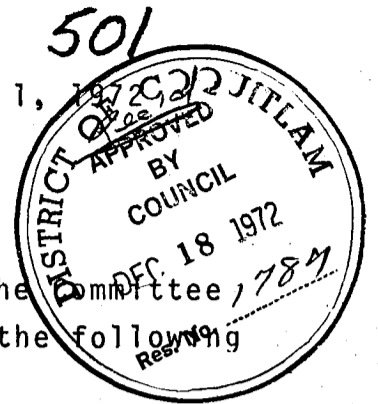


SUBDIVISION COMMITTEE

*Beryl
Hoford*

DECEMBER 1, 1972



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Friday, December 1, 1972 at 2:00 p.m., with the following persons present:

Mr. L.T. Scott, Engineering Assistant
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

8-3137A

PACIFIC PETROLEUMS LTD., OWNERS
1131 AUSTIN AVENUE
Lots 276 & 277 of Lots 21-30, D.L. 356, Pt. 7114

Approved. Noting that there will be no servicing charges since this is a proposal to cancel existing lot line.

8-2939

NEWPORT TERMINALS LTD., OWNERS
10 LEEDER AVENUE
Rem. Lot 5, D.L. 21, Pt. 8502

Approved subject to:

- 1) A plan of the proposed sewerage system prepared by a professional engineer, submitted to and approved by the Simon Fraser Health Unit.
- 2) The servicing requirements of Subdivision By-law No. 1930, including storm sewers, pavement or pavement widening, sidewalks and curbs, underground wiring and ornamental street lighting for the approximately 600 foot frontage of the east-west portion of Leeder Avenue, and for the approximately 800 feet of the north-south road.
- 3) Water-main charges as per By-law No. 1413 applicable to both roads.
- 4) A perimeter ruling by the Approving Officer for the eastern lot.
- 5) The installation of a rated fire separation on the west side of the existing buildings, as required by the Building Department.

8-3148

MUCH BROTHERS PAINTERS LTD., OWNERS
BLUE MOUNTAIN STREET
Lots 1-4, Blk. 49, Pt. 2716

Approved. Noting that the servicing requirements will be taken care of by the agreement.

DECEMBER 1, 1972

8-1795E

C.A. DEFEHR
BETWEEN CHARLAND AVENUE & AUSTIN AVENUE
Rem. Lot 2, D.L. 111, Pt. 3137

Approved subject to:

- 1) The applicant providing evidence regarding the feasibility of constructing the cul-de-sac and providing evidence to show that drainage will be adequate.
- 2) Clearing, rough grading, ditching, and gravelling of road, lane and walkway.
- 3) The servicing requirements of Subdivision By-law No. 1930 by way of flat rate payment for storm sewers, paving, curbs, sidewalks, underground wiring and ornamental street lighting on Austin Avenue and Charland Avenue.
- 4) Registration in the Land Registry Office of an easement for sanitary sewers.
- 5) Water-main charges on Charland Avenue.

8-3068B

J.D. & D.M. VALLANCE, OWNERS
434 WALKER STREET
Lot 105, D.L. 3, Pt. 27054

Tabled for the Planning Department to prepare a report for Council, in view of the letters received from adjoining property owners.

8-3140

DISTRICT OF COQUITLAM
MYRNAM STREET EXTENSION

The Myrnam Street extension is acceptable. The east-west road parallel to the Lougheed Highway, and the north-south extension of Laurentian Street will require further study. Noting that the Planning Department will be in contact with B.C. Hydro in connection with the north-south extension of Laurentian Street.

8-3143

CEWE HOLDINGS LTD., OWNERS
BETWEEN HILLSIDE AVENUE & COLEMAN AVENUE
Lot A, Pt. 32171, D.L. 62 of Pt. 13049;
Lots 13 & 14, Blk. 37, D.L. 62, Pt. 13049

Declined, since this application does not take into consideration future roads in the area.

DECEMBER 1, 1972

8-3143A CEWE HOLDINGS LTD., OWNERS
BETWEEN HILLSIDE AVENUE & COLEMAN AVENUE
Lot A, Blk. 37, D.L. 62, Pl. 13049;
Lots 13 & 14, Blk. 37, D.L. 62, Pl. 13049

Tabled for discussion with the applicant regarding future road planning in the area.

8-3039L NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; & Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002, all of D.L. 67 & 113

The plan titled Proposed Relocation of Dartmoor Drive, dated 28/11/72, prepared by Underwood McLellan and Associates Ltd., is acceptable for road and lot layout.

8-3138 ENGINEERED HOMES LIMITED
3052 ARMADA STREET
Lot 83, Pl. 40139, Lot 14, Pl. 26762,
both of D.L. 374

Approved with no servicing requirements since the number of lots remains the same.

Noting that a survey certificate for both lots will be required before final approval.

8-3141 PORT MOODY COQUITLAM DEV. LTD., OWNERS
THERMAL DRIVE
Lots 306 & 307, D.L. 371, Pl. 30218

Approved with no servicing requirements since the number of lots remains two. Noting that a survey certificate is required if the buildings are in existence on either lot.

8-3142 DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET
Cancellation of a portion of Poirier Street
Between Foster & King Albert

Tabled for a report on utility locations.

DECEMBER 1, 1972

8-3147

PRAXIS CONSULTANTS LTD.
GLEN DRIVE
W $\frac{1}{2}$ & E $\frac{1}{2}$ of Pct. H, D.L. 384A, Pl. 17546F

Approved subject to:

- 1) Servicing along Glen Drive as required by Subdivision By-law No. 1930, including storm sewers, curbs, sidewalks, pavement widening, underground wiring and ornamental street lighting by way of physical construction.
- 2) Evidence being provided and acceptable to the Simon Fraser Health Unit that sanitary disposal requirements are met.

8-3146

S. GOLDSBY, OWNER
824 PORTER STREET
Lot 86, Blk. 6, D.L. 368, Pl. 30637

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including storm sewer, pavement widening, curb, sidewalk, underground wiring and ornamental street lighting by flat rate fee.
- 2) Adequate drainage being provided to both lots.

8-3139

CASTLE HOMES LTD. & E. CARTER, OWNERS
Cancellation of Lane Between Lots A & B,
D.L. 356, Pl. 14679

Tabled for the Assistant Planning Director to discuss with the applicants municipal proposals for the area.

8-1907A

F.S. & L.A. SAVAGE, OWNERS
WALKER STREET & FAIRWAY STREET
Lot 25, Blks. 13-14, D.L. 3 etc., Pl. 2030

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate fee, including storm sewers, sidewalks, curbs, pavement, underground wiring and ornamental street lighting along the approximately 76 feet on Fairway Street.
- 2) Adequate drainage being provided to the easterly lot, possibly by providing an easement through to Walker Street.
- 3) Water-main charges on Fairway Street.

Noting that a surveyor's certificate will be required before final approval.

JANUARY 11, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 11, 1972 at 2:00 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
 Mr. J.L. Hiebert, Public Health Inspector
 Mr. D.M. Buchanan, Planning Director
 Mr. S. Jackson, Current Planner

8-2503

TANTUS ESTATES LTD., OWNERS
 730 DANSEY AVENUE
Lots R & S, D.L. 238, Pl. 8360

Approved subject to:

1. a) Completion and activation of the new sanitary sewer trunk.
- b) Construction of the sanitary sewer collection system into the trunk.
2. a) Construction of the downstream storm sewer trunk for a distance of approximately 1,500 feet to the Dewdney Trunk Road crossing.
- b) Channel improvements downstream from Dewdney Trunk Road to the CPR tracks.
- c) Construction of the storm sewer collection system.
3. a) Construction of pavement, curbs, gutters, sidewalks, underground wiring and ornamental street lighting on:
 - i) all existing roads adjoining the subdivision.
 - ii) all roads to be dedicated within the subdivision.
 - iii) dedication and construction of Road A easterly to the existing north/south road allowance.
 The north/south road on the westerly boundary, road A Dewdney Trunk Road to be constructed to the standards of a collector road; all other roads to be constructed to the standards of a local road.
4. No vehicular accesses from individual lots to Dewdney Trunk Road.
5. Water-main charges.

All the above to be constructed to the standards required according to Subdivision By-law 1930.

Noting that before final approval of the subdivision is given, the sanitary sewer trunk must be at a stage where it will be available for hook-up. Noting further that construction is not expected to be completed and placed into operation until late summer 1972.

8-2503 TANTUS ESTATES LTD. cont'd

Due to the proximity of Dewdney Trunk Road, the Committee recommends that the applicant consider the placing of a landscape screen along Dewdney Trunk Road to diminish the noise and visual impact of the traffic flow, and thereby enhancing the environment of the subdivision.

8-2366C

C.A. DEFEHR, OWNER
IRVINE STREET
Lots 2 & 3, D.L. 381, Pl. 1523 & Ptn. of Road
Closed by By-law 40276

Declined due to the size of the lots and the problem with drainage, as provided for in Subdivision By-law 1930, Sec. 20(b), since in the opinion of the Medical Health Officer, it is questionable that the property can comply with the sewerage disposal regulations. The Committee recommends that this property remain as one parcel until sanitary sewers are available in the area.

8-2941

J.H. & I. CUMING & MRS. G.A. CUMING, OWNERS
1951 CAPE HORN AVE. & 1935 BRUNETTE AVE.
Lots D & E of Ptn. Lot C of Lot 1, D.L. 62
& 63, Pl. 12890

Approved subject to a septic tank easement on the southerly lot in favour of the northerly lot. Noting that there are no servicing requirements since the subdivision still consists of two lots.

8-2982

PARKVIEW DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK RD. & VIEWMONT DR.
Pct. 1, Ex. Pl. 13286; Lot 44, Pl. 27052,
all of D.L. 238

The Committee received letters from Mr. D. Kenyon, Port Moody City Engineer and Mr. D.C. Zelmer of Burnett and Co., Engineers, regarding the proposed road closure and the downstream storm sewer connections. The Committee accepts in principle the whole subdivision layout subject to:

1. The resolution of negotiations with the GVRD regarding the downstream storm sewers.
2. The Planning Department to write to the Mayor and Council of the City of Port Moody regarding its views to the proposed road closure on the westerly boundary of the subdivision..
3. The Legal Department to resolve the sale of municipal land.

JANUARY 11, 1972

8-2681A

VAGAR CONSTRUCTION LTD., OWNERS
1300 BLOCK ROCHESTER
Lot 20, Blks. 24 & 25, D.L. 109, Pl. 23975

The Committee received the site investigation report of Golder, Brawner & Associates dated November 1971. Noting that the downstream storm sewer is under construction, this subdivision can now be reviewed in detail. The two westerly lots require more fill, and culverting of the creek on the west is raised as a possibility.

The Committee tabled this application for a plan reflecting the report by Golder, Brawner & Associates and detailing:

- 1) How and where the soils consultant's recommendation to fill will be carried out on the property.
- 2) Where the houses are to be built on the westerly lots without obstructing the watercourse.
- 3) Retaining walls on the steep slopes.
- 4) House locations on the other lots.

The Committee expressed its concern about the usability of the westerly lots and the construction effects on the watercourse.

8-2732

M.J. & J.E. BELEY, OWNERS
629 FAIRVIEW STREET
Lot 5, Blk. C, D.L. 41, Pl. 13802

Approved subject to:

- 1) The physical construction of the storm sewer.
- 2) The payment of a flat fee for pavement, curbs, gutters, sidewalks, underground wiring, ornamental street lighting for the southerly lot of approximately 52 feet along Fairview Street.

8-280D

R.C. & D.E. MCDONALD & C.A. CONDEN, OWNERS
NE CORNER BROOKMERE AND NORTH ROAD
Lots 33 & 34, D.L. 5, Pl. 24270

Tabled for an Engineering Department report.

8-3034

DISTRICT OF COQUITLAM, OWNER
HICKEY STREET SOUTH AREA
Lots 19, 21 & 22, Pl. 9620 & Lot 122, Pl. 29358,
all of D.L. 65 & 112

Tabled for Planning Department review of the subdivision layout and Engineering Department report.

8-3035

DISTRICT OF COQUITLAM, OWNER
HICKEY STREET SOUTH AREA
Lot 11 & Rem. E $\frac{1}{2}$ Lot 12, D.L. 112, Pl. 4888

Tabled for Engineering Department report, noting that access is not available to Municipal lands.

8-3036

DISTRICT OF COQUITLAM, OWNER
POIRIER STREET
N $\frac{1}{2}$ 16 & Lot 15, D.L. 358, Pl. 1565

The Committee recommends to the Engineering Supervisor that servicing be applied, to the standards of Subdivision By-law No. 1930, in building the road system in the future to prevent downstream drainage problems. Noting that King Albert Avenue is to be constructed to the standards of a collector and Laurentian to the standards of a major arterial road.

8-3030

WOODRISE SECURITIES LTD., OWNERS
HART & GIRARD STREETS
Rem. Lot 1, D.L. 67, Pl. 5909 & Rem. Blk. 67, Pl. 874, both of D.L. Pts. 1 & 16

The Committee received the letter from the applicant regarding the storm sewerage system and further notes that there is no money in the current Municipal budget for this system, nor is there any prospect of it at this time.

The Committee tabled the application for comments from the applicant as to whether or not he is able to finance the total construction costs of the storm sewerage system from Highway 401 to the northern side of the subdivision.

JANUARY 18, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 18, 1972 at 2:00 p.m. with the following persons present:

- Mr. A.C. Kent, Assistant Engineer
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-2366C

C.A. DEFEHR, OWNER
 957 GILROY STREET
Lots 2 & 3, D.L. 381, Pl. 1523 & Ptn. of Road
Closed by By-law 40276

The Committee received further information that a health inspection has been made and it is possible that it can meet sewage disposal regulations. The Committee notes that sanitary sewers are not available, however, it recommends approval subject to advice from the Legal Department that Subdivision By-law 1930, Sec. 20(b) is not being violated thereby.

Noting that:

- 1) The number of lots remains at two, and the situation is being considerably improved with the additional land increasing the sizes of the lots; and
- 2) The application has been in progress for some period of time.

8-3041

E. BRADY, OWNER
 1293 NESTOR STREET
Rem. Lot 14, Sec. 11, 12 & 14, Twp. 39, Pl. 3022

Tabled for an Engineering Department report.

8-3039

NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
 2497 CAPE HORN AVENUE TO 2595 MATHEWSON AVENUE
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; and Pcl. D, Ref. Pl. 76,
Blk. B, Pl. 1002, all of D.L. 67 & 113

Tabled for an Engineering Department report, noting that the applicant, on January 14, 1972, undertook to acquire a number of parcels south of the proposed subdivision to improve the plotting design.

8-2988

WHITCO CONSTRUCTION LTD., OWNERS
SADDLE & OGDEN STREETS
S. 396' of Blk. 6, Pl. 6703 & Lot F, Blk. 7,
Pl. 18876, both of D.L. 373

Tabled for the applicant to agree in writing to the construction of:

- 1) The storm sewer from the subdivision, north along Saddle, north-westerly along Dewdney Trunk Road to the outfall being constructed by BACM Ltd. to Scott Creek.
- 2) The downstream sanitary sewer to Dacre Avenue to connect into the municipal system.

Noting that Subdivision By-law 1930 requires full servicing along Ogden and Saddle Streets and Norman Avenue to the standard of a local road. Noting also that water-main charges will be approximately \$2,000.

8-1103

MONTEREY DEVELOPMENT COMPANY LIMITED, OWNERS
BARNET HIGHWAY
Rem. N, Pl. 16658; Lots 2 & 3, Pl. 19491;
Lots 1-10, Blk. 7, Pl. 2269; Lot 55, Pl. 37169,
& Rem. Lots 1 & 2, Pl. 2172, all of D.L. 381

Tabled pending:

- 1) The availability of financing for the downstream storm and sanitary sewer trunks.
- 2) The submission by the applicant of preliminary horizontal and vertical geometric designs of Christmas Way from the Barnet Highway to the Loughheed Highway.
- 3) The submission by the applicant of a schematic diagram showing how the area can be drained, including the open ditch adjacent to Hoy Street.

8-280D

R.C. & D.E. MCDONALD & C.A. CONDEN, OWNERS
NE CORNER OF BROOKMERE & NORTH ROAD
Lots 33 & 34, D.L. 5, Pl. 24270

Tabled for the Planning Department to inform the applicant of the following problems involved in consolidation and road cancellation for plan 8-280D.

- 1) a) On the northerly side of Brookmere Avenue:
 - i) there is an existing gas and pole line which must be maintained.
 - ii) a storm sewer must be constructed to continue the existing ditch system.
- b) On the southerly side there is an existing sanitary sewer and water-main.

8-2989C

ALLEY ESTATES LIMITED, OWNERS .
841 CATHERINE STREET & LOT ADJOINING
Lot 228, D.L. 367, Pl. 36554, & Pt. of Lot 3,
Bks. 3 & 4, D.L. 367, Pl. 6604

Approved subject to:

- 1) The full services required in Subdivision By-law 1930 for the westerly lot on Catherine Avenue, since the easterly lot is entitled to the home owners service exemption, and since the lot on Ingersoll Avenue is essentially an existing lot.
- 2) The granting of an easement from the westerly lot on Catherine Avenue in favour of the easterly lot for a sanitary sewer connection.
- 3) Water-main charges.

8-2123

D. MCDONALD, OWNER
BETWEEN COTTONWOOD & SPRICE AVES.
Rem. Lot B of 14, D.L. 366, Pl. 9260

Declined since the new proposed lots on Sprice Avenue are less than 7,000 square feet, and since this parcel is over 21,000 square feet, it does not qualify under Sec. 602(2)(c) of Zoning By-law 1928 regarding the further subdivision of parcels, noting that a four lot subdivision may be possible if the lane is not required.

8-3023

R.S. LITTLEWOOD, OWNER
2886 NORMAN AVENUE
Lot 4, D.L. 373, Pl. 12400

Declined due to excessive costs of the downstream storm sewer trunk, noting that the easterly lot is below the trunk sewer and cannot be served by a Municipal lateral in the immediate future, and that only a two lot subdivision is feasible at the present time.

8-3037

ANDREW SAUNDERS, OWNER
710 COMO LAKE AVENUE
Lot 55, D.L. 107, Pl. 30386

Tabled for a Building Department report on the feasibility of moving the house on the westerly lot in order to create a four lot subdivision.

8-1240C

MAILLARDVILLE BICULTURAL SOCIETY, OWNERS
BRUNETTE AVENUE
Lot 127, D.L. 45, Pl. 33268

The Committee noted the need for physical access to the property from James Avenue, and that the 1972 Municipal budget has no provision for improvement of the watercourse.

Tabled for the applicant to :

- 1) Consider how physical access can be provided to the property from James Avenue.
- 2) Consider how a turnaround can be provided for emergency vehicles as well as ordinary traffic.
- 3) Consider whether or not he is willing to extend the culvert in the Nelson Street watercourse from where it terminates at a point south of James Avenue, extending to the north side of James Avenue to allow for physical construction of the property access.
- 4) Submit preliminary plans to permit the study of traffic and parking implications of the project.

8-1795A

DISTRICT OF COQUITLAM, OWNERS
LAURENTIAN CRESCENT & CHARLAND AVENUE
Rem. Blks. 1 & 2, D.L. 111, Pl. 3137

The Committee believes that a subdivision plan similar to 8-1795A but adapted to a more detailed contour plan would appear to be satisfactory.

The Committee will require:

- 1) A soils report, prepared by a professional soils engineer hired by the applicant, indicating measures required to:
 - a) Preserve the stability of the side slopes to prevent a possible obstruction to the watercourse.
 - b) Ensure adequate bedding construction for the storm and sanitary sewers, water and gas mains. and roads.
 - c) Provide adequate foundation conditions for the construction of a house on each lot on the cul-de-sac.
- 2) Schematic diagrams of the storm and sanitary sewer layout as well as road centre line designs.

Noting that there are services running through an easement on the two north-easterly lots. Noting further that the proposed lane running north off Charland Avenue contains a growth of mature trees which may be a desirable amenity worthy of retention.

8-280D cont'd

Noting that the whole of Brookmere Avenue may have to be retained for service easements. Noting further that it may be possible to reduce the width of the easements if it is economically feasible to move the services on the northerly side of Brookmere closer to the southerly services.

- 2) The property to the north along Cochrane Avenue is only 15,000 square feet, a very small site for an apartment project. The Committee believes that it may be advisable to have this parcel consolidated with the applicant's property to ensure a better project.

MEETING ADJOURNED TO THURSDAY, JANUARY 20, 1972 AT 3:00 P.M.

SUBDIVISION COMMITTEE
MINUTES cont'd

JANUARY 20, 1972

8-2105B AUSTIN DEVELOPMENTS LTD., OWNERS
BETWEEN PORTER AND LILLIAN STREETS
Ptn. of Rem. W $\frac{1}{2}$ Lot 15, D.L. 368, Pl. 1265

Approved subject to:

- 1) The School Board agreeing to dedication of sufficient land to the north of the subdivision to allow for proper access, all costs associated with this dedication to be borne by the applicant.
- 2) The physical construction by the applicant of storm and sanitary sewers to the existing facility on Lillian Street, pavement, sidewalks, curbs, underground wiring and ornamental street lighting, for the approximately 195 feet along Merritt Avenue.
- 3) Water-main charges.

8-1092A E.L. KAYE, OWNER
NW CORNER LEMAX AND MIDVALE
Rem. Lot 1, D.L. 358, Pl. 13801

Approved subject to:

- 1) Physical construction of storm sewers downstream to the natural watercourse, pavement, curbs, underground wiring and ornamental street lighting for the approximately 182 feet on Midvale Avenue and the approximately 127 feet on Lemax Avenue.
- 2) Water-main charges.

8-1245

K. & I.D. BRANDT & M. & A. SCHOUW, OWNERS
838 & 844 PORTER STREET
Lot 2 & Lot 1, Blk. 6, D.L. 368, Pl. 23279

Reapproved subject to the requirements in the letter of the Assistant Engineer of September 3, 1970 plus the costs of underground wiring and ornamental street lighting since the Subdivision By-law No. 1930 now requires this.

8-3031A

E.A. GARRISON, OWNER
100 WARRICK STREET
Lot 67, D.L. 65 & 66, Pl. 34031

Declined due to excessive costs for the Municipality to construct the downstream storm and sanitary sewer trunks, noting that the design shown on 8-3031A is acceptable since it avoids provision of access to the major arterial.

