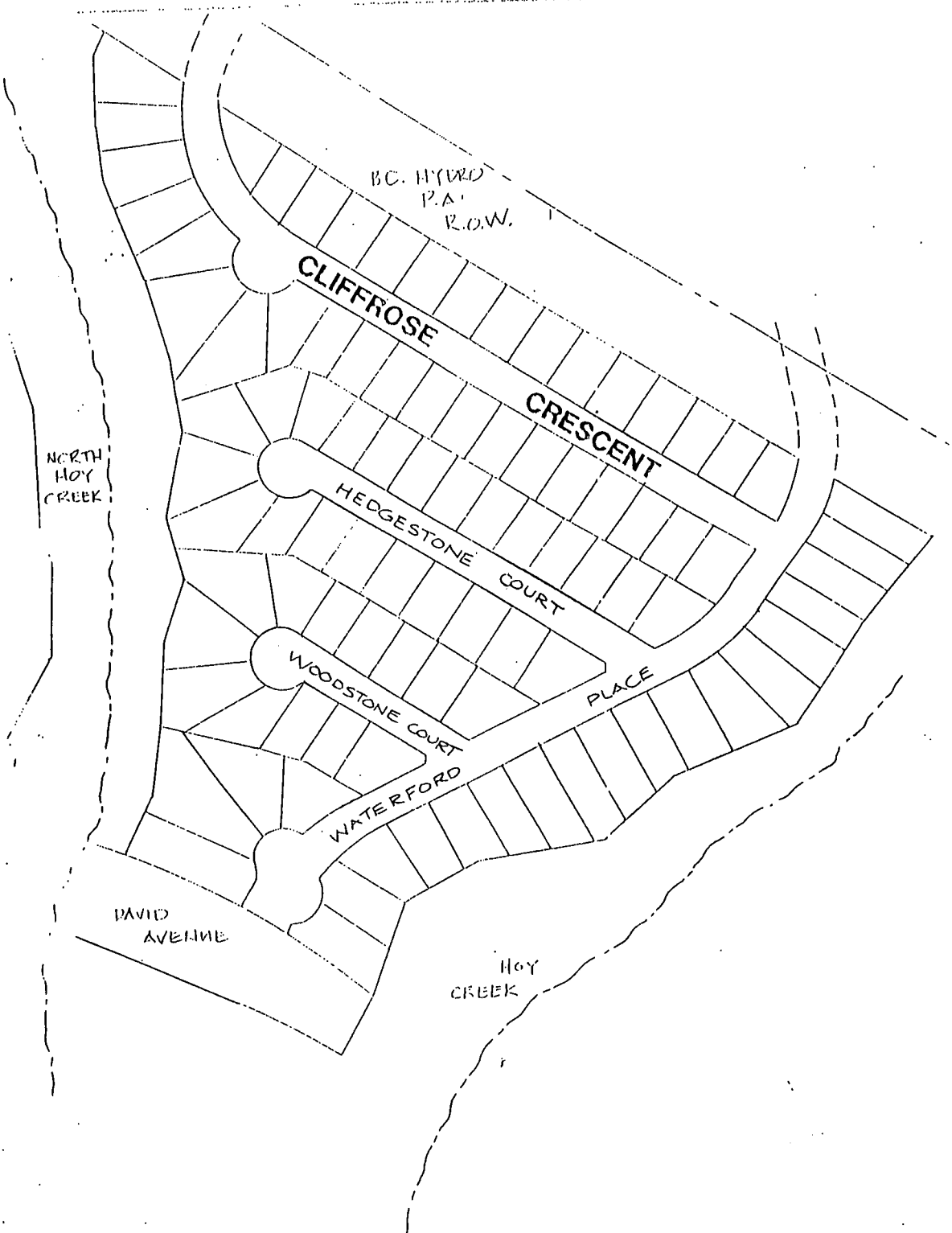
ROCKRIDGE LANE

STONECHOP COURT

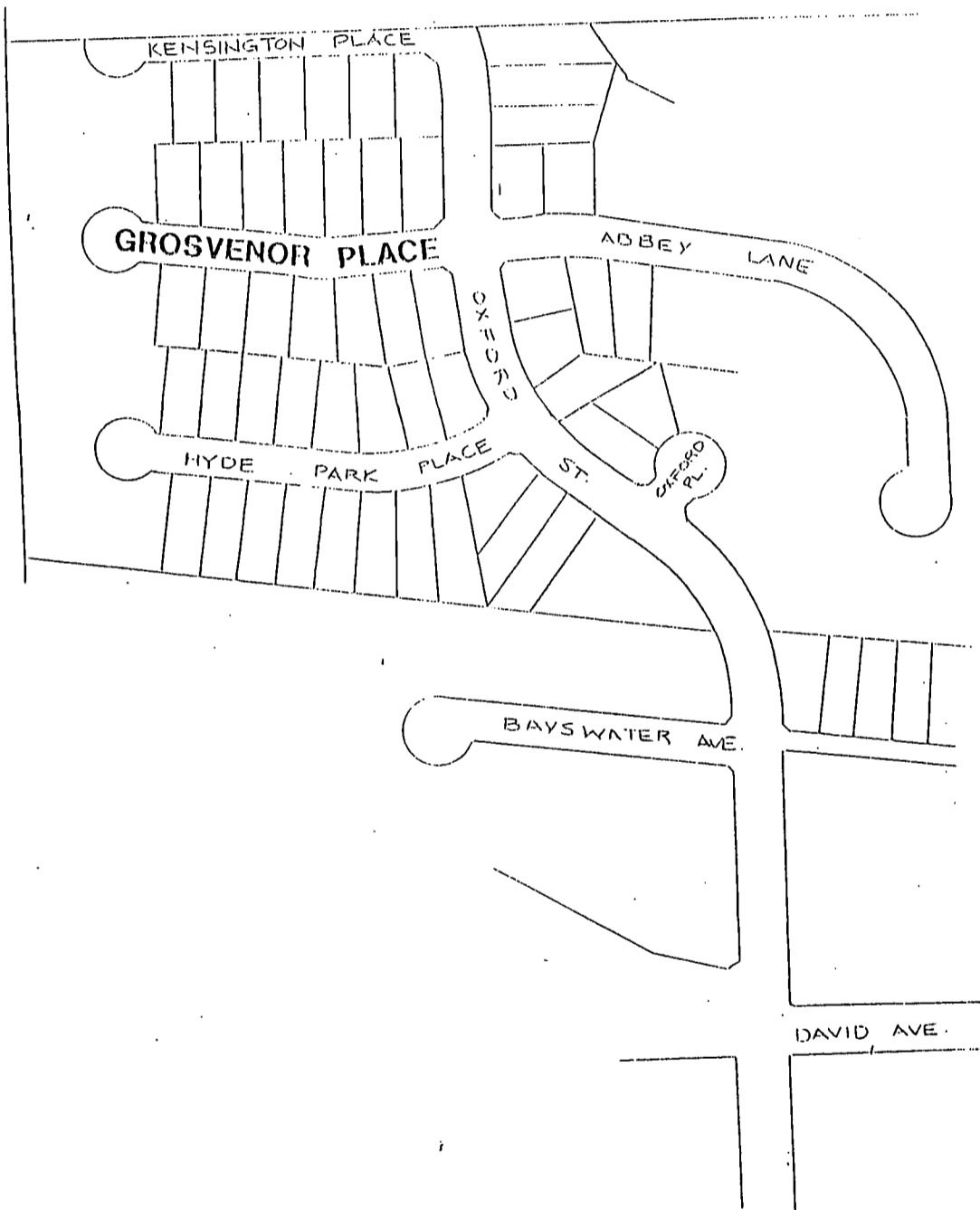
PANORAMA DRIVE

JOHNSON ST.

DAVID AVE.



**STREET NAMES**



STREET NAMES