8-1876D

J.E. & A.E. HANCOCK, OWNERS
1976 HILLSIDE AVENUE
Lot B, Blk. 1, D.L. 62 & 63, Pl. 9849

Tabled for an Engineering Department report.

8-1875

H. SHUTTLEWORTH, OWNER
2050 HILLSIDE AVENUE
Lot 89, D.L. 63, Pl. 36066

Declined due to excessive costs to the Municipality to construct the downstream storm sewer trunk along the southerly boundary of Rem. A and Lot 80 to Hillside Avenue.

8-3032

TONY COSTANTINO, OWNER
970 ROCHESTER AVENUE
N. Pt Lot 1, Blk. 110, D.L. 3 etc., Pl. 5450

Approved subject to:

- 1) An easement over the watercourse to assure retention of the creek and bed, and to prevent the placing of buildings or fill on the rear 74 feet of the lots.
- 2) Receipt of a plot plan prepared by a B.C. Land Surveyor showing that the house can be moved to the northerly lot and still maintain the required setbacks.
- 3) Servicing charges by flat rate for storm sewers, roads, curbs, sidewalks, underground wiring and ornamental street lighting for the approximately 61 feet on the southerly lot.

8-2936DC ENGINEERED HOMES (B.C.) LTD., OWNERS
SPURAWAY DRIVE

Lot 19, D.L. 374 & Lot 20, D.L. 361, Blk. 18,
Grp. 1, Pl. 30929

The Committee received a report from the Planning Director regarding the B.C. Hydro refusal to permit construction of a roadway on the right-of-way between Surf and Pinnacle.

Tabled for:

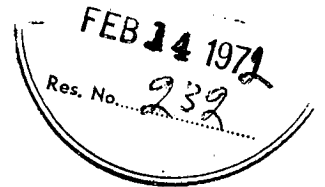
- 1) The Planning Department to redraw the layout of the five lots on Spuraway Drive and Surf Crescent.
- 2) An Engineering Department report.

FEBRUARY 1, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 1, 1972 at 2:00 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
 Mr. L. Scott, Engineering Assistant
 Mr. D.M. Buchanan, Planning Director
 Mr. S. Jackson, Current Planner

8-2681C

VAGAR CONSTRUCTION LTD., OWNERS
 1300 BLOCK ROCHESTER
Lot 20, Blks. 24 & 25, D.L. 109, Pl. 23975

Approved subject to:

- 1) The physical construction of service requirements of Subdivision By-law 1930, including extension of the sanitary sewers, storm sewers, pavement, curbs, sidewalks, underground wiring, and ornamental street lighting.
- 2) Water-main charges.
- 3) The Building Department supervising the excavation and foundations at the time of the building permit application.
- 4) The registration of easements for storm sewers from the cul-de-sac to the north-east corner of the property.
- 5) Council approval of a water-main subsidy along Rochester Avenue.
- 6) Council approval of frontage less than 10% of the perimeter on the third lot north of Rochester on the east side of the cul-de-sac.

8-3030A

WOODRISE SECURITIES LTD., OWNERS
 HART AND GIRARD STREETS
Rem. Lot 1, Blk. 67, Pl. 5909 and Rem. Blk. 67,
 Pl. 874, both of D.L. Pts. 1 & 16

Tabled for the applicant to discuss with the Planning Department a suitable subdivision layout, noting that the applicant has not commented to date on the financing of the storm sewerage system as requested in the Planning Director's letter of January 20, 1972.

8-1876D

J.E. AND A.E. HANCOCK, OWNERS
1976 HILLSIDE AVENUE
Lot B, Blk. 1, D.L. 62 & 63, Pl. 9849

Approved subject to:

- 1) The physical construction of storm sewers across Lot A to service the easterly lot.
- 2) The registration of an easement for storm sewers on the south-westerly side of the westerly lot for future road drainage.
- 3) Flat rate servicing charges for the proposed cul-de-sac, the north-westerly corner of approximately 100 feet, and the frontage along the portion of Hillside to be retained as road.
- 4) Water-main charges.
- 5) The servicing charges required in Subdivision By-law 1930, including pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 6) Council approval of frontage less than 10% of the perimeter.

8-1818A

T.K. FOWLER, OWNER
1271 PIPELINE ROAD
Lot 23, Sec. 11, 12 & 14, Twp. 39, Pl. 3022

Approved subject to:

- 1) The physical construction of services required by Subdivision By-law 1930, including storm sewers, pavement and curbs.
- 2) Water-main charges.
- 3) Council approval of the subsidy for an extension of the water-main along Nestor Street.

8-2980A

A.J. & F. BOUCHARD AND F.M. BOUCHARD, OWNERS
EAST OF HARPER ROAD
Lot 3, NE $\frac{1}{4}$, Sec. 18, Twp. 40, Pl. 34286
and L.S. 2 & 3, Sec. 19, Twp. 40

Approved subject to:

- 1) A covenant between the Municipality and the property owners being registered against the titles of Lots 2 and the two parcels resulting from the subdivision of Lot 3, permitting them mutual crossing rights to Harper Road.

8-2980A cont'd

- 2) Dedication for road purposes of that triangular portion on the north-east corner of Lot 2 which is an extension of the right-of-way.

Noting that the Municipal Legal Department will pursue the right-of-way dedication and the dedicated road cancellation from Harper Road to the point where it meets the right-of-way.

Noting also that there are no servicing requirements according to Subdivision By-law 1930, and since this subdivision involves lots greater than the three acre minimum, no prior approval at this stage is required of the Simon Fraser Health Unit, but that it would be required at the time of a building permit application.

8-3041

E. BRADY, OWNER
1293 NESTOR STREET
Rem. Lot 14, Sec. 11, 12 & 14, Twp. 39, Pl. 3022

Approved subject to:

- 1) Council approval of lot frontages which are less than 10% of the perimeter of the lot.
- 2) Storm sewers, pavement, curbs and sidewalks along Nestor Street by way of cash deposit.
- 3) Water-main charges.

Noting that Nestor Street must be opened to full width by the applicant.

Noting further that the Municipality takes no responsibility for bank erosion along the Coquitlam River in this area.

8-3042

A. BARBER, OWNER
727 SMITH AVENUE
W $\frac{1}{2}$ of 2, Blk. 59, D.L. 107, Pl. 5227

Tabled for the Planning Department to contact the owners of Lots 1 & 2 to the north, Lots 3 and R.E $\frac{1}{2}$ to the east, Lots 2, E $\frac{1}{2}$, W $\frac{1}{2}$ Sk. 1102 to the south, and Lots 14, 18 and 19 to the west of the applicant's property, for an opinion on two alternative subdivision layouts and their effect on the established amenities of adjoining properties as provided for in the Land Registry Act, Section 96.

FEBRUARY 1, 1972

8-1561C

J.S. MORRISON, OWNER
TILSTON CRT. OFF GATENSBURY
Rem. S. 116.35' of Lot 7, D.L. 368, Pl. 1265

Tabled for an Engineering Department report on the drainage of the south-easterly lot.

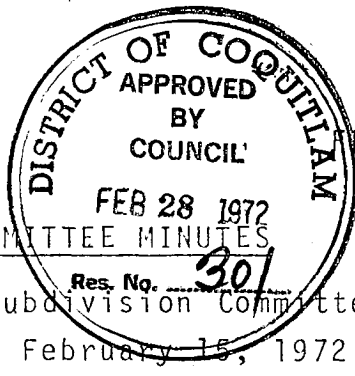
8-2936DC

ENGINEERED HOMES (B.C.) LTD., OWNERS
SPURAWAY DRIVE
Lot 19, D.L. 374 and Lot 20, D.L. 361, Blk. 18,
Grp. 1, Pl. 30929

The Committee received a report from the Planning Director regarding the B.C. Hydro refusal to permit construction of a roadway on the right-of-way between Surf and Pinnacle.

Approved subject to:

- 1) The service requirements of Subdivision By-law 1930.
- 2) Water-main charges.



503

FEBRUARY 15, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 15, 1972 at 2:00 p.m., with the following persons present:

- Mr. J.L. Hiebert, Public Health Inspector
- Mr. L. Scott, Engineering Assistant
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-3037

ANDREW SAUNDERS, OWNER
710 COMO LAKE AVENUE
Lot 55, D.L. 107, Pl. 30386

Approved subject to:

- 1) An easement being registered for storm and sanitary sewers along the southerly lot in favour of the northerly lot to be registered in the name of the owners of the northerly lot.
- 2) Flat rate for the services required according to Subdivision By-law No. 1930, including storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting, for the approximately 69 feet on Como Lake Avenue and the approximately 69 feet on Grover Avenue, for the easterly lots of the subdivision, noting that the existing lot will not require service charges since it is considered uneconomic to move the house in order to further subdivide the lot.
- 3) Water-main charges.

8-2732A

M.J. & J.E. BELEY, OWNERS
SE CORNER FAIRVIEW ST. & EBERT AVE.
Lot 5, Blk. C, D.L. 41, Pl. 13802

Approved subject to the same conditions as stated in the letter from the Assistant Engineer dated January 28, 1972.

8-896C

L. & A. MORSE, OWNERS
679 GATENSURRY STREET
Lot 227, D.L. 364, Pl. 34563

Approved subject to:

- 1) Flat rate being paid for the services required according to Subdivision By-law No. 1930 for Gatensbury Street.
- 2) A drainage easement being granted from the westerly lot in favour of the easterly lot.

8-3044

D. MACDONALD & MRS. GESCHKE, OWNERS
BETWEEN COTTONWOOD AVE. & SPRICE AVE.
Lot B, Pl. 9260 & Lot 1, Pl. 10858,
both of Blk. 14, D.L. 366

Tabled for a report by a professional engineer hired by the applicant, showing how the lane, the lots on Sprice, and the Sprice Avenue road allowance, being dedicated, can be drained by a storm sewer.

Noting that the property slopes westward away from the existing trunk sewer.

8-3039

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15,
Pl. 16369; Lot 32, Pl. 28591; and Pcl. D,
Ref. Pl. 76, Blk. B, Pl. 1002; all of D.L. 67 & 113

Tabled for the applicant to redesign the lot and road layout along the lines of subdivision plan 8-3039 to get a full width road to Mathewson Avenue. In view of the applicant's inability to assemble the remaining lots on the south portion of the proposed subdivision, it may be advisable to replot northwards the road running into Mathewson Avenue, and the cul-de-sac, so that the road is wholly within the applicant's land.

Noting that on February 11, 1972, the Chief Engineer of GVS & DD stated that he has no objection to moving the reservoir site northwards approximately 33 feet to allow for the east-west collector road planned along the northern perimeter of the private lands in this area.

Noting further that when the layout is redesigned and submitted, the Committee requests the submission of preliminary road centre line designs meeting the standards of Subdivision By-law No. 1930.

The applicant is requested to dedicate the irregular shaped area adjacent to Lot 3 in the south-west corner of the subdivision as a natural park which would be an extension of the proposed Ravine Park in the area.

The Committee received the February 1, 1972 letter from Mr. T.Y. Miyanaga of Underwood McLellan and Associates Limited, and the Design Engineer will be replying to this shortly.

8-3045

MRS. ELIZABETH BAIN, OWNER
514 Mentmore Street
Lot 10, D.L. 355, Pl. 27230

Approved subject to:

- 1) The physical construction of the roads and lanes, storm sewers, sidewalks, pavement widening, and curbs.

8-3045 cont'd

- 2) A cash deposit for underground wiring and ornamental street lighting.
- 3) Water-main charges.
- 4) Removal of the house and carport prior to final approval of the plans by the Approving Officer.

Noting that the sanitary sewer connections may have a restricted depth.

8-1643E

A. PATTERSON, OWNERS
3535 VICTORIA DRIVE
Pt. of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 7, Twp. 40, Sk. 11167

Approved subject to:

- 1) Separate water-main connections to each lot and charges therefore.
- 2) Servicing along the 135 foot frontage by cash deposit for storm sewers, pavement widening, curbs, sidewalks, ornamental street lighting and underground wiring.

Noting the approval of the Simon Fraser Health Unit on June 29, 1971 of the subdivision in regard to sanitary disposal.

The Subdivision Committee will be requesting Council to give further consideration to the requirements of ornamental street lighting and underground wiring where there is a five acre minimum lot size.

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8-3043

BERDOFF HOLDINGS LTD., OWNERS
APPROXIMATELY 1200 PIPELINE ROAD
Lot B, S $\frac{1}{2}$, Sec. 11, Twp. 39, Pl. 12467

Approved subject to:

- 1) Physical construction of storm sewers, pavement widening, sidewalks and curbs.
- 2) Cash deposit for ornamental street lighting and underground wiring.
- 3) Council approval of the frontage of less than 10% of the perimeter on the southerly lot.

Noting that the right-of-way on the northern side of the subdivision is planned as a proposed future road, but future further subdivision of this property is incumbent on this in fact being dedicated as a highway.

8-3030B

WOODRISE SECURITIES LTD., OWNERS
HART & GIRARD STREETS
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

Declined since:

- 1) It does not provide for an even split of the road adjacent to Lot 2 of Plan 5909.
- 2) It does not provide for convenient subdivision of Lots 1 to 7 inclusive, particularly Lots 6 and 7, as required by Subdivision By-law No. 1930, Section 5(c).
- 3) The Subdivision appears uneconomic because of the excessive road length, particularly at the west end of the subdivision.

8-3030C

WOODRISE SECURITIES LTD., OWNERS
HART & GIRARD STREETS
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

This layout is acceptable to the Planning Department since it overcomes the objections to 8-3030B.

Noting that no approval can be forthcoming until the applicant makes a commitment on the trunk sewer prior to preliminary approval for reasons which were explained in the Planning Director's letter of January 20, 1972.

8-2652A

D.M. & N. MILLER, OWNERS
834 PORTER STREET
N $\frac{1}{2}$ Lot 65, Blk. 6, D.L. 368, Pl. 1374

Approved subject to:

- 1) The road being cleared, rough graded and gravelled to the standard of a gravel road according to Subdivision By-law No. 1930.
- 2) A cash deposit for services including storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting for the approximately 65 feet on Jarvis Street.
- 3) Water-main charges.

8-1561D

J.S. MORRISON, OWNER
TILSTON CRT. OFF GATENSBURY
Rem. S. 116.35' of Lot 7, D.L. 368, Pl. 1265

Approved subject to:

- 1) Council approval of the frontage on the northern lot, leaving a 45 foot frontage at the building line.

8-1561D cont'd

- 2) House connections being provided on the Tilston Crt. end of the property.

Noting that the storm sewer connections are going to be restricted in depth.

- 3) Cash deposit for underground wiring and ornamental street lighting, sidewalks, paving, and curbs along Tilston Crt.
- 4) Lane dedication and construction of the approximately 322 feet along the south property line.
- 5) Water-main charges.
- 6) Submission of a survey certificate of the structures on the lot, including the location of the garage, so that setbacks and side yard clearances may be checked against the requirements of the Zoning By-law.

8-2922B

A.H. & R.A. KENNEDY, OWNERS
923 FOSTER AVENUE
Rem. Lot 27, Blks. 10-13, D.L. 366, Pl. 6908

Declined due to the drainage problems in the area, and the excessive cost to the Municipality of constructing the downstream drainage works that would be required for the development of the subdivision at this time.



*Hofack
Bolton*

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FEBRUARY 29, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held on Tuesday, February 29, 1972 at 2:00 p.m. in the Committee Room, with the following persons present:

Mr. H.F. Hockey, Engineering Supervisor
Mr. J.L. Hiebert, Public Health Inspector
Mr. L. Scott, Engineering Assistant
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

8-1643E

A. PATTERSON, OWNER
3535 VICTORIA DRIVE
Pt. of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 7, Twp.40, Sk.11167

In the minutes of the Subdivision Committee meeting of February 15, 1972, the final phrase reading ". . . 5 acre minimum lot size" was corrected to read ". . . 1 acre minimum lot size".

8-2982A

PARKVIEW DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK ROAD & VIEWMONT DRIVE
Pct. 1, Ex. Pl. 13286; Lot 44, Pl. 27052,
all of D.L. 238

Approved subject to:

- 1) The carrying through to completion of the road closings and land sale by the Municipality.
- 2) The physical construction of the servicing requirements of Subdivision By-law No. 1930, including storm and sanitary sewers, pavement widening on Dewdney Trunk Road, paving of roads A, B, C, D and E and the approximately 239 feet feet along Viewmont Drive, curbs, sidewalks, underground wiring and ornamental street lighting.
- 3) Water-main charges.
- 4) Easements for services on roads to be closed, including those of B.C. Hydro and B.C. Telephone, if these are proven to be required.
- 5) All lots conforming to the 7,000 square foot minimum requirement.

8-1795C

DISTRICT OF COQUITLAM, OWNER
LAURENTIAN CRESCENT & CHARLAND AVENUE
Rem. Blks. 1 & 2, D.L. 111, Pl. 3137

Approved subject to:

- 1) The physical construction of pavement widening along Laurentian Crescent to arterial standards, including curbs, gutters, sidewalks, storm sewers, ornamental street lighting, underground wiring, and paving and curbing of the lane with accesses to the individual properties.

8-1795C cont'd

2) Water-main charges.

Noting that the connector road has been relocated from where proposed by Mr. DeFehr, to align with Madore Avenue.

The Committee received an Engineering Department report on the cost of servicing this subdivision, as well as the February 28, 1972 letter from Mr. DeFehr enclosing his engineering cost estimates. While there may be a variation in the individual costs listed, the Engineering Department report suggests that if 5% is added for contingency to Departmental estimates, the applicant's costing reflects a realistic figure.

8-3048

DISTRICT OF COQUITLAM, OWNER
BETWEEN TOLMIE AND GALE AVENUES
Rem. E $\frac{1}{2}$ Lot 12, D.L. 112, Pl. 4888

Tabled for the applicant to show how the southerly lot can be connected to a sanitary sewer.

8-3039A

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; and Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002; all of D.L. 67 & 113

This subdivision layout is redesigned to include the portion of Lot C, Sk. 33 to the east of the original layout as shown in 8-3039, as a result of the applicant's letter of February 21, 1972, which states that an option has been obtained on this property.

The Committee also received the February 22 letter from the applicant, and on the basis of his assurances, the Committee approves in principle the subdivision layout, thus allowing him to proceed with the road centre line design for drawing 8-3039A, and the preparation of plans for preliminary approval.

Noting that there is considerable concern about adequate water pressure being available for the north-west corner of the subdivision, and it is suggested that the applicant's consultants be in touch with the Municipal Design Engineer regarding this problem.

8-3031B

E.A. GARRISON, OWNER
100 WARRICK STREET
Lot 67, D.L. 65 & 66, Pl. 34031

This subdivision layout is approved in principle, subject to access being from Warrick Street, noting that preliminary approval cannot be granted until sanitary sewer connections are available.

8-2535A

W. STRAYSKI, OWNER
1134 ROCHESTER AVENUE
Rem. Lot 6, Blk. 33, D.L. 109, Pl. 5753

Tabled for a report from the Building Department on the background to the presence of more than one building on the site, and to determine whether or not a four lot subdivision is considered possible.

8-3051

R.J. AND R.M. MOFFATT, OWNERS
BERRY STREET
Lot 173, D.L. 357, Pl. 38986

Approved subject to flat rate payment for the service requirements of Subdivision By-law 1930, including storm sewers, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.

Noting that Subdivision By-law 1930 permits a homeowner's service exemption for the frontage of a lot upon which an existing house is located if the property to be subdivided has a potential of less than four lots.

8-2509C

MRS. B. TYSSDAL, OWNER
511 CHAPMAN AVENUE
Rem. Lot B, Blk. 1, D.L. 54 & 55, Pl. 10074

Reapproved subject to:

- 1) The requirements in the Assistant Engineer's letter of May 6, 1971.
- 2) The requirements of Subdivision By-law 1930 for underground wiring and ornamental street lighting.

8-2124

MRS. N. GESCHKE, OWNER
808 COTTONWOOD AVENUE
Lot 1, Blk. 14, D.L. 366, Pl. 10858

Tabled for comment from the applicant and the property owner to the west since:

- 1) Approval of this subdivision would preclude the possibility of his property being subdivided into two further lots on Spruce Avenue.
- 2) The Committee requested engineering studies in connection with subdivision application 8-3044, involving the subject and adjacent lands, and this may already be commenced.
- 3) Application 8-3044 provides for better use of the land than two independent subdivisions.

The Committee would be interested in receiving written comments from the two land owners involved with 8-3044 on the above matters before its next scheduled meeting on March 14, 1972.

SUBDIVISION COMMITTEE RECONVENED MARCH 1, 1972 with L. Scott,
D.M. Buchanan and S. Jackson present.

8-3049

B. AND A. STAM, OWNERS
636 FAIRVIEW AVENUE
Lot 35, D.L. 7, Pl. 17563

Tabled for the Engineering Department to determine how the new lot will be connected to sanitary sewer.

8-1575B

V.W. AND C.M. KROSS, OWNERS
705 DANSEY AVENUE
Lot 53, Blk. 10, D.L: 3, Pl. 24529

Approved subject to:

- 1) Possible requirement of easements through the southerly lot to Dansey Avenue for storm and/or sanitary sewer.
- 2) The requirements of Subdivision By-law 1930 regarding servicing, including sidewalks, curbs, pavement widening, underground wiring and ornamental street lighting.
- 3) Water-main charges for Sydney Avenue.
- 4) Storm sewer connections to the Sydney Avenue lot.

Noting that the subdivision application is subject to the homeowner's service exemption for the lot on Dansey Avenue. Noting further that a surveyor's certificate will be required prior to final approval of this subdivision.

8-3052

ALLEY ESTATES LTD., OWNERS
2234 BELLEVUE & VACANT LOTS
Lots 515 & 516, Pl. 40715 and Lot 23,
Pl. 18644, both of D.L. 371

Approved subject to the recommendations of R.G. Doyle's letter of February 26, 1971 being carried out regarding the conditions of building on the two southerly lots. There are no service charges involved since the number of lots remains the same.

8-2919B

NYGRAN INDUSTRIES LTD., OWNERS
580 THOMPSON AVENUE
Lot 136, D.L. 54 & 55, Pl. 25604

Tabled for the Planning Department to obtain more information about the implications of this subdivision on the surrounding area in view of the Planning Department's general study of the Clarke Road Area.

Noting that Subdivision By-law 1930 permits a homeowner's service exemption for the frontage of a lot which has an existing house and where the property to be subdivided has a potential of less than 4 lots.

MARCH 1, 1972

8-3042A

A. BARBER, OWNER
727 SMITH AVENUE
W $\frac{1}{2}$ Lot 2, B1k. 59, D.L. 107, Pl. 5227

Approved subject to:

- 1) Flat rate charges for 70 feet along Smith Avenue to meet the requirements of Subdivision By-law No. 1930, including storm sewers, sidewalks, curbs, pavement widening, underground wiring and ornamental street lighting.
- 2) Noting that this is based on the response from eight of the ten adjacent property owners indicating that this subdivision is more acceptable with respect to the established amenities in the area.

The Committee requests that the applicant give serious consideration to the retention of as many of the nature trees as is feasible in developing this subdivision, since they add to the economic, aesthetic and environmental value of the property.

8-3053

A. & H. HOFMANIS AND R. & D. BEARD, OWNERS
714-720 SMITH AVENUE
W $\frac{1}{2}$ & E $\frac{1}{2}$ Lot 2, D.L. 41, Sk. 1103

Tabled for an Engineering Department report regarding services.

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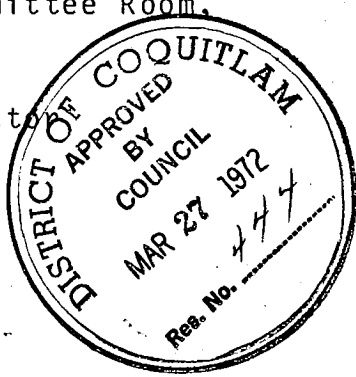
501

MARCH 14, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held on Tuesday, March 14, 1972 at 1:15 p.m. in the Committee Room, with the following persons present:

- Mr. J.L. Hiebert, Public Health Inspector
- Mr. L. Scott, Engineering Assistant
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner



8-3047

DISTRICT OF COQUITLAM, OWNERS
 HICKEY STREET SOUTH AREA
Rem. D.L.112, Pt.1002, Pt. of D.L.113, Pt.1002

Declined due to the problems involved in supplying water to the subdivision as a result of the low pressure in the area. Further points are as follows:

1. The Committee recommends to the Engineering Department that a study be made of the crossing of the ravine at Kugler Avenue.
2. The Planning Department should advise prospective applicants for purchase of this property regarding the above matters.
3. An extension of the water-main will be required from the north and no money is available for this project at this time.
4. If the subdivision of Lot 10 to the north proceeds, 8-3047 should be reviewed at that time.

8-3048

DISTRICT OF COQUITLAM, OWNERS
 ORANDA AVENUE AND SHAWNA WAY
Rem. E $\frac{1}{2}$ Lot 12, D.L. 112, Pt. 4888

Approved subject to:

1. The construction of buildings on Lots 292 and 294 with foundations which are extended to original solid ground. The Committee understands from the engineering report submitted from Baxter and Rannala of March 10, 1972 that this will require higher foundation walls, approximately 6 feet high at the lower side and a crawl space under the floor slab, or alternatively, a compacted granular fill under the floor slab instead of a crawl space.
2. The physical construction of services required according to Subdivision By-law No. 1930, including storm and sanitary sewers, pavement, sidewalks, curbs, underground wiring and ornamental street lighting for the Tolmie, Oranda and Shawna Way frontages.
3. Water-main charges.

MARCH 14, 1972

8-3035

DISTRICT OF COQUITLAM, OWNERS
HICKEY STREET SOUTH AREA
Lot 11 & Rem. E $\frac{1}{2}$ Lot 12, D.L. 112, Pl. 4888

Declined since legal access is not available to Lot 11.

8-3049

B. & A. STAM, OWNERS
636 FAIRVIEW AVENUE
Lot 35, D.L. 7, Pl. 17563

Declined since no sanitary sewer can be provided by the Municipality to the new lot being created.

Noting that the applicant may wish to hire a professional engineer to study how a sanitary sewer connection can be obtained.

8-2737A

E. & H. LYCAN AND M.F. & E.L. LYCAN, OWNERS
SE CORNER VICTORIA DRIVE AND DAVID AVENUE
Lot D, NW $\frac{1}{2}$, Sec. 8, Blk. 1, Twp. 40, Pl. 4166

Tabled for the Planning Department to notify adjacent owners regarding the proposed closure of David Avenue from the south-east corner of Victoria Drive and David Avenue to the east property line of the subdivision.

Noting that the legal and survey costs for the road closure must be borne by the benefitting property owners on both sides of the road being closed, i.e. the owners of Lot 13, Lot D and Rem.1. The Committee requests the Engineering Department to check on the status of the road dedication of the north-west corner of David Avenue and Victoria Drive.

8-2936EB

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pl. 39454 & Lot 6, Pl. 1258,
both of Blk. 10, D.L. 373

Tabled for the applicant to show how he proposes to drain Lots 8-13, noting that this question was raised in the November 9, 1971 letter from the Planning Director.

Noting also that preliminary approval will not be given to this subdivision until the sanitary sewer construction is well under way.

MARCH 14, 1972

8-483A

F. & R. BOYD, OWNERS
1405 WINSLOW AVENUE
Rem. Lot 11, Blks. 2 & 3, D.L. 357, Pl. 8093

Approved subject to:

1. The requirements of Subdivision By-law No. 1930, including pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting.
2. Registration of an easement for the existing sanitary sewer main running across the westerly lot.

8-2985A

G.R.T. HOLDINGS, OWNERS
700 CLARKE ROAD
Rem. Lot 23, D.L. 106, Pl. 4485

Approved subject to:

1. The requirements of Subdivision By-law No. 1930, including storm sewer, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the Anskar Court and Clarke Road frontages.
2. The lane being constructed to gravel standards.
3. The existing house on Clarke Road being connected to the sanitary sewer.
4. Approval by Council of the two frontages of less than 50 feet.

Noting that sanitary sewer connections must be provided to the properties to a suitable depth.

Noting further that the existing house must conform to present zoning by-law setbacks.

8-3053

A. & H. HOFMANIS AND R. & D. BEARD, OWNERS
714-720 SMITH AVENUE
W $\frac{1}{2}$ & E $\frac{1}{2}$ Lot 2, D.L. 41, Sk. 1103

Approved subject to:

1. The physical construction of the approximately 251 feet of Florence Street to a gravel standard.
2. Flat rate fee for paving, curbs, sidewalks, storm sewer, underground wiring and ornamental street lighting for the two new lots being created.
3. That portion of lane to be dedicated, being physically constructed to a gravel standard.
4. Water-main charges for the approximately 251 feet along Florence Street.

Noting that the buildings being constructed must conform to the Zoning By-law with regard to setbacks.

MARCH 14, 1972

8-2986 ARROWHEAD SECURITIES, OWNERS
1792 ROCHESTER AVENUE
Lot B, Blks. 44 & 45, D.L. 110, Pl. 15047

Approved subject to the same conditions as indicated in the November 1, 1971 letter from the Planning Director, and the servicing requirements indicated in the December 7, 1971 letter from the Assistant Engineer.

8-2187 H.R. SADLER, OWNERS
825 ROBINSON STREET
Lot 4 of Lot C, Blk. 9, D.L. 367, Pl. 9110

Approved subject to the servicing requirements indicated in the letter of December 7, 1971 from the Assistant Engineer.

8-881D W.J. DECKER, OWNER
404 ASHLEY STREET
Rem. Lot F, Blk. 11, D.L. 3 etc., Pl. 20242

Approved subject to :

1. Adequate drainage being made available to the two lots.
2. The servicing requirements of Subdivision By-law No. 1930 by flat rate, including storm sewer, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.
3. Water-main charges.
4. Relocation of the existing sanitary sewer connection to the northerly lot.

8-1966E MRS. MOLLY PURDOM OWNER
1631 SMITH AVENUE
Rem. Lot 14, Blk. 4, D.L. 364, Pl. 38450

Approved subject to:

1. Board of Variance approval of the proposed 4.7 foot side lot line setback.
2. The servicing requirements of Subdivision By-law No. 1930 by flat rate, including storm sewer, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the frontage of the easterly lot of approximately 48 feet.
3. Relocation of the existing sanitary sewer connection to the westerly lot.
4. Approval by Council of frontage less than 50 feet.

Noting that a survey certificate will be required indicating the house location, before final approval is given.

MARCH 14, 1972

8-2781A

D. & I. DUPERRAULT, OWNERS
SOUTH SIDE OF HARRIS AVE. EAST OF BLUE MTN. ST.
Bal. N. Ptn. of Lot 84, D.L. 1 & 16, Pl. 874

Approved subject to:

1. The existing house conforming to zoning by-law setback requirements or approval of the Board of Variance of the front setback.
2. The servicing requirements of Subdivision By-law No. 1930 by flat rate charges for storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the approximately 57 foot frontage on the easterly lot.

Noting that the easterly lot would not have the 8,000 square foot minimum required for a duplex lot.

8-2124

N. GESCHKE, OWNER
808 COTTONWOOD AVENUE
Lot 1, Blk. 14, D.L. 366, Pl. 10858

Tabled for further information upon receipt of the March 7, 1972 letter from D. Guggisberg, agent for the owner. The Planning Department was asked to talk to all parties and present all information to the next meeting of the Committee.



501

MARCH 28, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 28, 1972 at 1:30 p.m., with the following persons present:

- Mr. J.L. Hiebert, Public Health Inspector
- Mr. L. Scott, Engineering Assistant
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-3044

D. MACDONALD & MRS. N. GESCHKE, OWNERS
808 COTTONWOOD AVENUE
Lot 1, Blk. 14, D.L. 366, Pl. 10858

Declined since both applicants on March 15, 1972 indicated they were not prepared to arrange and pay for an Engineering Study.

8-2124

MRS. N. GESCHKE, OWNER
808 COTTONWOOD AVENUE
Lot 1, Blk. 14, D.L. 366, Pl. 10858

Reapproved subject to:

- 1) The servicing requirements of By-law No. 1930 as stated in the Assistant Engineer's letter of July 7, 1971.
- 2) Flat rate charges for underground wiring and ornamental street lighting since these are now required according to the Subdivision By-law.

8-1842E

W.F. & M.E. JOBB, OWNERS
568 CHAPMAN AVENUE
Lot A of 3, Blk. 1, D.L. 54 & 55, Pl. 21796

Tabled for the Planning Department to study the implications of the proposed subdivision.

8-1795D

DISTRICT OF COQUITLAM, OWNERS
LAURENTIAN CRESCENT & CHARLAND AVENUE
Rem. Blk. 1, D.L. 111, Pl. 3137

Approved subject to the same conditions mentioned in the March 9, 1972 letter from the Planning Director.

MARCH 28, 1972

8-2535A

W. STRAYSKI, OWNER
1134 ROCHESTER AVENUE
Rem. 6, Btk. 33, D.L. 109, Pl. 5753

Declined due to the presence of three dwelling units on the one proposed lot contrary to provisions of Zoning By-law No. 1928 for RT-1 zones. The applicant may wish to re-apply when the house on the centre of the lot is demolished.

8-2518A

W.D. & M.B. FALK, OWNERS
2927 COMO LAKE AVENUE
Pct. A of S $\frac{1}{2}$ Lot 7, Btk. 1, D.L. 378, Pl. 10295

Tabled:

- 1) For comments from B.C. Hydro and B.C. Telephone regarding the proposed cancellation of Como Lake Avenue west of Sharpe Street.
- 2) Until the Municipality receives final right-of-way plans from the Department of Highways.
- 3) Engineering Department report.

8-3056

VAN'S INVESTMENTS LTD., OWNER
SW CORNER LANSDOWNE & BARNET
S. Pt. of B, D.L. 383, Pl. 6408

Tabled for Department of Highways approval of the subdivision.

8-1615B

E.R. SWEET, OWNER
SOUTH OF 563 POIRIER STREET
Lot 258, D.L. 358, Pl. 32317

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 as stated in the May 4, 1970 letter from the Assistant Engineer.
- 2) Flat rate charges for underground wiring and ornamental street lighting since these are now required under Subdivision By-law No. 1930.

8-2782A

FARWEST DEVELOPMENT CO. LTD., OWNERS
NORTH SIDE OF COMO LAKE AVE. EAST OF PORTER ST.
Rem. Lot 48, D.L. 368, Pl. 25416

Tabled for the Planning Department to redraw the subdivision layout showing the locations of roads and lanes.



502

APRIL 18, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 18, 1972 at 2:00 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
Mr. L. Scott, Engineering Assistant
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

8-2781B

D. & I. DUPERRAULT, OWNERS
SOUTH SIDE OF HARRIS AVENUE EAST OF
BLUE MOUNTAIN STREET
Bal. N. Ptn. of Lot 84, D.L. 1 & 16, Pl. 874

Approved subject to:

- 1) The existing house conforming to zoning by-law setback requirements or approval of the Board of Variance of the front setback.
- 2) The servicing requirements of Subdivision By-law No. 1930 by flat rate charges for storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the approximately 66 foot frontage on the easterly lot.

Noting that the existing sanitary sewer house connection may have to be relocated so that it remains on the westerly lot.

8-2535B

W. STRAYSKI, OWNER
1134 ROCHESTER AVENUE
Rem. Lot 6, Blk. 33, D.L. 109, Pl. 5753

Tabled until such time as the house located on the proposed lot line is removed.

8-2927

D.A. & A. GILLIS, OWNERS
EASTERLY END OF HIGHLAND DRIVE
S $\frac{1}{2}$ L.S. 11, Sec. 18, Twp. 40

While in principle the road and lot layout are acceptable, the application has been tabled for a report from the Engineering Department for study of the feasibility of water supply to the property.

8-2503F

TANTUS ESTATES LTD., OWNERS
730 DANSEY AVENUE
Lots R & S, D.L. 238, Pt. 8360

The Committee reviewed lot layout 8-2503F which is based on information received in the Planning Department on April 10, 1972 from the School Board.

The Committee cannot approve this revised road and lot layout, particularly with regard to the four corner intersection to the north-east of the proposed school site. The Committee suggests that it may be advisable to review the road and lot layout in the central portion of the proposed subdivision; noting that the cancellation of the road on the south boundary of the subdivision is not proceeding due to objections having been received from Engineered Homes (B.C.) Ltd.

8-3060

JUSTESEN MANUFACTURING LTD., OWNERS
ADAIR AVENUE
Lots 17-20, Blk. 4, D.L. 16, Pt. 1531

Approved. There will be no servicing requirements since the number of lots is being decreased; noting that the Department of Highways may have to approve this proposal if they consider this a subdivision. Noting further that this will leave a "locked-in" narrow lot to the east between two industrial developments.

8-2722

C. & L. WURZHUBER, OWNERS
3364 DAVID AVENUE
Lot 6 of Sec. 11, 12 & 14, Twp. 39, Pt. 18967

Approved subject to the provisions of the letter from the Engineering Supervisor dated July 20, 1971.

8-3039A

M.A.C. PEEBLES, F.N. SOANE CONST. LTD., LADUE INVESTMENTS LTD., BURNABY INVESTMENTS LTD., H.M. & E.M. TONKIN, A, KOSKO, OWNERS
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pt. 1002, Lot 3 of Lot 15, Pt. 16369, Lot 32, Pt. 28591, Pcl. D, Ref. Pt. 76, Blk. B, Pt. 1002, Pcl. C, Ref. Pt. 33, Blk. 14, Pt. 1002, all of D.L. 67 & 113

The sketch received in the Planning Department on April 6, 1972 differs in several respects from the sketch given approval in principle by the Subdivision Committee, as indicated in the Planning Department letter of March 9, 1972. The applicant verbally requested a member of

8-3039A cont'd

the Planning Department to seek the Subdivision Committee's views on Plan #1102-1282-12-02 dated March 17, 1972 and therefore the Committee comments as follows:

- 1) The road on the north-easterly corner of the subdivision should be carried through to the east-west collector road on the northern boundary of the subdivision regardless of any future decision with regard to the land on the north-west corner of this subdivision.
- 2) The Committee requests information with regard to the reasons for the elimination of the two originally proposed roads. It may be that this matter will be clarified with the submission of the road centre line design and area contours being prepared as a result of the Committee's earlier approval in principle.
- 3) The eastern walkway system as proposed is not acceptable, and recommends that this be tied in with the road and sidewalk system of the subdivision, in the belief that it can be made more functional and thus enhance the character of the subdivision.
- 4) Comment is requested regarding the elimination of the second walkway leading to the ravine park from the south-west corner of the subdivision.
- 5) The lot patterning is at variance with usual plotting, and the Committee would be interested in seeing the results of this layout.
- 6) The Committee would like to see how the area to the east could be subdivided in the future, to assure that no problems would result from this subdivision and expects a response to its earlier request in this regard.
- 7) Plans should indicate that the 66 foot collector road includes a 33 foot dedication of road by the applicant.

Noting that:

- 8) The Engineering Department has no objection to the applicant making a cash payment for the municipal installation of a water-main extension from Tolmie Avenue and Hickey Street to serve the north-west corner of the subdivision, to overcome the lack of water pressure.
- 9) The Planning Department will undertake to write the Executive Committee of Council on the question of tendering the municipal land to the north-west of the subdivision shown in sketch 8-3047.
- 10) The Planning Department has been contacted by several property owners on Mathewson Avenue who state that they have not consented to the land exchanges outlined in the letter from the applicant dated February 21, 1972 and recommends that the applicant and property owners resolve

8-3057

D.M. CLARK, J.T. SCOTT, R.H. DAVIES, OWNERS
LOUGHEED HIGHWAY
Lot 2 & Rem. Lot 3, D.L. Pts. 1 & 16, Pl. 6643

Approved with regard to road and lane dedications, noting that servicing requirements remain to be finalized as part of the agreement with the Municipality which will be entered into prior to the final approval of the development of the property. Noting further that it is envisaged that the servicing requirements of the agreement will include physical construction of storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the frontage road along Alderson Avenue and rough grading and gravelling of the lane allowance.

Meeting adjourned at 5:30 p.m. to Wednesday at 11:30 a.m. on April 19, 1972.

8-2936EB

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pl. 39454 & Lot 6, Pl. 1258, both of
Blk. 10, D.L. 373

Approval of Lots 8 and 9 subject to:

- 1) The physical construction of the service requirements of Subdivision By-law No. 1930, including sanitary and storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) The legal closure of Norman Avenue on the northern boundary of the subdivision at this time, which would permit the physical use of the road through this area until such time as the major road is completed from Mariner Way to Dacre Avenue and Dewdney Trunk Road, noting the concern of the Committee that this road closure take place before the transfer of Lots 7 and 13 to third parties which might complicate road closing procedures.
- 4) The dedication and construction of the walkway, including paving, lighting and fencing on that section of Norman Avenue which is to be cancelled, this to take place following physical closure of the road to vehicular traffic.

Noting that further consideration for preliminary approval will be given to Lots 10-13 upon the awarding of the municipal contract for the Norman Avenue sanitary sewer project.

8-2990B

K.A. MATHESON, OWNER
744 AUSTIN AVENUE
Lot 89, D.L. 3, Pl. 26475

Tabled for a report from our Traffic Engineering Consultants regarding the proposed frontage road on Austin Avenue.

8-467E

COQUITLAM PRESBYTERIAN CHURCH, OWNERS
SW CORNER BLUE MOUNTAIN & COMO LAKE
Lot 3, D.L. 366, Pl. 4850

Approved subject to:

- 1) Dedication of a ten foot wide strip along Como Lake Avenue, dedication of the lane on the south-westerly corner of the property, and the granting of the sewer easement from that lane to Blue Mountain Street.
- 2) Payment of servicing charges on Hailey Street at approximately \$30.00 per foot.
- 3) Construction and gravelling of the lane.

8-724A

W. & W.F. HALEY, OWNERS
963 BLUE MOUNTAIN STREET
Lots A & B of Lot 7, Blks. 1 & 2,
D.L. 368, Pl. 16374

Tabled for a Building Department report on the building drainage implications for the proposed easterly lot, noting that there will be no servicing requirements since the number of lots remains the same.

8-2919B

NYGRAN INDUSTRIES LTD., OWNERS
580 THOMPSON AVENUE
Lot 136, D.L. 54 & 55, Pl. 25604

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate fee, including storm sewers, curbs, sidewalks, pavement widening, underground wiring and ornamental street lighting.
- 2) Water-main charges.

APRIL 18, 1972

8-1860A

E. & A. SYMONDS, OWNERS
EAST OF BLUE MOUNTAIN NORTH OF COMO LAKE
Lot B of 19 & 20, Blks. 1 & 2, D.L. 368,
Plan 16005

Approved subject to:

- 1) The physical construction of servicing requirements for Como Lake Avenue and Kelvin Street, including storm sewers, curbs, sidewalks, pavement, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) Registration of sanitary sewer easements.

25 503
APRIL 25, 1972

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was held in the Committee Room on Wednesday, April 25, 1972 at 11:00 a.m., with the following persons present:

L. Scott, Engineering Assistant
D.M. Buchanan, Planning Director
S. Jackson, Current Planner



8-2503G

TANTUS ESTATES LTD., OWNERS
730 DANSEY AVENUE
Lots R & S, D.L. 238, P1. 8360

- 1) The Committee reviewed sketch 8-2503G, Burnett Plan #71-2059, received in the Planning Department on April 24, 1972. This plan indicates a grade of approximately 20% on Road A to the north of the proposed Lots 90-94, and is therefore not acceptable.
- 2) The Committee has examined the proposal by Engineered Homes for development of lands under agreement with the Municipality to the south-east of this subdivision, and provision should be made for the possible road outlet indicated in the Engineered Homes Plan #HV104, dated 20/9/71, received in the Planning Dept. on March 13, 1972.
- 3) In reviewing this application, the possibility was raised of declassifying Road A from its collector status to a local road since it does not appear to be practical as a collector road.

Noting that Roads B, C, D, E & F seem to be feasible, but further modifications may be required if Road A is altered as necessary.

Tabled for the Planning Department to sketch out a proposal which can be reviewed by Burnett & Assoc. with regard to engineering feasibility. The Committee hopes to review this at its next meeting of May 2, 1972.

Meeting reconvened Friday, April 28, 1972 at 2:00 p.m. with L. Scott, D.M. Buchanan and S. Jackson present.

8-2503H

TANTUS ESTATES LTD., OWNERS
730 DANSEY AVENUE
Lots R & S, D.L. 238, Pl. 8360

The Committee reviewed sketch plan 8-2503H and the profile of Road A prepared by the Planning Department and Burnett and Company Engineering Ltd. on April 27 and 28. It was noted that at the east end of Road A, fill will have to take place over the gas line on the west edge of the B.C. Hydro line R/W.

Approved subject to:

- 1) Favourable consideration of the proposed roads crossing the Hydro R/W by B.C. Hydro, as requested April 27, 1972.
- 2) School Board acceptance of the design of the school site.
- 3) Completion and activation of the trunk sanitary sewer by Greater Vancouver Regional District.
- 4) Construction by the applicant of sanitary sewers serving lots in the subdivision into the trunk sanitary sewer.
- 5) Construction by the applicant of a downstream storm sewer trunk for a distance of approximately 1,500 feet eastwards along Dewdney Trunk Road, channel improvements along the watercourse from Dewdney Trunk Road to the CPR crossing thereof.
- 6) Construction by the applicant of storm sewers serving the subdivision connecting into the trunk storm sewer.
- 7) Construction by the applicant of pavement, curbs, sidewalks, underground wiring and ornamental street lighting on:
 - (i) the abutting half of all existing roads adjoining the subdivision.
 - (ii) all roads to be dedicated within the subdivision.

Road A is to be at a collector standard and Dewdney Trunk Road at a major arterial standard.

- 8) Dedication of Road A eastwards to where it connects to the existing dedicated east-west road; construction of the road to the east side of the B.C. Hydro R/W; design of the intersection therein by the applicant's consulting engineers, with construction at an interim standard pending connection of road from SW.

8-2503H cont'd

- 9) No vehicular access to individual lots from Dewdney Trunk Road
- 10) Construction of the walkway, including pavement and fencing.
- 11) Water-main charges.
- 12) All lots to be 7,000 square feet in area.
- 13) Road allowances of Roads B, C, D, F and that portion of E lying south of Road A to be 60 feet in width, the remainder of Road E and all of Road A to be 66 feet in width.
- 14) Cancellation of a 6 foot wide strip on the west side of the school site.

501
MAY 2, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 2, 1972 at 2:00 p.m., with the following persons present:

Mr. L. Scott, Engineering Assistant
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner



8-1698B

K. PIDLUBNY, OWNER
937 GRANT STREET
Pct. A of Lot 7, Blk. 2, D.L. 367, Pl. 13232

Approved subject to:

- 1) The requirements of Subdivision By-law 1930, including sidewalks and curb, pavement widening, underground wiring and ornamental street lighting by flat rate fee for the easterly lot.
- 2) Storm sewer connections being provided to both lots.
- 3) Water-main charges.

8-3039B

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
2497 CAPE HORN AVENUE
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369; Lot 32, Pl. 28591; and Pct. D, Ref. Pl. 76, Blk. B, Pl. 1002; all of D.L. 67 and 113

The Committee received the plans and road centre line design #1102-1282-12, prepared by Underwood McLellan and Associates, dated April 1972.

Tabled for the Design Engineer to study the road grades, and the Planning Department to study the lot and road layout of this subdivision.

8-2962

A. & L. REED, OWNERS
3330 DAVID AVENUE
N $\frac{1}{2}$ Lot 4, NE $\frac{1}{4}$ Sec. 12, Twp. 39, Pl. 3022

The Committee received a report from the Planning Department indicating a need for a crossing of the Hyde Creek ravine between Coast Meridian Road and Oxford Street, and a report from the Engineering Department indicating that a road across the ravine is feasible. The crossing is long term in terms of timing of construction, however.

Approved subject to:

- 1) The requirements of Subdivision By-law 1930, by flat rate for storm sewers, curbs, pavement on the approximately 71 feet along David Avenue.

MAY 2, 1972

8-2962 cont'd

- 2) Water-main charges.
- 3) Perimeter ruling by the Approving Officer for a frontage of less than 10% of the total perimeter of the lot being created.
- 4) Evidence being provided by the applicant to the Simon Fraser Health Unit that sanitary disposal regulations can be met.

8-2677C

MRS. FRANCES ANN BOUTIN, OWNER
SE CORNER PIPELINE ROAD AND DUNKIRK AVENUE
Rem. Lot 3 of 21, Sec. 11, 12 & 14,
Twp. 39, Pl. 16828

Approved subject to the servicing requirements outlined in the Assistant Engineer's letter of November 25, 1971.

Noting that the Medical Health Officer had no objection to the subdivision being approved.

Noting further that a future road is proposed for the east 30 feet of this property, which was not indicated on plan #8-2677B.

8-1785A

D.G. & B.O. SHAFER, OWNERS
EAST END OF HAVERSLEY
E½ Lot 4, D.L. 359, Pl. 4888(save and
except Pl. 40585)

Tabled for the Planning Department to look into the feasibility of a north-south connector road to link Austin Avenue to the south boundary of Mundy Park, which may have a bearing on this proposed subdivision.

8-1533F

E.I. GARRISON, OWNER
HAVERSLEY AVENUE
Rem. Lot 35, Blk. 4, D.L. 359, Pl. 24259

Approved subject to:

- 1) The physical construction of storm and sanitary sewers, sidewalks and curb, underground wiring and ornamental street lighting and road paving as provided for in Subdivision By-law 1930.
- 2) Lane construction to a gravel standard.
- 3) Water-main charges.

MAY 2, 1972

8-1528

J.K. MCHALE, OWNER
BETWEEN COTTONWOOD AVE. & RUNNYMEDE AVE.
W $\frac{1}{2}$ Lot 13, Blks. 10-13, D.L. 366, Pl. 6908

Approved subject to the servicing requirements outlined in the Assistant Engineer's letter of December 2, 1971.

8-2971

L.J. & E. ALBANESE, OWNERS
BETWEEN COTTONWOOD AVE. & RUNNYMEDE AVE.
E $\frac{1}{2}$ Lot 9, Blks. 10-13, D.L. 366, Pl. 6908

Approved subject to:

- 1) The servicing requirements outlined in the Assistant Engineer's letter of June 28, 1971.
- 2) Flat rate deposit for underground wiring and ornamental street lighting as required by Subdivision By-law 1930.

8-3061

C.J. & E.M. KING & J. PONTIOUS, OWNERS
GATENSBURY STREET & KERWAN AVENUE
Rem. Lot 21, Pl. 10359 & Lot 5, Pl. 23608,
both of D.L. 356

Declined due to excessively deep lots without secondary access. Noting that a lane system is in existence from Foster Avenue south.

8-3061A

C.J. & E.M. KING & J. PONTIOUS, OWNERS
GATENSBURY STREET & KERWAN AVENUE
Rem. Lot 21, Pl. 10359 & Lot 5, Pl. 23608,
both of D.L. 356

Approved subject to:

- 1) The servicing requirements of Subdivision By-law 1930, including the physical construction of sanitary and storm sewers, sidewalk, curb, paving, underground wiring and ornamental street lighting on Kerwan Avenue.
- 2) Flat rate deposit on Gatensbury Street for storm sewers, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting.
- 3) Lane construction.
- 4) Water-main charges on Kerwan Avenue.

MAY 2, 1972

8-2782B

AUSTIN DEVELOPMENTS LTD., OWNERS
NORTH SIDE OF COMO LAKE AVE. EAST OF PORTER ST.
Rem. Lot 48, D.L. 368, Pl. 25416

Road and lot layout approved in principle.
Noting that preliminary approval cannot be
granted at this time because of the lack of
legal access.

8-3049

B. & A. STAM, OWNERS
636 FAIRVIEW AVENUE
Lot 35, D.L. 7, Pl. 17563

Approved subject to:

- 1) The provisions of Subdivision By-law 1930,
including flat rate payment for storm sewers,
pavement, sidewalk, curbs, underground wiring
and ornamental street lighting for the frontage
of the proposed lot.
- 2) The physical construction of the sanitary sewer
as proposed by Baxter and Rannala in their
plan #72-E-1528 dated March 1972.

8-3063

RICHELLE HOMES LTD. & R.C. & B.I. TOLLEFSEN, OWNERS
LAKEVIEW STREET
Pct. 1 of N $\frac{1}{2}$ Lot B, Blk. 8, Ex. Pl. 4985 &
Rem. N $\frac{1}{2}$ Lot B of Lot 8, Pl. 4985, both of D.L. 111

Approved subject to:

- 1) The physical construction of storm sewers,
sidewalk, curb, road paving for the Lakeview
Street frontage.
- 2) Flat rate deposit for underground wiring and
ornamental street lighting for the Lakeview
Street frontage.
- 3) Lane construction.
- 4) Water-main charges.

8-2718B

H. & F. WRIGHT, OWNERS
ALDERSON AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

Tabled for:

- 1) A report from the Building Department showing
the locations of existing buildings on the
property.
- 2) A statement from the applicants regarding
whether or not they intend to proceed with the
small lot subdivision as shown in application
8-2987.

MAY 2, 1972

8-2718B cont'd

Noting that if subdivision into two parcels is approved, servicing will be necessary on Edgar Avenue and Loughheed Highway as required by Subdivision By-law 1930.

8-1842E

W. JOBB, OWNER
568 CHAPMAN AVENUE
Lot A of 3, Blk. 1, D.L. 54 & 55, Pt. 21796

The Committee received a Planning Department report which indicated that:

- 1) Information is lacking to determine whether or not there is sufficient area for building sites between the ravine and the proposed road.
- 2) The proposed connection to Thompson Avenue may not be feasible.

Tabled for the applicant to supply the Committee with evidence showing that there is sufficient building area between the top of the ravine bank and the proposed road allowance, from Chapman to Thompson Avenue. Without this information, the Committee is not in a position to approve the design as submitted.

MAY 16, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held on Tuesday, May 16, 1972 at 2:00 p.m. in the Committee Room, with the following persons present:

- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.J. Ashford, Design Engineer
- Mr. S. Vida, Consulting Engineer
- Mr. S. Jackson, Current Planner



8-3039D

NU-WEST DEVELOPMENTS LTD.
 2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
 Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
 Lot 32, Pl. 28591; & Pcl. D, Ref. Pl. 76, Blk. B,
 Pl. 1002; all of D.L. 67 & 113

The Committee reviewed Plan No. 1102-1282-12-1A, prepared by Underwood & McLellan & Associates Ltd., received by the Planning Department on May 16, 1972 and tabled the application for the applicant to submit:

1) Plans showing:

- a) reduced grades on Street B to comply with the requirements of Subdivision By-law No. 1930, Sec. E.4, 1.2, which permit maximum grades of 8% for collector streets. This may require realigning the road. The Committee also suggests that a more suitable alternative to the cul-de-sac road leading out to Mathewson may be achieved by redesigning Street A where it intersects with Street B so that it is a right angle intersection.
- b) a walkway through to the park on the west off Street B.
- c) revisions to the north cul-de-sac on the east-west collector road which reflect consideration of pedestrian-vehicular conflict at this point.
- d) revision to avoid the short block between the NE corner of the lands affected and the proposed north-south road to the east; the Committee is also concerned about Street B (a collector) leading into Street A (a local road) at 90 degrees; it is felt that Street B should be continuous and Street A enter at 90 degrees.

2) A road design for Mathewson Avenue, noting that the southerly boundaries of the subdivision should be reflected in the plans by outlining the area to the centre line of Mathewson Avenue.

3) Information showing:

- a) how the Street D cul-de-sac lots can be serviced.
- b) how the subdivision will be serviced with storm drains to ensure that there is adequate capacity in the downstream storm

MAY 16, 1972

- 4) A commitment for the construction of the water-main extension from Hickey Street or Kugler Avenue to the subdivision.

Noting that:

- 1) The subdivision cannot be given final approval until sanitary sewers to be constructed by the applicant can be connected to the municipal sanitary sewer system which is under construction.
- 2) The Planning Department finds the lot layout adjacent to Mathewson Avenue east of the land under application more appropriate than in the previous plan received May 1, 1972, with the exception of the layout referred to in 1(d) above.
- 3) The proposed walkway system is acceptable except as noted previously.
- 4) The Planning Department has already indicated to the applicant the desirability of obtaining dedication of 12 feet alongside Mathewson Ave. to allow for long term future widening.
- 5) The Committee received for information the letter of May 16, 1972 from Mr. T. Miyanaga which covered preliminary comments of the plans received on May 1, 1972.

Mr. Vida and Mr. Ashford left the meeting. Mr. Wayne Forseth, Engineering Assistant, arrived.

8-1487E

R.B. CALLENDER, OWNER
QUEENSTON AVENUE
Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 3345T

Approved subject to:

- 1) Storm sewer on road to be dedicated and on south boundary of property east of new road.
- 2) Pavement, curb and gutter on new road to be dedicated.

Noting that the Simon Fraser Health Unit indicated no objection to the subdivision on October 16, 1969 in relation to sanitary disposal.

8-2737A

E. & H. LYCAN AND M.F. & E.L. LYCAN, OWNERS
SE CORNER VICTORIA DRIVE AND DAVID AVENUE
Lot D, NW $\frac{1}{4}$, Sec. 8, Blk. 1, Twp. 40, Pl. 4166

Declined due to the negative response from the adjoining property owners regarding road cancellation of David Avenue.

8-2737B

E. & H. LYCAN AND M.F. & E.L. LYCAN, OWNERS
SE CORNER VICTORIA DRIVE AND DAVID AVENUE
Lot D, NW $\frac{1}{4}$, Sec. 8, Blk. 1, Twp. 40, Pl. 4166

Tabled for reports from the Engineering Department and Simon Fraser Health Unit.

MAY 16, 1972

8-2912

W. & G. SAMPSON, OWNERS
NE CORNER ELKHORN & FINNIGAN
Lot 19, Blk. 34, D.L. 64 & 111, Pl. 22830

Approved subject to the same requirements as stated in the Engineering Assistant's letter dated February 9, 1972.

8-724A

W. & W.F. HALEY, OWNERS
963 BLUE MOUNTAIN STREET
Lots A & B of Lot 7, Blks. 1 & 2, D.L. 368, Pl. 16374

Tabled till the results of the 1972 local improvement programme are known. Noting that in the event that the proposed easterly lot cannot be connected to the proposed storm sewer on Kelvin Street, the applicant will be required to provide a storm sewer connection and easement along the south side of the subdivision to Blue Mountain Street in favour of the easterly lot, and that this line must be large enough to accommodate the potential of two easterly lots on Kelvin Street. Alternatively, the applicant may wish to comment on whether or not he is prepared to physically construct the necessary drainage system.

8-1859A

E.W. & P.D. SCOTT, OWNERS
815 BLUE MOUNTAIN STREET
Lot B of 18, Blks. 1 & 2, D.L. 368, Pl. 17694

Approved subject to:

- 1) The requirements mentioned in the Assistant Engineer's letter of November 19, 1969.
- 2) Underground wiring and ornamental street lighting, since these are now required according to Subdivision By-law No. 1930.
- 3) Registration of an easement and a pipe enclosure on the south side of the subdivision for storm drainage.

MEETING ADJOURNED.

Meeting reconvened May 17, 1972 at 9:00 a.m. Attending were: Mr. J.L. Hiebert, Public Health Inspector, Mr. H.F. Hockey, Engineering Supervisor, Mr. W. Forseth, Engineering Assistant, Mr. D.M. Buchanan, Planning Director, and Mr. S. Jackson, Current Planner.

8-2718

F.W. & H.W. WRIGHT, OWNERS
ALDERSON AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

Tabled pending receipt of a written commitment from the GVRD Sewer Board giving approval to finance, design and construct the trunk storm sewer in the area. Noting that when this is received, the Committee can give preliminary approval subject to:

- 1) A deposit of \$20,000 towards the construction costs of the trunk storm sewer for the water-course as offered by Clover Construction Ltd. in their November 8, 1971 letter

8-2718 cont'd

- 2) Dedication of the full width of 66 feet on Quadling Avenue, 10 feet on the north side of Alderson Avenue, and the relocation or removal of all buildings on future dedicated roads which must thereafter be sited in compliance with all municipal by-laws and regulations.
- 3) Department of Highways approval.
- 4) The full servicing requirements of Subdivision By-law No. 1930 including storm sewers, road pavement and widening, sidewalks and curbs:
 - a) by physical construction on Edgar Avenue and Quadling Avenue, noting that Edgar Avenue requires pavement widening and Quadling Avenue requires full pavement.
 - b) by flat rate fee on Lougheed Highway and Alderson Avenue.
 - c) by flat rate fee for underground wiring and ornamental street lighting.
- 5) Water-main charges for Quadling Avenue.

8-3064

D.H. MCDONALD, OWNER
1132 FOSTER AVENUE
Rem. Lot 18, D.L. 356, Pl. 10359

Tabled for a report from the Building Department.

8-3065

A.D. & M.E. GREENLAND, OWNERS
811 BLUE MOUNTAIN STREET
N $\frac{1}{2}$ Lot A of 19 & 20, Blks. 1 & 2, W $\frac{1}{2}$ 368, Pl. 16005

Tabled for a report from:

- 1) The Building Department regarding the implications of the existing building and the proposed narrow lot.
- 2) The Engineering Department for a report on the drainage situation.

8-1876E

J.E. & A.E. HANCOCK, OWNERS
1976 HILLSIDE AVENUE
Lot B, Blk. 1, D.L. 62 & 63, Pl. 9849

Approved subject to the same requirements indicated in the February 9, 1972 letter from the Planning Director

MAY 17, 1972

8-2938D

J.A. MCMEEKAN, OWNER
522 ROXHAM STREET
Rem. E $\frac{1}{2}$ Lot 5, D.L. 355, Pl. 1298

Approved subject to:

1) The full servicing requirements of Subdivision By-law No. 1930 for the approximately 229 feet along Roxham Street and the approximately 127 feet along Dennison Avenue including:

- a) storm sewer, pavement, curbs, gutters and sidewalk by physical construction.
- b) underground wiring and ornamental street lighting by flat rate fee.

Noting that the lane will be required to be cleared and opened.

- 2) Board of Variance approval of the 15.9 foot setback on the front yard of the northerly lot.
- 3) Water-main charges on Roxham Street and Dennison Avenue.

Noting further that the Engineering Department may wish to discuss with the applicant the possibility of including the servicing of Lot 11 with the physical construction of services by the applicant.

8-844C

C.M. MARMONT, OWNERS
1122 MADORE AVENUE
Lot 12, Btk. 29, D.L. 109, Pl. 20538

Declined due to the unequal division of road dedication.

8-844D

C.M. MARMONT, OWNER
1122 MADORE AVENUE
Lot 12, Btk. 29, D.L. 109, Pl. 20538

Tabled for:

- 1) A report from the Engineering Department.
- 2) A report from the Building Department regarding the location of dwellings on the subdivision, and on the lot to the west.
- 3) Comment from the applicant regarding the possibility of joint application with the owner of Lot 71 to the west.

8-2927

D.A. & A. GILLIS, OWNERS
EASTERLY END OF HIGHLAND DRIVE
S $\frac{1}{2}$ L.S. 11, Sec. 18, Twp. 40

Approved in principle in order to allow the applicant to proceed with preliminary engineering studies prior to consideration of preliminary approval, noting that this proposed subdivision

MAY 17, 1972

8-2927 cont'd

is beyond "Water Pressure Zone 3", as designated in the water servicing plan for the area, which constitutes the uppermost elevation being served by the present reservoir and supply system therefrom. The Committee then set out the following conditions:

Water Supply:

- 1) The applicant is to supply at his cost, plans and specifications for the proposed water supply system, this system to be adequate to supply the area extending eastward from Coast Meridian Road up to a line along the northerly boundary of the subdivision extending eastwards to the eastern boundary of the subdivision, and then southwards to the southern boundary of "Water Pressure Zone 4" allowing for subdivision into one acre minimum size parcels and service to existing and future such parcels.
- 2) Installation will be made by the Municipality, with the applicant to be responsible for the full costs of the supply and distribution system due to the fact that there are no reserve funds available for a water-main subsidy from the municipal water utility.

Roads, Drainage and Contours:

- 3) While in principle, the road and lot layout are acceptable based on municipal contour maps, the applicant is requested to have prepared at his cost a preliminary engineering study by a professional engineer based on a ground survey of contours, sufficient in content to satisfy the Engineering Department that the proposed subdivision will be feasible in terms of drainage and road profiles, as requested in the August 12, 1971 letter from the Planning Director.

8-1103

MONTEREY DEVELOPMENT CO. LTD., OWNERS
BARNET HIGHWAY

Lot 55, Pl. 37169, Lots 1-4, Blk. 7, Pl. 2269,
Lots 2 & 3 of N, Pl. 16658 and Lots J & K,
By-law Pl. 39720, all of D.L. 381

Tabled for:

- 1) Department of Highways determination regarding the possibility of access at Crabbe Avenue and Barnet Highway.
- 2) The Planning Department to determine how development to the west of this subdivision may proceed.

8-1103A

MONTEREY DEVELOPMENT CO. LTD., OWNERS
BARNET HIGHWAY

Lot 55, Pl. 37169, Lots 1-4, Blk. 7, Pl. 2269,
Lots 2 & 3 of N, Pl. 16658 and Lots J & K,
By-law Pl. 39720, all of D.L. 381

Approved subject to:

- 1) The registration of easements for the proposed trunk sanitary trunk sewer when the location and necessary information are available.

MAY 17, 1972

8-1103A cont'd

- 2) Monterey Development Co. Ltd. satisfying the B.C. Hydro regarding the relocation of the utility facilities on Redwood Avenue.
- 3) Approval by the Department of Highways.

Noting that there will be a development agreement between the Municipality and the property owner carrying forward the conditions of the sale of municipal land and other pertinent provisions.

8-1785A

D.G. & B.O. SHAFER, OWNERS
EAST END OF HAVERSLEY
E $\frac{1}{2}$ Lot 4, Blk. A, D.L. 359, Pl. 4888

Taken from the table to note the communication from the Engineering Supervisor regarding the Engineering Department's review of the sanitary sewer system in the area due to an overload in a section of the system.

Tabled for the Planning Department to continue its review of the road system in the area.

8-2990B

K.A. MATHESON, OWNER
744 AUSTIN AVENUE
Lot 89, D.L. 3, Pl. 26475

Approved subject to:

- 1) The physical construction of the full service requirements of Subdivision By-law No. 1930, including storm sewer, pavement, curb, gutters, underground wiring and ornamental street lighting for Sidney Avenue.
- 2) The storm sewer system being constructed so that all the lots in the subdivision are drained and the registration of all the easements required to accommodate this system.
- 3) Any necessary sanitary sewer connections and easements being provided or relocated for lots on Austin Avenue.
- 4) Water-main charges for Sidney Avenue.
- 5) The physical construction of the private frontage road, including 20 feet of pavement width, curb, gutters and storm sewers.
- 6) The private roadway being registered by restrictive covenant in favour of the Municipality, or other suitable legal means to ensure continued existence of this frontage road, the method to be approved by the Municipal Solicitor.

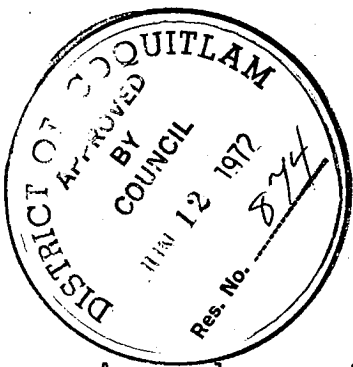
Noting that the underground wiring for Sidney Avenue may also serve the lots on Austin Avenue.

Noting also that the north face of the pavement must be a minimum of 20 feet from the south curb on Austin Avenue, and further that:

MAY 17, 1972

8-2990B cont'd

- a) A landscaped buffer should be considered for the area between the sidewalk on Austin Avenue and the private road.
- b) The Austin Avenue accesses be located as indicated on Sketch 8-2990C, twenty (20) feet east and west of the property line.



B
C
P

501

MAY 30, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held on Tuesday, May 30, 1972 at 2:00 p.m., with the following persons present:

Mr. L. Scott, Engineering Assistant
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

8-844E

C. MARMONT, OWNER
1122 MADORE AVENUE
Lot 12, Blk. 29, D.L. 109, Pl. 20538

Tabled for:

- 1) The applicant to confirm in writing the discussions with the Planning Director on May 29, 1972 regarding intentions to reapply, including further lands to the east.
- 2) Comment from the owner of Lot 71 regarding this proposed subdivision, this to be secured in writing by the Planning Department.

8-3039E

NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; & Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002; all of D.L. 67 & 113

The Committee received Job No. 1102-1282-12 Plan Drawing No. 1B, and considered it along with the correspondence from the applicant and the Engineering Consultant, received in the Planning Department on May 29, 1972, and the minutes of the last Subdivision Meeting.

Tabled pending submission by the applicant of a plan package including:

- 1) Road centre line designs for all the proposed roads in the subdivision, and the future roads in the properties to the east of the subdivision.
- 2) A dimensional plan showing the widths of roads and lanes, diameters of the cul-de-sacs and lot sizes; where lots are irregular shaped, calculations should be supplied to assure the Planning Department that all lots have an area of at least 7,000 square feet.

Noting the following:

- 3) The cost of the extension of the water line from Hickey Street will be based on actual construction costs and the recovery of monies will not be forthcoming as stressed by the Engineering Supervisor in discussions between representatives of the applicant's engineering consultants and the Planning

MAY 30, 1972

8-3039E cont'd

and Engineering staffs at the meeting of May 25, 1972. The cost of water-mains on the roads to be dedicated by the subdivision or abutting the subdivision, such as Mathewson Avenue, will be as per the by-law in force at the time final approval is granted.

- 4) Servicing costs and construction requirements will be based on the full engineering plans to be submitted, including those portions of Mathewson Avenue fronting on land exchange areas which will be implemented by subdivision.
- 5) The twelve additional feet being dedicated should be reflected in the fully dimensioned plan referred to in Point (1) above.
- 6) Street B is to be constructed to a 36 foot width as proposed by the applicant's consultant; since this street is proposed to eventually become a local street, grades of up to 12% are acceptable in the vicinity of the 100 foot radius curb in the western portion of the subdivision.
- 7) The Current Planner is to discuss various details of the plan received on May 29 in order to avoid further small scale amendments.
- 8) The cul-de-sac to Mathewson Avenue is to be fully dedicated and constructed for its full width out to Mathewson Avenue.
- 9) The proposed walkway system is acceptable, however, the walkway south of Street A may be adjusted eastward to be more central to the block if this can be integrated effectively into the lot pattern.
- 10) The walkways will be required to be paved, fenced and adequately lighted.
- 11) The service requirements will be required to be physically constructed except for Mathewson Avenue, in which case a deposit for construction may be acceptable after review of the engineering plans approved by the Engineering Department.

The Committee is willing to call a special meeting prior to its next regular meeting on June 6, 1972 upon receipt of the material under Items (1) and (2) to consider preliminary approval in order to expedite the application.

8-1561E

J.S. MORRISON, OWNER
915 LILLIAN STREET
Rem. S. 116.35' of Lot 7, D.L. 368, Pl. 1265

Approved subject to the same requirements mentioned in the Engineering Assistant's letter of February 29, 1972 excepting the lane requirements, which are deleted.

MAY 30, 1972

8-3064 D.H. MCDONALD, OWNERS
1132 FOSTER AVENUE
Rem. Lot 18, D.L. 356, Pt. 10359

Declined due to the narrow lot width and the irregular lot line proposed to be created.

8-3061D C.J. & E.M. KING AND J. PONTIOUS, OWNERS
GATENSBURY STREET & KERWAN AVENUE
Rem. Lot 21, Pt. 10359 & Lot 5, Pt. 23608, both of D.L. 356

Declined since two lots on Gatensbury would be excessively deep without secondary access.

8-3061E C.J. & E.M. KING AND J. PONTIOUS, OWNERS
GATENSBURY STREET & KERWAN AVENUE
Rem. Lot 21, Pt. 10359 & Lot 5, Pt. 23608, both of D.L. 356

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including the physical construction of sanitary and storm sewers, sidewalk, curb, paving, underground wiring and ornamental street lighting on Kerwan Ave.
- 2) The submission of road and storm sewer design for Gatensbury Street to determine if physical construction is feasible for storm sewers, pavement widening, sidewalk and curb:
 - a) If it is feasible, physical construction by the applicant will be required;
 - b) If it is not feasible, a flat rate deposit will be accepted.
- 3) Lane construction.
- 4) Water-main charges on Kerwan Avenue.

Noting that the Building and Planning Departments are concerned about the type and quality of housing to be constructed on these narrow lots and would like to see that the houses are individually designed.

8-3068 MR. & MRS. J.D. VALLANCE, OWNERS
434 WALKER STREET
Lot 105, D.L. 3, Pt. 27054

Tabled for Engineering and Building Department reports and for the Planning Department to review in more detail the road on the west side of the subdivision.

8-2676A DORCAL INVESTMENTS LTD. & CANAVERAL INVESTMENTS LTD., OWNERS
NORTH ROAD AND AUSTIN AVENUE
Lot 173, Pt. 34235; Lot 51, Pt. 24694; Lot 6, Pt. 13550, & Lot 67, Pt. 25320, all of D.L. 3 etc.

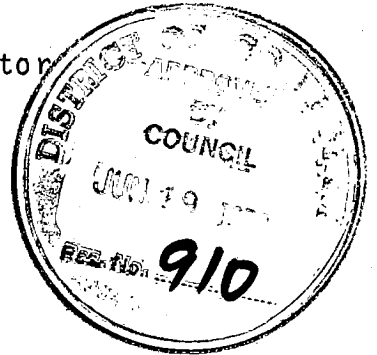
Approved, noting there will be no further charges for subdivision since no additional lots are being created.

JUNE 6, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 6, 1972 at 2:00 p.m., with the following persons present:

- Mr. J.L. Hiebert, Public Health Inspector
- Mr. L. Scott, Engineering Assistant
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner



8-1461A

D. & A. PAWELCHAK, OWNERS
 826 DOGWOOD STREET
Lot 6, Blk. 25, D.L. 9, Pl. 12204

Tabled for a Building Department report.

8-2242

A.K. & H. JACOBSON, OWNERS
 701 DANSEY AVENUE
Lot 160, D.L. 3, Pl. 34658

The plan as submitted by Hunter, Crockford Scobbie received in the Planning Department on May 25, 1972 has been declined since it does not provide an outlet for the lane.

8-2242C

A.K. & H. JACOBSON, OWNERS
 701 DANSEY AVENUE
Lot 160, D.L. 3, Pl. 34658

Approved subject to:

- 1) Lane dedication and construction.
- 2) The submission of engineering plans to determine the feasibility of providing the service requirements of Subdivision By-law No. 1930 by physical construction or by flat rate fee. Noting that these services include storm sewers, pavement widening, sidewalk and curb, ornamental street lighting and underground wiring.
- 3) Water-main charges.

8-1285B

FARWEST DEVELOPMENTS LTD.
 SCHOOLHOUSE STREET
Rem. Lot A, Blk. 1, D.L. 364, Pl. 10099

Tabled for the Engineering Department to review the implications of the 60 foot road width.

8-3065

A.D. & M.E. GREENLAND, OWNERS
811 BLUE MOUNTAIN STREET
N $\frac{1}{2}$ Lot A of 19 & 20, Blks. 1 & 2, W $\frac{1}{2}$ 368, Pl. 16005

Approved subject to:

- 1) The submission of engineering plans to determine the feasibility of providing the service requirements of Subdivision By-law No. 1930 by physical construction or by flat rate fee. Noting that these services include storm sewers, pavement widening, sidewalk and curb, ornamental street lighting and underground wiring.
- 2) Water-main charges.
- 3) Conforming to Zoning By-law No. 1928 with regard to sideyard setbacks for the existing house.

8-2718C

H. & F. WRIGHT, OWNERS
ALDERSON AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

Tabled to make known to the applicants the information regarding the proposed road dedication requirements.

Mr. H.F. Hockey, Engineering Supervisor and Mr. D.J. Ashford, Design Engineer, joined the meeting at this point.

8-3039F

NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; & Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002; all of D.L. 67 & 113

The Committee reviewed Job No. 1102-1282-12 drawings 1C to 12C, stamped "Received, Corporation of the District of Coquitlam Planning Dept., June 6, 1972". These plans have been approved subject to:

- 1) All local roads exceeding 12% grade be reduced to 12% maximum, recognizing the possibility of this requiring right-of-way modifications as well as engineering design modifications.
- 2) Lotting modifications as follows:
 - a) Area in the north-west corner of the subdivision to be attached to one of the lots fronting on the cul-de-sac; this allows for future joint subdivision and/or land trading with lands immediately to the north.
 - b) The lots at the westerly end of the east-west collector to be consolidated into one parcel to provide access to the lot being created; this is for the same reason as under Item (a).

JUNE 6, 1972

- c) Parts of five lots to the south side of Street B just west of Mathewson to be left as one parcel until the Planning Department prepares a suitable scheme to replace the Alternative Lotting Plan for Parcel 1 by the applicant's Consulting Engineers.
 - d) The triangular-shaped lot south of the cul-de-sac going out to Mathewson and the similarly shaped lot on Street B to be consolidated with the adjoining properties to the west, thus ensuring that lots of less than 7,000 square feet in size will not be created.
 - e) The walkway between the south-west cul-de-sacs to be dedicated completely through.
- 3) The submission of a surveyor's certificate stating that all lots are over 7,000 square feet at the time of the final subdivision approval.
 - 4) The ravine area in the south-west of the subdivision having registered against it a legal covenant in favour of the Municipality so that the land cannot be built upon. Noting that this is to be registered at the same time as registration of the subdivision.
 - 5) The Approving Officer exempting under Section 712 of the Municipal Act any lots requiring perimeter and frontage rulings.
 - 6) The requirements of Subdivision By-law No. 1930 by physical construction. Noting that it may not be feasible to construct Mathewson Avenue at this time. This matter will be determined as a result of the submission of the engineering design of Mathewson Avenue by the applicant's Engineering Consultants. The design required must be sufficient to determine the cost of construction of Mathewson Avenue, with the portion of construction costs applicable to this subdivision being based upon the actual property frontage on Mathewson Avenue being subdivided.
 - 7) The paving, fencing and adequate lighting of all walkways.
 - 8) Paving of the lane allowance paralleling Mathewson Avenue.
 - 9) The cost of the extension of the water line from Hickey Street being based on actual construction costs, with no recovery of monies. Noting that this information was communicated to the applicant's Engineering Consultants by the Engineering Supervisor on May 25, 1972 and reiterated at the June 1 meeting in the Planning Department office, attended by the applicant's representatives and engineering consultants and staff members of the Engineering and Planning Departments.

JUNE 6, 1972

- 10) The cost of water-mains on the roads to be dedicated by the subdivision or abutting the subdivision, such as Mathewson Avenue, will be governed by the By-law in force at the time final approval is granted.
- 11) The cul-de-sac to Mathewson Avenue is to be fully dedicated and constructed for its full width out to Mathewson Avenue.

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 20, 1972 at 1:30 p.m. with the following persons present:



Mr. J.L. Hiebert, Public Health Inspector
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner

8-3039 HB

NU-WEST DEVELOPMENT, OWNERS
2497 CAPE HORN AVENUE TO 2595 MATHLWSON AVENUE
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; & Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002; all of D.L. 67 and 113

The Subdivision Committee reviewed the inset drawing dated June 19, 1972, No. 8-3039HB, submitted to the Planning Department on June 20, 1972 and declined this alternative.

8-3039HC

NU-WEST LAND DEVELOPMENT, OWNERS
2497 CAPE HORN AVENUE TO 2595 MATHEWSON AVENUE

Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591; & Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002; all of D.L. 67 and 113

The Subdivision Committee reviewed drawing #8-3039 HC and would look with favour on an application for subdivision showing this lane and lot layout for the area between Street B and the cul-de-sac to the south of Mathewson Avenue subject to:

1. The provisions of Subdivision By-Law No. 1939.
2. The dedication of a 12 foot widening strip for Mathewson Avenue from the very south-west corner to the south-east corner of the property excepting that portion of Pcl. 1, D.L. 113, Ex. Pl. 16595 abutting Mathewson Avenue.

Noting that the Planning Department is to notify the owners regarding this matter.

8-724A

W. HALEY & W.F. HALEY, OWNERS
963 BLUE MOUNTAIN STREET
Lots A & B of Lot 7, Blks. 1 & 2, D.L. 368, Pl. 16374

Approved subject to water-main charges on Kelvin Street, noting that the number of lots remains the same and there will be no further servicing charge.

8-3068A

MR. & MRS. J.D. VALLANCE, OWNERS
434 WALKER STREET
Lot 105, D.L. 3, Grp. 1, Pl. 27054

Approved subject to:

1. The servicing requirements of Subdivision By-Law No. 1930.

2. Engineering plans to be prepared by the applicant for Walker Street to determine whether or not physical construction is feasible.
3. Road dedication as shown on sketch 8-3068A and servicing requirements of Subdivision By-Law No. 1930 by cash deposit.
4. Water-main charges.

8-3078

MR. & MRS. MARMONT, MR. & MRS. CANTA, MRS. M.R. ZIMMERMAN,
MR. & MRS. RISBEY, OWNERS
MADORE AVENUE

Lots 10, 11 & 12, P1. 20538 & Lot 71, P1. 26622, all
of Blk. 29, D.L. 109

Declined.

8-3078A

MR. & MRS. MARMONT, MR. & MRS. CANTA, MRS. M.R. ZIMMERMAN,
MR. & MRS. RISBEY, OWNERS
MADORE AVENUE

Lots 10, 11 & 12, P1. 20538 & Lot 71, P1. 2622, all
of Blk. 29, D.L. 109

Approved subject to:

1. The servicing requirements of Subdivision By-Law No. 1930.
2. The physical construction of the road to be dedicated and that portion of Madore Avenue abutting Lots 71 & 72.
3. Storm sewers being provided for all lots in the subdivision, and all required easements being registered.
4. All structures remaining in the subdivision being in conformity with the setback requirements of Zoning By-Law No. 1928.
5. Water-main charges.

Meeting reconvened Wednesday, June 21, 1972 at 10:30 a.m. with L.T. Scott, Engineering Assistant, D.M. Buchanan, Planning Director and S. Jackson, Current Planner, present.

8-25031

TANTUS ESTATES LTD., OWNERS
DEWDNEY TRUNK ROAD

Lots R & S, D.L. 238, P1. 8360

Declined since the subdivision design does not conform to sketch 8-2503H as to the location of Road A, and which has been submitted to B.C. Hydro for their approval.

Noting that the Subdivision Committee is prepared to accept the submission of a lotting arrangement as shown in 8-25031 provided it can be adapted to the approved Road A alignment.

Noting further that the existing tree buffer is to remain along Dewdney Trunk Road, augmented by further planting to diminish the noise and visual impact of the traffic flow along that major arterial.

JUNE 20, 1972

8-3082

DISTRICT OF COQUITLAM, OWNERS
LAKESHORE DRIVE BETWEEN SPRICE & FOSTER AVENUE

Tabled for an Engineering Department report.

8-3080

D.H. & S.D. CARTER & CANADA SAFEWAY LTD., OWNERS
1033 AUSTIN AVENUE
Lots 287 to 293, D.L. 356, Plan 14679

Approved, noting that there will be no servicing requirements since the number of lots is being reduced from seven to one.

8-3079

F.G. & J. HARVIE, S.A. & A.D.M. BLACKSTOCK,
J.C. & E. DOEPKER, OWNERS,
720 COMO LAKE RD.; 717 REGAN AVE.; 721 REGAN AVE.
E $\frac{1}{2}$ Lot 43 and Rem. Lot 48, Pl. 4485 & Lot A,
Pl. 14866, all of D.L. 107

Declined since the lots proposed to be created are less than the 7,000 square foot minimum required.

8-2939

NEWPORT TERMINALS LTD., OWNER
10 LEEDER AVENUE
Rem. Lot 5, D.L. 21, Pl. 8502

Approved subject to:

1. The servicing requirements of Subdivision By-Law No. 1930 for the approximately 600 foot frontage of the east-west portion of Leeder Avenue by physical construction, including storm sewer, pavement widening, curbs, gutters, sidewalk, underground wiring and ornamental street lighting.
2. Water-main charges.
3. Perimeter ruling by the Approving Officer for the eastern lot.
4. The installation of a rated fire separation on the west side of the existing building as required by the Building Department.

8-1365C

A.L. & G.A. HOOKER, OWNERS
609 ROCHESTER AVENUE
Lot 154, D.L. 3, etc., Pl. 33210

Approved subject to the servicing requirements of Subdivision By-Law No. 1930 by cash deposit for the approximately 72 foot frontage on Rochester Avenue to include storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting.

JUNE 20, 1972

8-3023A

MARDETTE HOLDINGS LTD., OWNERS
2886 NORMAN AVENUE
Lot 4, D.L. 373, Pt. 12400

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930.
- 2) The submission of engineering plans to determine the feasibility of providing the service requirements by physical construction or by flat rate fee. Noting that these services include storm sewers, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting.

8-3056

VAN'S INVESTMENTS LTD., OWNERS
SW CORNER LANSDOWNE & BARNET
S. Pt. of B, D.L. 383, Pt. 6408

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 for the frontage road along Barnet Highway and the west half of Lansdowne Ave.
- 2) The submission of engineering plans and the construction of services, including storm sewers, paving, curbs, sidewalks, underground wiring and ornamental street lighting.
- 3) Approval by the Simon Fraser Health Unit.
- 4) Water-main charges.

Noting that the Department of Highways, in a letter dated June 12, 1972, stated that there will be no direct access to the Controlled Access Highway.

8-1285B

FARWEST DEVELOPMENTS LTD., OWNERS
SCHOOLHOUSE STREET
Rem. Lot A, Btk. 1, D.L. 364, Pt. 10099

Approved subject to the same servicing requirements mentioned in the letter of the Assistant Engineer dated December 17, 1971, and addressed to Mr. T. Seifert.

8-1785B

D.G. & B.O. SHAFER, OWNERS
EAST END OF HAVERSLEY
E $\frac{1}{2}$ Lot 4, Btk. A, D.L. 359, Pt. 4888

Tabled for further comments from the owners of this property and the property to the east, as well as comment from the Engineering Department and the Parks and Recreation Department to see whether or not this subdivision fits in with park development policy.

Noting that:

- 1) Joint subdivision with properties to the east would be preferable for economic and orderly development of the area.

JUNE 20, 1972

8-1785B cont'd

2. Legal access from the west is required before final approval can be granted.
3. The Engineering Department's review of the purported sanitary sewer overload in the area has not been concluded.

Meeting reconvened June 23, 1972 at 10:30 a.m. with Mr. L.S. Scott, Engineering Assistant and S. Jackson, Current Planner, present.

8-3061F C.J. & E.M. KING, J. PONTIOUS, AND ENGLUND CONSTRUCTION LTD., OWNERS,
GATENSBURY STREET AND KERWAN AVENUE
Rem. Lot 21, Pl. 10359 & Lot 5, Pl. 23608, both D.L. 356

Tabled pending comment from the applicants and the owners of Lot 4 and Lot 61 regarding the possibilities of joint subdivision as shown in sketch 8-3061G.

8-3061G C.J. & E.M. KING, J. PONTIOUS, AND ENGLUND CONSTRUCTION LTD., OWNERS,
GATENSBURY STREET AND KERWAN AVENUE
Rem. Lot 21, Pl. 10359 & Lot 5, Pl. 23608, both D.L. 356

Tabled for comment from the owners of Lot 4, Lot 61, Rem. Lot 21 and Lot 5 regarding this proposed subdivision.

8-2056B J.F. SECORD, OWNER
628 GATENSBURY STREET
Lot 4, Bk. 21, D.L. 356, Pl. 24108

Tabled pending comment from the applicants, and the owners of Lot 61 and Rem. Lot 21 and Lot 5 regarding the possibilities of joint subdivision as shown in sketch 8-3061G.

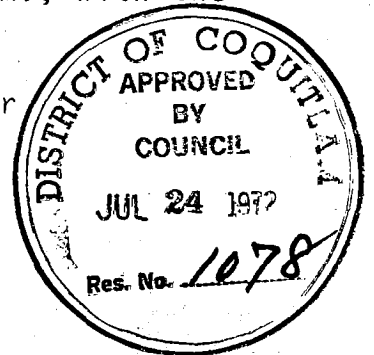
8-2056A J.F. SECORD, OWNER
628 GATENSBURY STREET
Lot 4, Bk. 21, D.L. 356, Pl. 24108

Declined since there is no need for a lane in this area.

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 4, 1972 at 2:00 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
Mr. L.T. Scott, Engineering Assistant
Mr. D.M. Buchanan, Planning Director



8-2503J TANTUS ESTATES LTD., OWNERS
DEWDNEY TRUNK ROAD
Lots R & S, D.L. 238, Pt. 8360

Approved, subject to the conditions in the Planning Director's letter of May 1, 1972 to Tantus Estates Ltd. and Mr. L. Fleming.

8-3089 J.E. & F.M. MAKARENKO, OWNERS
825 BLUE MOUNTAIN STREET
Lot 146, D.L. 368, Pt. 31791

Approved subject to:

1. Ornamental street lighting, underground wiring, sidewalks, curbs, pavement widening and storm sewers as required by By-Law No. 1930.
2. Frontage ruling by the Approving Officer.

8-2518A W.D. & M.B. FALK, OWNERS
2927 COMO LAKE AVENUE
Pct. A of S $\frac{1}{2}$ Lot 7, Blk. 1, D.L. 378, Pt. 10295

Declined since no physical access will be available to the westerly lot, noting that it is unlikely that "Como Lake Avenue" can now be cancelled to the south of the subject lands.

8-2737B E. & H. LYCAN AND M.F. & E.L. LYCAN, OWNERS
SE CORNER VICTORIA DRIVE AND DAVID AVENUE
Lot D, NW $\frac{1}{4}$, Sec. 8, Blk. 1, Twp. 40, Pt. 4166

Approved subject to:

1. Sidewalk, curb and gutter, pavement widening and storm sewers as requested by By-Law No. 1930 along Victoria Drive.
2. Engineering drawings prepared by a Professional Engineer hired by the applicant being supplied to the Engineering Department to determine the practicality of physical construction.
3. Provision of wells on each property to the standards of the Simon Fraser Health Unit.
4. 10% perimeter ruling by Approving Officer.

Noting that the substandard triangular parcel west of Victoria Drive must remain legally part of one of the parcels to be created.

8-3061F C.J. & E.M. KING, J. PONTIOUS, AND ENGLUND CONSTRUCTION
LTD., OWNERS
GATENSBURY STREET AND KERWAN AVENUE
Rem. Lot 21, Pt. 10359 & Lot 5, Pt. 23608, both D.L. 356

Approved subject to the conditions in the Planning Director's letter of June 2, 1972 except that lane construction is no longer a requirement, but that easements for services are now a requirement. Also frontage ruling and 10% perimeter ruling by the Approving Officer.

8-2056B J.F. SECORD, OWNER
628 GATENSBURY STREET
Lot 4, Btk. 21, D.L. 356, Pt. 24108

Approved subject to:

1. Ornamental street lighting, underground wiring, storm sewers, curbs, pavement, and sidewalk on Kerwan Avenue, per By-Law No. 1930.
2. Watermain charges per By-Law No. 1413.
3. Registration of sanitary sewer easement.

8-3085 DISTRICT OF COQUITLAM, OWNERS
PORTION OF LANE S. OF FOSTER W. OF GATENSBURY

Tabled for comments from Engineering Department on utility implications.

8-3088 DISTRICT OF COQUITLAM, OWNERS
AREA BOUNDED BY MUNDY ST., DAWES HILL RD., AND CAPEHORN AVE.,
ALL IN D.L. 65 & 66

Accepted as a guide to review of subdivision applications in the area, with a copy to be referred to S. Rondestvedt, Contract Technician for his information.

8-3087 A.B. & C.H. MacMILLAN
813 COTTONWOOD AVENUE
Lot 157, D.L. 366, Pt. 33780

Approved subject to:

1. Board of Variance approval of the 5 foot setback from the new lot line.
2. Ornamental street lighting, underground wiring, sidewalk, storm sewer, curb and pavement widening, per By-Law No. 1930.
3. Frontage ruling by Approving Officer.

8-2974A P. & E. VOLK, OWNERS
841 PORTER STREET
W¹/₂ Lot C, Btk. 13, D.L. 368, Pt. 8923

The Committee has now been advised that this application can now be re-activated and the applicant is asked to provide information to the Engineering Department on how the easterly lot would be serviced by a sanitary sewer, noting that the applicant will be required to reserve the southerly 20 feet

JULY 4, 1972

for future road and dedicate the easterly 33 feet for road with servicing charges for the road to be dedicated.

8-3081 JOHN BOE, OWNER
2017 CAPEHORN AVENUE
Lots 6 & 7, D.L. 63, Pt. 13516

Tabled for study by the Engineering Department as to road widening requirements along Capehorn Avenue.

8-1461A D. & A. PAWELCHAK, OWNERS
826 DOGWOOD STREET
Lot 6, Bk. 25, D.L. 9, Pt. 12204

Approved subject to:

1. Storm sewer, pavement, curb and sidewalk, by physical construction; ornamental street lighting and underground wiring by flat rate; per By-Law No. 1930.
2. Watermain charges per By-Law No. 1413.
3. Storm sewer connections to both lots.

8-2535 W. STRAYSKI, OWNER
1134 ROCHESTER AVENUE
Rem. Lot 6, Bk. 33, D.L. 109, Pt. 5753

Approved subject to:

1. Construction of storm sewer and provision easement in favour of northerly lot to drain said lot.
2. Storm sewer, sidewalk and curb, pavement widening, ornamental street lighting and underground wiring per By-Law No. 1930.
3. Engineering drawings by professional engineer hired by the applicant to determine practicality of physical construction.
4. Watermain charges.

8-3040A O.V. INGLEHART, P.A. & N.A. BURKE, AND CANMATIC ENGINEERING AND DEVELOPMENT LTD., OWNERS
1034-1038 LOUGHEED HIGHWAY
Lots 5 & 6, 7 & 8, 9 & 10, Bk. 7, D.L. 381, Pt. 2269

Tabled for referral to Eastgate Developments Ltd. and Monterey Development Co. Ltd. as to whether Redwood Avenue can be cancelled simultaneously with the proposed lane closure in 8-3040A.

8-2481B T.L. & M.L. CLEASE, OWNERS
676 PORTER STREET
Lot 215, D.L. 365 & 356, Pt. 31797

Approved subject to:

JULY 4, 1972

1. Storm sewers, curb and sidewalks, pavement widening by physical construction; underground wiring and ornamental street lighting by deposit; per By-Law No. 1930.
2. Watermain charges.

8-2988

WHITCO CONSTRUCTION LTD. OWNER
SADDLE AND OGDEN STREETS
S. 396' of Blk. 6, Pl. 6703 & Lot F, Blk. 7, Pl. 18876, both
of D.L. 373

The Committee wishes to advise the applicant that it will decline this application if no answer is forthcoming prior to July 24, 1972 on the letter from the Planning Director six months ago.

8-2718C

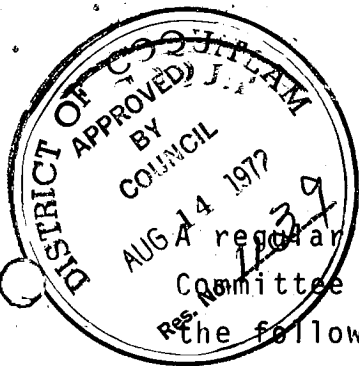
F. & H. WRIGHT, OWNERS
ALDERSON AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

Approved subject to conditions listed in letter of May 25, 1972 from Planning Director to applicants.

July 18, 1972

502

SUBDIVISION COMMITTEE MINUTES



meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 18, 1972 at 2.00 p.m., with the following persons present:

*Best
not
E*

Mr. J.L. Hiebert, Public Health Inspector
Mr. W.C. Forseth, Engineering Assistant
Mr. Sol Jackson, Current Planner

8-3090

E.A. LEFEBVRE, OWNERS
2955 WALTON AVENUE
Pt. Lot A, Sec. 11, Twp. 39, Plan 1080

Tabled for a report from the Simon Fraser Health Unit, and a report from the Planning Department regarding the implications of zoning and future street plans for the area.

8-2368A

LA SA HOLDINGS LIMITED
NORTH OF WALTON AVENUE
Lot B, N.E. ¼ Section 10, Twp. 39, Plan 1686

Tabled for:

1. A report from the Simon Fraser Health Unit regarding the feasibility of septic tank construction on the three westerly lots.
2. A report from the Planning Department regarding the implications of the arterial roads on the northerly boundaries of the properties.
3. The applicant to submit an accurate plan showing the contours at 2 or 5 foot intervals for Lot B and the north-south road southerly to Walton Avenue.

Noting that if the Proposed Subdivision is approved, preliminary approval will be subject to:

4. The service requirements of subdivision By-Law No. 1930 including the physical condition of storm sewers, pavement, curbs, on the north-south road and the internal roads within the subdivision.
5. Water main charges from the existing water main on Walton Avenue to each lot within the proposed subdivision.

8-2756

H. E. HAMILTON, OWNER
2483-AUSTIN AVENUE
South 132' of the east ½ of 8, D.L. 359, Plan 4888

The subdivision layout is approved in principle only Pending completion of the improvements to the sanitary sewer system by the Municipality to overcome the present sewerage problem in this area.

Noting that the cash deposit for unit costs for services have been increased since the previous preliminary approval given September 22, 1971.

Mr. D. J. Ashford, Design Engineer, and Mr. D. M. Buchanan, Planning Director, joined the meeting at this point.

July 18, 1972

8-30391 NU-WEST DEVELOPMENTS, OWNERS
2497 CAPE HORN AVENUE TO 2595 MATHEWSON AVENUE
Rem. Lot 16, Plan 1002; Lot 3 of Lot 15, Plan 16369;
Lot 32, Plan 28591; and Parcel D Ref. Plan 76, Blk. B,
Plan 1002; all of D.L. 67 and 113.

The Subdivision Committee reviewed the plans submitted to the Planning Department July 17, 1972, and comments as follows:

1. The cul-de-sac road coming out on Mathewson Avenue must be a full 60' width, to be truncated if necessary to accommodate sidewalks and the future design of Mathewson Avenue;
2. Submission of a location plan will be required, showing the existing structures on the applicant's property and adjacent properties through to the B.C. Hydro right-of-way on the East.
3. Concern was expressed regarding the extension of the lane to the east, and the acute angle which may result from the proposed lane change;
4. Plans showing the proposed lotting along Mathewson Avenue will be required;
5. The 6 additional lots of Street D Cul-de-sac, which includes the property to be exchanged with the Municipality as noted. However the Committee would like to see a walk-way leading from the cul-de-sac southward or westward to the ravine park;
6. The 12' widening strip along Mathewson Avenue appears to be necessary, unless the applicant's engineering consultants can prove conclusively that it will not adversely affect the future costs to the Municipality for the construction of Mathewson Avenue.

The Committee cannot approve the plan as amended in Sketch 8-30391, until a satisfactory solution to these comments is received in writing.

The consultants are requested to supply information regarding B.C. Hydro and other utility companies having given approval of the proposed subdivision.

8-3085A DISTRICT OF COQUITLAM, OWNERS
LANE SOUTH OF FOSTER WEST OF GATENSBURY STREET
Cancellation of a lane south of Foster Avenue behind
Lots 58 to 61, D.L. 356, Plan 25526.

Approved subject to:

1. Council adopting a lane closing By-Law and petition to the Lieutenant Governor-in-Council through the Department of Municipal Affairs, to be prepared by the Legal Department;
2. Registration of an easement to accommodate the existing sanitary sewer.

Noting that all costs of this lane closure and easement registration are to be borne by the benefitting property owners.

July 18, 1972

8-2535A W. STRAYSKI, OWNERS
1134 ROCHESTER AVENUE
Rem. Lot 6, Btk. 33, D.L. 109, Plan 5753

Approved subject to:

1. Construction of storm sewer and provision of an easement in favour of the northerly lot to drain said lot;
2. The servicing requirements of Subdivision By-Law No. 1930 including storm sewer, sidewalk and curb, pavement widening, ornamental street lighting and underground wiring;
3. Engineering drawings by a professional engineer hired by the applicant to determine the practicality of physical construction of the above services;
4. Water main charges.

Noting that the service charges will apply only to Hammond Avenue, since this property has only a three lot potential at the present time.

8-3081A JOHN BOE, OWNERS
2017 CAPE HORN AVENUE
Lots 6 & 7, D.L. 63, Plan 13516

Approved subject to:

1. The servicing requirements of Subdivision By-Law No. 1930 including the physical construction of:
 - a) Storm sewers, sidewalks, pavement, curbs, gutters, underground wiring and ornamental street lighting along Concord Avenue;
 - b) Storm sewers, sidewalks, pavement widening, curbs, gutters, underground wiring and ornamental street lighting along Cape Horn Avenue to an arterial standard;
 - c) Pavement for the lane north of Cape Horn Avenue.
 - d) A sanitary sewer extension to service the lots on Concord Avenue.
2. Water main charges on Concord and Cape Horn Avenues.
3. Registration of any easements for storm drainage if these are required.
4. A protective covenant being registered on the land preventing building on the lots until the sanitary sewer system presently being installed by the District of Coquitlam is accepted and activated. Noting the activation of the system is expected approximately the end of November 1972.

Noting further that no new accesses will be approved off Cape Horn Avenue and accesses will be restricted to the lane.

July 18, 1972

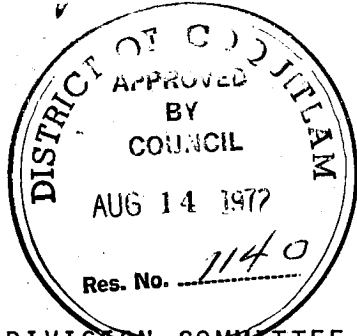
8-3043

BERDOFF HOLDINGS LTD., OWNERS
APPROXIMATELY 1200 PIPELINE ROAD
Lot B, South ½, Sec. 11, Twp. 39, Plan. 12467

Approved subject to:

1. Physical construction of storm sewers, pavement widening, sidewalks and curbs.
2. Cash deposit for ornamental street lighting and underground wiring.
3. Approval by the Approving Officer for the frontage of less than 10% of the perimeter on the southerly lot, pursuant to Council Resolution No. 476 adopted April 10, 1972.

Noting that the right-of-way on the northern side of the subdivision is planned as a proposed future road, but future further subdivision of this property is incumbent on this in fact being dedicated as a highway.



503

JULY 27, 1972

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was held in the Committee Room on Thursday, July 27, 1972 at 1:30 p.m. with the following persons present:

Mr. D.J. Ashford, Design Engineer
Mr. W.C. Forseth, Engineering Assistant
Mr. S. Jackson, Current Planner

Handwritten signature/initials

8-3039JA

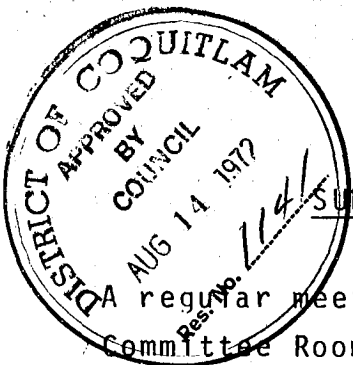
NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15,
Pl. 16369; Lot 32, Pl. 28591; & Pl. D,
Ref. Pl. 76, Blk. B, Pl. 1002, all of
D.L. 67 & 113

Approved subject to:

- 1) The requirements of Subdivision By-law 1930 including:
 - a) The physical construction of storm sewers, Pavement, curbs, gutters, sidewalks, underground wiring and ornamental street lighting for the approximately 132 foot frontage of the proposed Lot 189.
- 2) Balance of water-main charges required.
- 3) Dedication of 12 foot road allowance on Mathewson Avenue for frontage of the proposed Lot 189.
- 4) The Subdivision Committee's approval of the lane alignment to the rear of Lot 189 and future extensions of the lane.

AUGUST 1, 1972

Handwritten initials and a checkmark.



SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 1, 1972 at 1:00 p.m. with the following persons present:

- Mr. J.L. Hiebert, Public Health Inspector
- Ms. Leslie Blair, Public Health Inspector Trainee
- Ms. Janet Wright, Public Health Inspector Trainee
- Mr. W.C. Forseth, Engineering Assistant
- Mr. Eric Tiessen, Acting Planning Director
- Mr. S. Jackson, Current Planner

8-2368A

LA SA HOLDINGS LIMITED
NORTH OF WALTON AVENUE
Lot B, NE¼, Sec. 10, Twp. 39, Pt. 1686

Declined since there is not enough land area between the road allowance and the top of the bank to provide an adequate septic tank field. Noting that the extreme slope and the proximity of the creek would make it virtually impossible to comply with the Provincial health regulations.

8-2368B

LA SA HOLDINGS LIMITED
NORTH OF WALTON Avenue
Lot B, NE¼, Sec. 10, Twp. 39, Pt. 1686

Approved subject to:

- 1) The service requirements of Subdivision By-law No. 1930, including the physical construction of storm sewers, pavement and curbs on the road to be dedicated within the subdivision, and on the north-south road to the south property line and road construction to a gravel standard from the south property line to Walton Avenue.
- 2) Water-main charges from the existing water-main on Walton Avenue to the north property line and for the distance of the road to be dedicated.
- 3) Perimeter ruling by the Approving Officer.

8-2936EA

ENGINEERED HOMES (B.C.) LTD.
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of Blk. 10, D.L. 373

Approved for Lots 1 to 9 subject to the conditions mentioned in the Planning Director's letters of November 1, 1971 and April 27, 1972, and the Assistant Engineer's letter of December 9, 1971.

SUBDIVISION COMMITTEE
MINUTES . . .8-2936DB &
8-2936DCENGINEERED HOMES (B.C.) LTD.
SPURAWAY DRIVELot 19, D.L. 374 & Lot 20, D.L. 361,
Blk. 18, Pl. 30929

Approval for the 14 lots along Spuraway Drive and Surf Crescent subject to the requirements mentioned in the Planning Director's letters of December 29, 1971 and February 9, 1972.

8-2567BJ.A. & M.L. SHARPE
QUARRY ROADLot 4, W $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 17, Twp. 40, Pl. 1085

Declined since it does not meet the standards of the Subdivision Control By-law No. 1930, Section 20(b), which requires a 3 acre minimum where public water supply is not available.

8-3090E. & A. LEFEBVRE
JOHNSON & WALTONPt. Lot A, Sec. 11, Twp. 39, Pl. 1080

Declined since it does not meet the standards of the Subdivision Control By-law No. 1930, Clause 12, which requires that the minimum parcel size in an RS-2 One-Family Suburban Residential Zone be 1 acre.

8-3090AE. & A. LEFEBVRE
JOHNSON & WALTONPt. Lot A, Sec. 11, Twp. 39, Pl. 1080

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of cash deposit including storm sewers, pavement and curbs for Johnson Street, Walton Avenue and Sherman Street. Noting that Johnson Street will require servicing to arterial standards including curbs and gutters, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.

8-1785CD.G. & B.O. SHAFER
EAST END OF HAVERSLEYE $\frac{1}{2}$ Lot 4, Blk. A, D.L. 359, Pl. 4888

Approved as to layout and revised lane system, which has been changed as a result of the recommendation of the Parks and Recreation Department.

Tabled due to receipt of the letter of July 25, 1972 from the applicant, for review by the Municipal Engineer regarding whether or not the Municipality can contribute to the servicing

AUGUST 1, 1972

8-3092

DISTRICT OF COQUITLAM
GENERAL CONCEPT SCHEME FOR SPRICE AVENUE
EXTENSION TO FOSTER AVENUE

Tabled for further research into the road and lot layout of the area by the Planning Department.

8-3044A

N. GESCHKE & D. MCDONALD
800 & 808 COTTONWOOD AVENUE
Lot B, Pt. 9260 & Lot 1, Pt. 10858,
both of Blk. 14, D.L. 366

Tabled for further study of the surrounding area by the Planning Department. Noting that a set of engineering plans prepared by Hunter, Crockford & Scobbie were received in the Planning Department on July 13, 1972.

8-2974A

P. & E. VOLK
841 PORTER STREET
W $\frac{1}{2}$ Lot C, Blk. 13, D.L. 368, Pt. 8923

Declined since no reply has been received to the Planning Director's letter of July 5, 1972 from the applicants or their agent.

8-1860B

E. & A. SYMONDS
EAST OF BLUE MOUNTAIN, NORTH OF COMO LAKE
Lot B of 19 & 20, Blks. 1 & 2, D.L. 368, Pt. 16005

Approved subject to the same servicing requirements as indicated in the Engineering Assistant's letter of June 28, 1972, since the potential for subdivision is four lots under the present zoning.

8-973C

C.G. & A.E. WARREN
2038 HILLSIDE AVE.
Rem. Lot A, Blk. 2, D.L. 63, Pt. 8825

Tabled for an Engineering Department report.

8-2771B

J.M. LOVELY
681 PORTER ST.
Lot 17, Blk. 3, D.L. 365, Pt. 1604

Approved subject to:

- 1) The physical construction of the service requirements of Subdivision By-law 1930, including storm sewer, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.
- 2) Lane construction to municipal standards.

Noting that any easements which may be required must be registered.

SUBDIVISION COMMITTEE
MINUTES . . .

8-2881B DISTRICT OF COQUITLAM
PROPERTY BOUNDED BY LINTON, FOSTER,
POIRIER AND RIDEAU
Lot 174, D.L. 363, Pl. 28925

Approved for lot and road layout.

8-3091 FARWEST DEVELOPMENTS LTD.
CAPE HORN AVE. & DAWES HILL RD.
East Pt. Lot 7, (Ref. Pl. 7486), D.L. 19, etc.,
Pl. Sk. 52168C

Declined since it does not comply with the future road, lane and lot patterns proposed for the area.

8-3040B EASTGATE DEVELOPMENTS LTD.
1034-1038 LOUGHEED HIGHWAY
Lots 5-10, Blk. 7, D.L. 381, Pl. 2269

Approved for the change in road dedication from 17 feet to 10 feet along Lougheed Highway, subject to comment from the Dept. of Highways.

Tabled for the results of negotiations between Eastgate Developments Ltd. and Monterey Development Co. Ltd. regarding the closure of Redwood Avenue, since it is advisable to cancel the road and lane at the same time.

8-3082 DISTRICT OF COQUITLAM
LAKESHORE DRIVE BETWEEN SPRICE & FOSTER

Tabled for examination by the Engineering Dept. of easement and road requirements.

Following notification by the Engineering Dept. regarding the above, the Planning Dept. will attempt to ascertain the preferences of the adjacent property owners of Lots A, F and Rem. B regarding the layouts shown in sketches 8-3082 and 8-3082A.

8-3082A DISTRICT OF COQUITLAM
LAKESHORE DRIVE BETWEEN SPRICE & FOSTER

Tabled for examination by the Engineering Dept. of easement and road requirements.

Following notification by the Engineering Dept. regarding the above, the Planning Department will attempt to ascertain the preferences of the adjacent property owners of Lots A, F and Rem. B regarding the layouts shown in sketches 8-3082 and 8-3082A.

SUBDIVISION COMMITTEE
MINUTES . . .

8-2988

WHITCO CONSTRUCTION LTD.
SADDLE & OGDEN STREETS
S. 396' of Blk. 6, Pl. 6703 & Lot F,
Blk. 7, Pl. 18876, both D.L. 373

Approved subject to the same conditions mentioned in the Planning Director's letter of January 24, 1972.

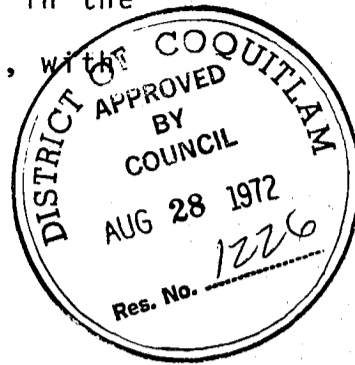
Noting that the full servicing requirements of Subdivision By-law No. 1930 along Ogden and Saddle Streets and Norman Avenue to the standard of a local road includes storm sewers, sanitary sewers, pavement, curbs, sidewalks, underground wiring, ornamental street lighting, and the registration of any required easements.

502
August 15, 1972

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 15, 1972 at 1:30 p.m., with the following persons present:

Mr. L.T. Scott, Engineering Assistant
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner



8-2745C PORT MOODY-COQUITLAM DEVELOPMENT CO. LTD., OWNERS
HURON DRIVE
Lot 399, D.L. 371, Pt. 34335

Approved subject to the physical construction of pavement widening, sidewalks, underground wiring and ornamental street lighting. Noting that engineered foundations may be required due to soil and slope conditions.

8-2593B R. & D. FROST, OWNERS
DAWES HILL ROAD
Lot 25, Pt. 2734 & Rem. Lot E, Pt. 29349,
both of D.L. 64

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of flat rate deposit for the installation of storm sewers, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.
- 2) Registration of an easement for sanitary sewer along the east boundary of the property.
- 3) Finalization of road cancellation by the District of Coquitlam Legal Department.

Noting that the subdivision application is subject to the homeowner's service exemption for the south-eastern lot on Dawes Hill Road.

8-3094 DISTRICT OF COQUITLAM, OWNER
211 BEGIN STREET
Lane Cancellation E. Off Begin & S. of 211 Begin St.

Tabled for a report from the Engineering Department on this proposed lane closure.

8-3092A DISTRICT OF COQUITLAM
General Concept Scheme for Spruce Avenue Extension
to Foster Avenue

Tabled for comments from the property owners of Rem. 2, Plan 8933, Rem. 3, Plan 8933 and Rem. 3, Plan 13226.

AUGUST 15, 1972

8-3044B

MRS. N. GESCHKE AND D. MCDONALD, OWNERS
800 & 808 COTTONWOOD AVENUE
Lot 1, Pl. 10858, Blk. 14, D.L. 366 and Lot B,
Pl. 9260, Blk. 14, D.L. 366

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including the physical construction of storm sewers to drain the roads and lots, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) The registration of any necessary easements.

8-3093

ROBERT M. HUTTON, OWNER
2021 CAPE HORN AVENUE
Lots 4-6, D.L. 63, Pl. 20624

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate payment, including storm sewers, pavement widening, curbs, gutter, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges on Cape Horn Avenue.

Noting that a surveyor's plot plan will be required prior to final approval.

8-2883

MARY MURRAY, JOHN & ALEX NYSCHUK, OWNERS
DAWES HILL ROAD AND MUNDY STREET
Rem. Lot 3, Blk. 30, D.L. 64 & 111, Pl. 7913

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930:
 - a) by physical construction of storm sewers for the drainage of the three proposed lots.
 - b) the submission of engineering plans to determine the feasibility of providing the service requirements by physical construction or by flat rate fee. Noting that these services include pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.
- 2) Water-main charges on Mundy Street.
- 3) The registration of any necessary easements.

8-3096

R. & H. MCFADYEN, OWNER
623 THOMPSON AVENUE
Lot W $\frac{1}{2}$ 4, D.L. 106, Pt. 5930

Tabled for the Planning Department to review the practicability of the plotting scheme for this area.

8-3097

H. & R. DAVID, OWNERS
ADMIRAL COURT
Lot 2, Blk. 10, D.L. 373, Pt. 1258

Tabled for an Engineering Department report.

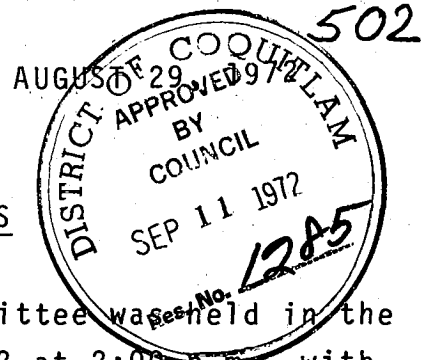
8-973C

C.G. & A.E. WARREN, OWNERS
2038 HILLSIDE AVENUE
Rem. Lot A, Blk. 2, D.L. 63, Pt. 8825

Approved subject to:

- 1) The provision of storm sewers to provide drainage for the two new lots fronting on Hillside Avenue.
- 2) The provision by flat rate fee of the remaining servicing requirements of Subdivision By-law No. 1930 including pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting.
- 3) The registration of any existing or required easements.

Noting that the subdivision application is not subject to the homeowner's service exemption since the property has the potential of being subdivided into more than three parcels.



SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 29, 1972 at 2:00 p.m., with the following persons present:

L.T. Scott, Engineering Assistant
D.M. Buchanan, Planning Director
S. Jackson, Current Planner

8-2982B

DEWDNEY PLACE DEVELOPMENT LTD., OWNERS
DEWDNEY TRUNK ROAD
Pct. 1, Ex. P1. 13286, D.L. 238, N.W.D.

Approved subject to:

- 1) The placing of a performance bond for the services to be constructed by Dewdney Place Development Ltd.
- 2) Closure of the access to Dewdney Trunk Road for the lot proposed to be known as Lot 61, when physical access is available from the proposed lane south of this lot.
- 3) A 10 foot sewer easement being dedicated along the west property line.
- 4) The submission of a surveyor's plot plan of the existing house.
- 5) Storm sewer connections being provided for the existing dwelling.

Noting that this dwelling must be provided with a water meter at the owner's expense if this has not been previously installed.

8-2124A

MRS. N. GESCHKE, OWNER
808 COTTONWOOD AVENUE
Lot 1, Blk. 14, D.L. 366, Pt. 10858

Declined since applicant prefers the joint subdivision as shown in sketch 8-3044C.

8-3044C

MRS. N. GESCHKE & MR. D. MCDONALD, OWNERS
808 & 800 COTTONWOOD AVENUE
Lot 1, Pt. 10858, Blk. 14, D.L. 366 and
Lot B, Pt. 9260, Blk. 14, D.L. 366

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including the physical construction of storm sewers to drain the roads and lots, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.

8-3044C cont'd

- 2) Water-main charges.
- 3) The registration of any necessary easements.

Noting that this application is subject to the homeowner's service exemption.

8-2535C

W. STRAYSKI, OWNER
1134 ROCHESTER AVENUE
Rem. Lot 6, Blk. 33, D.L. 109, Pl. 5753

Approved subject to:

- 1) Construction of storm sewer and provision of an easement in favour of the northerly lot to drain said lot.
- 2) The servicing requirements of Subdivision By-law No. 1930, including storm sewer, sidewalk and curb, pavement widening, ornamental street lighting, and underground wiring.
- 3) Engineering drawings by a professional engineer hired by the applicant to determine the practicality of physical construction of the above services.
- 4) Water-main charges.

Noting that the service charges will apply to Hammond and Rochester Avenues, since this property has a four lot potential. Noting further that the flat rate will be acceptable for the servicing requirements on Rochester Avenue.

8-3081B

JOHN BOE, OWNERS
2017 CAPE HORN AVENUE
Lots 6 & 7, D.L. 63, Pl. 13516

Approved for lane adjustment as an amendment to Subdivision Sketch 8-3081A, which was given preliminary approval July 24, 1972.

8-1759E

F. BROWN-JOHN, R.S. WESTSELLS,
J.G. WESTSELLS, C.R. WESTSELLS, OWNERS
NORTH OFF WALTON AVENUE
Lot C, Sec. 10, Twp. 39, Pl. 1686

Tabled for a report from the Simon Fraser Health Unit.

AUGUST 29, 1972

8-3098 MARSON ENTERPRISES, OWNERS
DEWDNEY TRUNK ROAD & IRVINE STREET
Lots A & B, Blk. 2, D.L. 378, Pt. 4403

Tabled for reports from the Engineering and Building Departments.

8-3099 A. & D. WOLOSHYN, OWNERS
PALMDALE STREET
Lot 12, Blk. 7, D.L. 373, Pt. 1258

Tabled for a report from the Engineering Department.

8-1445A R. GAMACHE, OWNER
BLUE MOUNTAIN STREET
Lot A, Ex. Pt. 21621 & Rem. Lot 10,
Pt. 1374, both in D.L. 368

Approved subject to the submission of a surveyor's plot plan showing the location of any existing dwellings.

Noting that there will be no servicing charges since the number of lots remains at two.

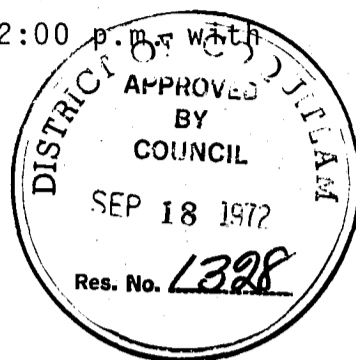
8-2936EB ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of
Blk. 10, D.L. 373

Tabled for an Engineering Department report.

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 6, 1972 at 2:00 P.M. with the following persons present:

- Mr. L.T. Scott, Engineering Assistant
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner



8-3116

CALVARY PENTECOSTAL TABERNACLE, OWNERS
2187 AUSTIN AVENUE
Pct. B, (Ex. Pl. 9223) & Pct. C, (Ex. Pl. 9669)
of Lot 1, D.L. 359, Grp. 1, Pl. 4888

Approved, noting that there will be no servicing charges since this subdivision is for cancellation of a lot line.

8-3097

H. & R. DAVID, OWNERS
ADMIRAL COURT
Lot 2, Blk. 10, D.L. 373, Pl. 1258

Approved subject to:

- 1) The service requirements of Subdivision By-law No. 1930 by physical construction, including storm sewer, pavement, curb, sidewalks, underground wiring and ornamental street lighting for Admiral Court.
- 2) Water-main charges.

8-2600A

G.R. HOY, OWNER
DUNKIRK AVENUE
Lot 41, NE 1/4 Sec. 11, Twp. 39, Pl. 31461

Approved subject to:

- 1) Simon Fraser Health Unit approval of the disposal field and the installation of a septic tank.
- 2) The service requirements of Subdivision By-law No. 1930 including:
 - a) For Dunkirk Avenue - flat rate payment for pavement widening, storm sewer and curb.
 - b) For Ozada Avenue -
 - i) the physical construction of a gravel road for a distance equal to 10% of the perimeter of the southerly parcel;
 - ii) a flat rate deposit for the future installation of storm sewers, pavement and curbs for this distance.
- 3) Water-main charges for Dunkirk and Ozada Avenues.

SEPTEMBER 6, 1972

8-1785C D.G. & B.O. SHAFER, OWNERS
EAST END OF HAVERSLEY
E½ Lot 4, Blk. A, D.L. 359, Pl. 4888

Declined due to the petition by the adjacent property owners opposing the lane, and the memo received from the Parks and Recreation Director indicating that further consideration of the future development for this park shows that the lane is not required.

8-3118 F. FINNIGAN & DISTRICT OF COQUITLAM, OWNERS
LAVAL SQUARE
Lot D, Blk. 9, D.L. 46, Pl. 19440 & Lane to the East of Lot D

Declined for the following reasons:

- 1) The lane is being used for a walkway.
- 2) The lane is being used for a Hydro line.

Noting that the Committee would consider reducing the lane from the existing 16 feet to 10 feet and retaining the remaining 6 feet as an easement in favour of B.C. Hydro.

The meeting reconvened Thursday, September 7, 1972 at 10:00 a.m. with Mr. L. Scott, Mr. D.M. Buchanan and Mr. S. Jackson present.

8-3039J NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15, Pl. 16369;
Lot 32, Pl. 28591: & Pcl. D, Ref. Pl. 76, Blk. B,
Pl. 1002; all of D.L. 67 & 113

The Subdivision Committee reviewed the August 28, 1972 letter from the applicant, and referring to the four points raised, comments as follows:

- 1) a) Street Names - The Engineering Department will review the proposed street names, apply to the Post Office for approval, and prepare a resolution for Council's consideration.
- b) Proposed Lane Realignment - The Committee has requested the Planning Department to check the lot areas of the proposed lots to the east of the applicant's subdivision to see if the proposed lane realignment makes necessary joint subdivision of Lots A, E and 1.
- c) Walkway North Off "Arundel Lane" - The physical construction of the 10 foot walkway and emergency vehicle access will be required to be constructed to the north boundary of "Ashurst Avenue" in lieu of the earlier request for a walkway southward or westward through to the ravine. Noting that Central Mortgage and Housing Corporation standards

SEPTEMBER 6, 1972

8-3039J cont'd

"Site Planning Handbook", (Section C.5.) state that where a cul-de-sac road is more than 350 feet long, a rear lane system or an emergency vehicle access and pedestrian walkway giving access to an adjacent street be provided.

- d) "Cornwall Place" - This road and sidewalk must be fully constructed, as set out in the Planning Department's letter of August 22, 1972, but actual alignment of the construction can be resolved upon receipt of the engineering plans.
- 2) Servicing Deposits - The deposits may be used towards commutation of possible future local improvement levies. If the commuted value of the local improvement project exceeds the amount deposited, the Municipality would be legally correct in requiring the extra amount needed for the project. We hope this clarifies the issue.
- 3) Road Centre Line Design for the Extension of Hickey Street - By authority of Subdivision By-law No. 1930, Section B-3 of Schedule B, the Subdivision Committee reaffirms the requirement for a road centre line design, since the continuity and compatibility of "Bristol Boulevard" and Hickey Street must be established, and the cost will not be borne by the Municipality.
- 4) a) Survey of North-West Corner - The Committee notes your agreement.
- b) South-West Portion - This point remains unclear. The Committee assumed that this was to be an open space buffer area, if it is not required for road purposes. The Committee does not object to having it retained as a privately maintained buffer area as part of the lots to be created.
- c) Engineering Plans - The letter states that the engineering design is completed. The Committee expects that they will be submitted shortly for review by the Engineering Department, and awaits the Department's comments prior to determining the extent of the 12 foot widening strip required.

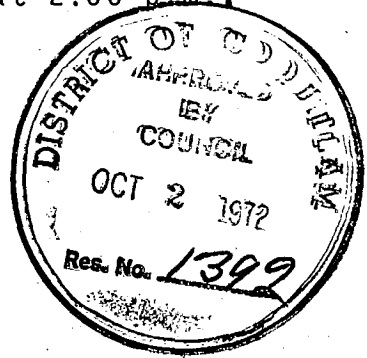
The Committee notes that the Executive Committee of Council approved the land exchange on the basis of obtaining the full 12 foot widening strip as described in the Planning Department letter of August 22, 1972. If the land exchange involves less land coming to the Municipality, a reappraisal of the value of the lands will be necessitated.

SEPTEMBER 19, 1972

SUBDIVISION COMMITTEE MINUTES

The regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 19, 1972 at 2:00 p.m. with the following persons present:

Mr. L.T. Scott, Engineering Assistant
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

8-29900

BERN DEVELOPMENTS LTD., OWNERS
744 AUSTIN AVENUE
Lot 89, D.L. 3, Pt. 26475

Approved subject to:

- 1) The physical construction of the servicing requirements of Subdivision By-law No. 1930, including:
 - a) Storm and sanitary sewers, underground wiring and ornamental street lighting for all lots within the subdivision.
 - b) Pavement, curbs, sidewalks and storm sewer for Sidney Avenue.
- 2) Water-main charges for Sidney Avenue.
- 3) Construction of two new driveway let-downs 24 feet wide, centered on the proposed lot lines, and the reconstruction of the sidewalk where the two existing let-downs are located.
- 4) Registration in the Land Registry Office of:
 - a) All necessary easements to accommodate the storm sewer system.
 - b) Covenants on the two north-westerly lots running with the land, restricting the creation of additional lots.
 - c) A Covenant running with the land or some other legally binding document assuring mutual access across the 24 foot driveway let-down for the owners of the property adjoining the driveway.

8-3122

W. HOLONKO, P. HOLONKO, A. PROKOPCHUK,
R.A. MCINTOSH, L.L.M. WRIGHT, OWNERS
MATHEWSON AVENUE
Lots 1 & 2, Pt. 13082, Lot A, Sk. 25370F and
Lot E, Sk. 2532, D.L. 19, etc.

Tabled for an Engineering Department report on the engineering drawings submitted by Nu-West Developments for the proposed subdivision to the west of the properties.

SEPTEMBER 19, 1972

8-1759E

F. BROWN-JOHN, R.S. WESTSELLS, J.G. WESTSELLS,
C.R. WESTSELLS, OWNERS
NORTH OFF WALTON AVENUE
Lot C, Sec. 10, Twp. 39, Pt. 1686

Approved subject to:

- 1) The physical construction of the servicing requirements of Subdivision By-law No. 1930, including:
 - a) Full pavement and curbs on the internal road.
 - b) Pavement and curbs on the west half of the north-south road.
 - c) Storm sewers for all lots within the subdivision and all roads within and abutting the subdivision.
- 2) Water-main charges.
- 3) Closure of the perimeter road by by-law if this is legally possible.

8-3092B

DISTRICT OF COQUITLAM
GENERAL CONCEPT SCHEME FOR SPRICE AVENUE
EXTENSION TO FOSTER AVENUE

This road and lot layout is accepted as a guide to future subdivision in the area.

8-2936EC

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of
Blk. 10, D.L. 373

The Committee reviewed the letters received from Mr. V.J. Parker of Engineered Homes, dated September 8, 1972 and September 18, 1972 and the letter from the Planning Director dated September 15, 1972 to Mr. Parker.

The status of proposed lots 10-13 remains tabled until the commencement of the downstream sanitary sewer construction.

8-2936ED

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of
Blk. 10, D.L. 373

Approved subject to the registration of a 33 foot wide easement for water-main and temporary road.

8-3098

MARSON ENTERPRISES, OWNERS
DEWDNEY TRUNK RD. & IRVINE ST.
Lots A & B, Blk. 2, D.L. 378, Pl. 4403

Tabled:

- 1) Until the Planning Department can resolve with the Department of Highways major road planning through the area.
- 2) Pending the rezoning application which awaits Department of Highways approval.

8-3047

DISTRICT OF COQUITLAM, OWNERS
HICKEY STREET SOUTH AREA
Rem. D.L. 112 & Ptn. of D.L. 113

This application was received by the Subdivision Committee for information, noting that the Engineering Department is proceeding with an investigation of the ravine crossing for the new "proposed collector street".

8-2933D

DISTRICT OF COQUITLAM, OWNERS
LEEDER AVENUE
Rem. Lots 3 & 4, D.L. 21, Pl. 8502

Tabled for review with the Engineering Supervisor.

8-2927A

D.A. & A. GILLIS, OWNERS
EAST END OF HIGHLAND DRIVE
S $\frac{1}{2}$ L.S. 11, Sec. 18, Twp. 40

The Committee received sketch 8-2927A submitted to the Planning Department on September 15, 1972. The road and lot layout are acceptable, noting that when the requirements specified in the Planning Director's letter of May 25, 1972 are met, preliminary approval may then be granted.

8-3096

R. & H. MCFADYEN, OWNERS
623 THOMPSON AVENUE
W $\frac{1}{2}$ Lot 4, D.L. 106, Pl. 5930

Declined since it will make impracticable the future subdivision of land within the proposed subdivision and adjacent land. Noting that joint subdivision with properties to the east may allow for a more practicable subdivision.

8-2613A BOYES & ROSSER LTD., OWNERS
WOOLRIDGE STREET
Lot D, Blks. 7 & 8, D.L. 16, Pl. 35636

Tabled for an Engineering Department report.

8-3119 BACM LTD., OWNERS
ADMIRAL COURT
Lot 258, D.L. 373, Pl. 40139

Tabled for Engineering and Building Department reports.

Meeting reconvened Wednesday, September 20, 1972 at 9:30 a.m. with L.T. Scott, Engineering Assistant; S. Jackson, Current Planner present.

8-3082B DISTRICT OF COQUITLAM, OWNERS
LAKESHORE DRIVE BETWEEN SPRICE & FOSTER

The Committee brought this application off the table for review, noting that this application for road closure was prepared as a result of two petitions to the Mayor from property owners in the area, dated June 5 and June 19, 1972.

On June 6, 1972, the RCMP Maillardville Detachment recommended closure to through traffic of Lakeshore Drive at Foster Avenue. On the same date, the Engineering Department recommended that this portion of road be closed. Having now received reports from the B.C. Hydro and Power Authority and B.C. Telephone Co., the Engineering Department can recommend the closure of the 33 foot road and the dedication of a 25 foot lane between Cottonwood and Sprice and a 12 foot walkway from Sprice to Foster.

If Council wishes to proceed with this road closure, it would appear to be feasible to close the road to traffic while retaining a walkway 12 feet wide.

8-1860C E. & A. SYMONDS, OWNERS
KELVIN ST. & COMO LAKE AVE.
Lot B of 19 & 20, Blks. 1 & 2, D.L. 368, Pl. 16005

Approved subject to:

1) The servicing provisions of Subdivision By-law No. 1930:

a) by flat rate fee for storm sewer, pavement widening, curbs and sidewalks, underground wiring and ornamental street lighting for the frontage of the new lot being created and for approximately 120 feet of frontage on the proposed home lot.

b) by physical construction of Kelvin Street to a gravel standard and the provision of drainage for Kelvin Street on the new lot.

2) Water-main charges.

SEPTEMBER 20, 1972

8-3120

A. DICICCO, OWNER
721 BLUE MOUNTAIN STREET
Lot 247, D.L. 365, Pl. 34534

Approved subject to:

- 1) The removal of the existing dwelling on the proposed lane before final approval can be granted.
- 2) The servicing requirements of Subdivision By-law No. 1930:
 - a) by flat rate fee for storm sewer, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.
 - b) by physical construction and gravelling of the lane allowance.
- 3) Water-main charges on Colinet Street.

Noting that if the new dwelling is constructed before final approval is required, the home lot will be entitled to the homeowner's service exemption.

8-2504

H.D. WIPP, OWNER
NORMAN AVE. & RANCH PARK WAY
Rem. Lot 28, Blk. 1, D.L. 373 & 381, Pl. 25961

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 for the two new lots being created, including:
 - a) flat rate deposit for pavement widening, sidewalks, underground wiring and ornamental street lighting.
 - b) the physical construction of storm sewers.
 - c) the provision of sanitary sewer connections.
- 2) Water-main charges for the approximately 243 feet on Ranch Park Way.
- 3) Registration of all necessary easements.

Noting that final approval will not be granted until the municipal sanitary sewer system is available.

8-2747A

W. SECORA & P. HANSEN, OWNERS
NORTH OF EDWARDS ROAD
Lot 10, Sec. 17, Twp. 40

Tabled for a Planning Department report.

SEPTEMBER 20, 1972

8-724A

W.F. & G.I. HALEY, OWNERS
KELVIN STREET
Lot 186, D.L. 368, Pl. 42241

Tabled for the applicants to provide a report by a professional engineer showing evidence that the two lots can be adequately drained.

8-896C

L. & A. MORSE, OWNERS
679 GATENSBURY STREET
Lot 227, D.L. 364, Pl. 34563

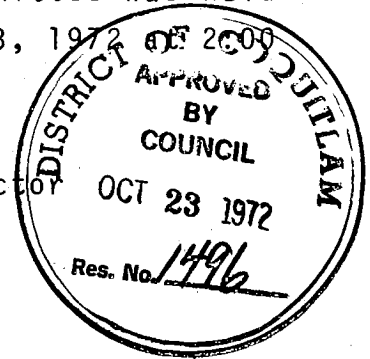
Reapproved, subject to the conditions mentioned in the Planning Director's letter dated February 21, 1972.

OCTOBER 3, 1972

SUBDIVISION COMMITTEE MINUTES

The regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 3, 1972, p.m., with the following persons present:

Mr. L.T. Scott, Engineering Assistant
 Mr. J.L. Hiebert, Public Health Inspector
 Mr. S. Jackson, Current Planner

8-3039JA

NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pl. 1002; Lot 3 of Lot 15,
Pl. 16369; Lot 32, Pl. 28591; & Pcl. D,
Ref. Pl. 76, Blk. B, Pl. 1002, all of
D.L. 67 & 113

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) The physical construction of storm sewers, pavement, curbs, gutters, sidewalks, underground wiring, and ornamental street lighting for the approximately 132 foot frontage of the proposed Lot 189.
- 2) Balance of water-main charges required.

Noting that dedication of the 12 foot road allowance on Mathewson Avenue for the frontage of the proposed Lot 189 will not be required, since engineering drawings submitted to the Engineering Department appear to show that costs to the Municipality for the future construction of Mathewson Avenue will not be adversely affected.

Noting further that the lane alignment to the rear of Lot 189 and future extensions of this lane are approved.

8-3127

F.J. CRINGAN, OWNER
COMO LAKE AVENUE
Lot 43, Sec. 2, Twp. 39, Pl. 25773

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement widening and sidewalks.
 - b) Flat rate deposit for underground wiring and ornamental street lighting.

8-3127 cont'd

- 2) Registration in the Land Registry Office of any required easements.
- 3) Water-main charges.
- 4) The applicant submitting plans by a B.C. land surveyor or a professional engineer proving out that adequate building sites exist for all lots.

8-3099

A. & D. WOLOSHYN, OWNERS
PALMDALE STREET
Lot 12, Bk. 7, D.L. 373, Pl. 1258

Approved subject to Council adopting a Road Closing By-law and petition to the Lieutenant-Governor in Council through the Department of Municipal Affairs, to be prepared by the Legal Department.

Noting that all costs of this road closure are to be borne by the benefitting property owner.

Mr. H.F. Hockey, Engineering Supervisor and Mr. D.M. Buchanan, Planning Director, joined the meeting at this point.

8-3090A

E. & A. LEFEBVRE, OWNERS
JOHNSON & WALTON
Pt. Lot A, Sec. 11, Twp. 39, Pl. 1080

The Subdivision Committee reviewed this application and approved it subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of cash deposit, including storm sewers, pavement and curbs for Johnson Street, Walton Avenue, and the southern portion of Sherman Street for approximately 120 feet. Noting that Johnson Street will require servicing to arterial standards, including curbs and gutters, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.

8-2933D

DISTRICT OF COQUITLAM, OWNER
LEEDER AVENUE
Rem. Lots 3 & 4, D.L. 21, Pl. 8502

Approved subject to the requirements of Subdivision By-law No. 1930.

Recommending that the total cost of servicing be apportioned to each lot based on the acreages involved. The cost per acre will be \$13,800.00. This cost includes the following:

OCTOBER 3, 1972

8-2933D cont'd

- 1) The future installation of storm sewers, pavement, curb and gutter, sidewalks, underground wiring and ornamental street lighting on Leeder Avenue, and the proposed new east-west arterial road.
- 2) Clearing and gravelling of the proposed new road to an interim standard.
- 3) Water-main charges for Leeder Avenue and the proposed new road.

The meeting reconvened Wednesday, October 4, 1972 at 9:30 a.m., with Mr. L.T. Scott, Mr. D.M. Buchanan and Mr. S. Jackson present.

8-2939

NORTH COAST FOREST PRODUCTS, OWNERS
LEEDER AVENUE
Rem. Lot 5, D.L. 21, Pt. 8502

The Committee recommends to the Approving Officer under Section A.7 of Schedule A of Subdivision By-law No. 1930 that he revoke the preliminary approval granted the applicant on June 20, 1972, since the Committee had incomplete information regarding this subdivision at that time. Noting that the 90 day period of preliminary approval has lapsed in any case.

8-1785D

D.G. & B.O. SHAFER, OWNERS
EAST END OF HAVERSLEY
E $\frac{1}{2}$ Lot 4, Btk. A, D.L. 359, Pt. 4888

The Committee received the revised sketch 8-1785D and tabled it for a report on Council's decision regarding servicing the roads and lanes.

8-1909B

A. & G. BOUCHARD, OWNERS
363 SCHOOLHOUSE STREET
Pt. of Btk. 38, D.L. 109, Pt. 12589

Tabled for an updated Engineering Department report.

8-2435A

R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Rem. Lot B, Btk. 1, D.L. 364, Pt. 14655

Declined since this application does not dedicate Lakeshore Drive north of Spruce Avenue, nor the walkway through to Foster Avenue.

8-2435C

R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Rem. Lot B, Blk. 1, D.L. 364, Pl. 14655

Acceptable for road and lot layout subject to:

- 1) The cancellation of Lakeshore Drive proceeding.
- 2) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) The physical construction of storm sewers, pavement, curbs and sidewalks.
 - b) By flat rate fee, underground wiring and ornamental street lighting.
- 3) Water-main charges.

Noting that the Planning Department will be submitting a report to Council on the status of the road cancellation. Following Council's decision, the Planning Department will inform the applicant of the results.

8-3129

ALLEY ESTATES LTD., OWNERS
PARK CRESCENT
Rem. Lot 2, D.L. 371, Pl. 12744

Approved subject to:

- 1) Submission of a soils engineering report by a professional engineer hired by the applicant, proving out the drainage, bank stability, foundation conditions for the house on the proposed southerly lot, and the buildable area of the lot.
- 2) Registration in the Land Registry Office of a covenant prohibiting the construction of buildings in the non-buildable areas.
- 3) Registration in the Land Registry Office of any required easements.
- 4) Completion of the road and sidewalk construction.
- 5) Sanitary and storm sewer connections being provided.

Noting that the Committee would not be prepared to recommend further subdivision of this parcel.

8-2747A

W. SECORA & P.E. HANSEN, OWNERS
NORTH OF EDWARDS STREET
Lot 10, Sec. 17, Twp. 40

Tabled for comment from the applicants regarding future development plans of the property. The Committee would like to know whether or not it is imperative to subdivide at this time, since it would be advisable to wait until future street plans are updated to take into account the future Hydro lines and other matters.

OCTOBER 4, 1972

8-3130

L. COTE, OWNER
VANIER AVENUE
Lot 2, Blk. 33, D.L. 109, Pl. 10653

Tabled for Engineering Department report on drainage.

8-3044D

D. MCDONALD, N. GESCHKE & C. TURNER, OWNERS
COTTONWOOD AVENUE
Lot B, Pl. 9260, Lot 1, Pl. 10858, both of
Blk. 14, & Lot 106, Blk. 15, Pl. 28598, all
of D.L. 366

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including the physical construction of storm sewers to drain the roads and lots, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) The registration of any necessary easements.

Noting that there is a home owner's service exemption on the approximately 83 westerly feet for existing Lot 106, and the approximately 73 easterly feet for existing Lot 1, since these were existing parcels which can only be subdivided into less than 4 lots.

8-2503K

DAWSON DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lots R & S, D.L. 238, Pl. 8360

Approved.

The Committee then reviewed the question of the survey plans and expressed its concern that the condition of approval requiring dedication and construction of the collector road A through to the east side of the Hydro line has not been met in the survey plans submitted to the Engineering Department recently.

8-3128

ENGINEERED HOMES LIMITED, OWNERS
CONSOLIDATED PROPERTIES IN D.L. 238, 372
& 373, KNOWN AS HARBOUR VILLAGE
SUBDIVISION - STAGE V

Tabled for Planning Department and Engineering Department reports.

501
OCTOBER 17, 1972

SUBDIVISION COMMITTEE MINUTES

The regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 17, 1972 at 2:00 p.m., with the following persons present:

Mr. L.T. Scott, Engineering Assistant
Mr. J.L. Hiebert, Public Health Inspector
Mr. John Gibb, Public Health Inspector
Mr. S. Jackson, Current Planner



8-3131

E. & J. BURNS, OWNERS
850 GREENE ROAD
Lot 77, D.L. 378, Pt. 31775

Tabled for a report from the Simon Fraser Health Unit regarding the suitability of the soil for sewage disposal on the two proposed lots.

Noting that if preliminary approval is granted, it will be subject to the physical construction of the service requirements of Subdivision By-law No. 1930, including storm sewers, curbs and pavement widening for approximately 294 feet along Greene Road, and relocation of the house to a minimum of six feet from the adjoining property line to the north, and water-main charges for the whole frontage of Greene Road.

8-3119

BACM LIMITED, OWNERS
BETWEEN SOUTH ENDS PALMDALE & OGDEN STREETS
Lot 258, D.L. 373, Pt. 40139

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.

8-1909B

A. & G. BOUCHARD, OWNERS
363 SCHOOLHOUSE STREET
Pt. Btk. 38, D.L. 109, Pt. 12589

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including:
 - a) Flat rate payment for pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting on the two westerly lots.

8-1909B cont'd

- b) Provision of storm sewer connections by the applicant to all three lots, noting that plans must be prepared by a professional engineer showing how this can be carried out.
 - c) Sanitary sewer connections to be provided to the two westerly lots.
 - d) The recommendations of Cook, Pickering and Doyle Ltd. dated December 4, 1969 being implemented with regard to the foundation design, the supervision to be carried out by the consulting engineer and certified to the satisfaction of the Building Inspector.
- 2) Water-main charges on Rochester Avenue.
- 3) Board of Variance approval of the 6 foot setback from Schoolhouse Street, noting that the Zoning By-law requires a 12½ foot setback from an exterior side lot line, and while Schoolhouse Street is proposed to be closed at some future time, Board of Variance approval will be required before final approval is granted if Schoolhouse Street is not cancelled.

8-2979

E. & B.J. STEPHENS, OWNERS
GALLOWAY AVENUE
Lots 7 & 8, S½ of SW¼, Sec. 18, Twp. 40, Pt. 9457

Approved subject to Simon Fraser Health Unit approval. Noting that there will be no servicing requirements since the parcels remain two in number. Noting further that a perimeter ruling will be required from the Approving Officer.

8-2613A

BOYES & ROSSER LTD., OWNER
WOOLRIDGE STREET
Lot D, Bkts. 7 & 8, D.L. 16, Pt. 35636

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including storm sewers, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting by way of flat rate fee for approximately 99 feet on Tupper Avenue. Noting that Woolridge Street is to be constructed under a local improvement programme.
- 2) The Municipality constructing the sanitary sewer to a sufficient depth to satisfy the buildings on the easterly lot.

8-1776D

J. & J. BULL, OWNERS
AUSTIN AVENUE
Rem. Lot 8, Pl. 20681 & Lot 79, Pl. 27557,
both of Blk. 6, D.L. 109

Approved subject to:

- 1) The registration in the Land Registry Office of any outstanding easements.
- 2) Submission of a plot plan showing the position of the existing house.

8-1131B

M.J. MCGILL, OWNER
690 BLUE MOUNTAIN STREET
Rem. Lot 36, Blk. 9, D.L. 366, Pl. 6908

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement widening, sidewalks and curbs for Runnymede Avenue.
 - b) The flat rate payment for storm sewer, pavement widening and curb for Blue Mountain Street.
 - c) The flat rate payment for underground wiring and ornamental street lighting for both Runnymede and Blue Mountain.
 - d) Extension of the sanitary sewers by the developer to service all proposed lots.
- 2) Water-main charges.
- 3) Submission of a surveyor's plot plan showing the position of the existing house.

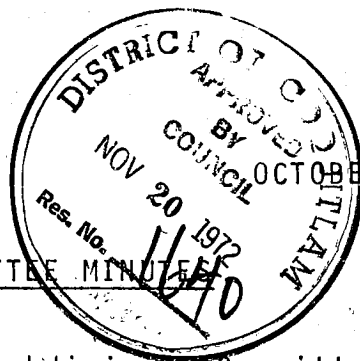
8-3130

L. COTE, OWNER
HAMMOND AVENUE
Lot 2, Blk. 33, D.L. 109, Pl. 10653

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) Flat rate payment for storm sewers, pavement, sidewalks, curbs, underground wiring and ornamental street lighting on Vanier Avenue.
 - b) An easement extending from Hammond Avenue through to the low point on Vanier Avenue.
- 2) Water-main charges.

Noting that special consideration will have to be given by the Approving Officer, since the existing house is located 5 feet from an existing side property line and not the 6 feet required by Zoning By-law 1928.



501

SUBDIVISION COMMITTEE MINUTES

The regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 31, 1972 at 2:00 p.m., with the following persons present:

- Mr. L.T. Scott, Engineering Assistant
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-3073 DISTRICT OF COQUITLAM
DEVELOPMENT COMPETITION AREA
AUSTIN AVENUE AND HICKEY STREET

Approved, noting that the number of parcels remains two; namely the new 8 acre school site and the large surrounding parcel known as Ptn. D.L. 113.

8-3134 MRS. H. CATTERMOLE, OWNER
TOLMIE AVENUE
Pct. A of Lot 12, D.L. 112 & 113, Pt. Sk. 12205

Tabled, since the Committee is concerned that the dedication of Shawna and Oranda Avenues should take place at this time, and that the services required according to Subdivision By-law No. 1930 should be provided for these streets.

8-3132 FARWEST INVESTMENTS LTD., A. & M. WIRCH, S. COLLINS,
E.A. GARRISON, M.A. HOUSE & O. LEWIS, OWNERS
AREA BOUNDED BY MUNDY ST., DAWES HILL RD. & CAPE
HORN AVENUE
Lots 65 & 67, Pt. 34031, Lot 2, Pt. 6571, E. Pt.
Lot 7, Sk. 52168C, all in D.L. 65 & 66

Tabled for the applicants to provide:

- 1) Preliminary engineering plans, including road centre line profiles and cross sections at 50 foot intervals, including the proposed lane, these plans to be prepared by a professional engineer at the applicants' expense.
- 2) A surveyor's certificate showing all existing structures which are to remain after registration of the subdivision.

8-3133 GULF OIL CANADA LIMITED, OWNERS
SE CORNER BLUE MOUNTAIN ST. & AUSTIN AVE.
Lot 82, Pt. 26523 & Lots 5 & 6, Pt. 14679, all
of Blk. 1, D.L. 108

Approved, noting that the servicing requirements are to be taken into consideration by the agreement to be signed between the Municipality and the applicants.

OCTOBER 31, 1972

8-1092A

E. KAYE, OWNER
NW CORNER LEMAX & MIDVALE
Rem. Lot 1, D.L. 358, Pt. 13801

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) By flat rate fee for the approximately 120 feet on Midvale Street for sidewalks, pavement widening, underground wiring and ornamental street lighting.
 - b) The physical construction of the 10 foot lane on the northerly lot line.
 - c) The construction of Lemax Avenue to a gravel standard.
- 2) Water-main charges.

8-2747A

W. SECORA & P. HANSEN, OWNERS
NORTH OF EDWARDS ROAD
Lot 10, Sec. 17, Twp. 40

Declined, since the subdivision plan is not suited to the configuration of the land being subdivided, and the proposed subdivision will make impracticable the future subdivision of land within the proposed subdivision and adjacent lands, contrary to Section 5 of Subdivision By-law No. 1930.

Noting that the Planning Department has on its work programme future subdivision and street plans of the Coast Meridian Area, in view of the very probable relocation of the B.C. Hydro Substation and the need to review the functional classification of streets in this area.

8-3039K

NU-WEST DEVELOPMENTS LTD.
2497 CAPE HORN AVE. TO 2595 MATHEWSON AVE.
Rem. Lot 16, Pt. 1002; Lot 3 of Lot 15, Pt. 16369;
Lot 32, Pt. 28591; & Pcl. D, Ref. Pt. 76, Blk. B,
Pt. 1002, all of D.L. 67 & 113

The Subdivision Committee reviewed sketch 8-3039K, as submitted to the Planning Department October 30, 1972, and approved it subject to:

- 1) The extreme north-westerly triangle and the 41,851 square foot or 0.961 acre parcel to be consolidated with the municipal land to the north.
- 2) The submission of a surveyor's certificate:
 - a) stating that all lots are over 7,000 square feet.
 - b) showing the existing structures to be retained.
- 3) Municipal title to Lot 285 (the ravine area in the south-west corner of the subdivision) being registered at the time of the registration of the subdivision.

OCTOBER 31, 1972

8-3039K cont'd

- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage ruling.
- 5) The requirements of Subdivision By-law No. 1930, the extent of physical construction to be determined by the Design Engineer, noting that the applicant will be responsible for the entire frontage of Mathewson Avenue under his control.
- 6) The paving, fencing and adequate lighting of all walkways.
- 7) Paving of the lane allowance paralleling Mathewson Avenue.
- 8) The cost of the extension of the water line from Hickey Street being based on actual construction costs, with no recovery of monies.
- 9) The cost of water-mains on the road to be dedicated and abutting the subdivision, such as Mathewson Avenue, will be governed by the by-law in force at the time of preliminary approval of 8-3039F.

Noting that portions of the parcels known as Sk. 11721, Lots 1, 2 and 3 of Plan 16369 appear to be left as one parcel of land.

Noting further that the road widening has not been extended through the lands under the control of the applicant, and this may well be acceptable if proven out at the time of engineering plan acceptance.

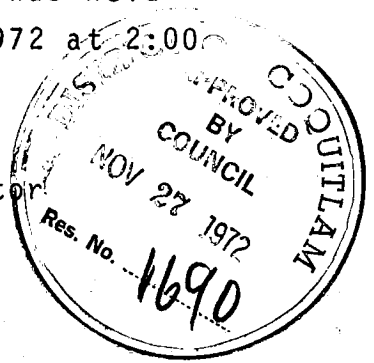
It is assumed that Lot 33, Plan 28591 is under the applicant's control, and if this is so, the proposed subdivision of the area involving three lots is acceptable.

NOVEMBER 14, 1972

SUBDIVISION COMMITTEE MINUTES

The regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, November 14, 1972 at 2:00 p.m., with the following persons present:

- Mr. L.T. Scott, Engineering Assistant
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner



8-3136

C.R. QUILTER, OWNER
 ULTRA COURT
Pct. B (Ex. Pt. 13603) of Blk. A, D.L. 371,
Pt. 13950 & Lot 8, Blk. 1, D.L. 371, Pt. 21040

Approved. Noting that there will be no servicing charges since the number of parcels remains the same.

8-1907A

F.S. & L.A. SAVAGE, OWNERS
 WALKER ST. & FAIRWAY ST.
Lot 25, Blks. 13-14, D.L. 3 etc., Pt. 2030

Tabled for receipt of a surveyor's certificate by a registered B.C. land surveyor, showing the location of the house.

8-1842F

W.F. & M.E. JOBB, OWNERS
 568 CHAPMAN AVENUE
Lot A of 3, Blk. 1, D.L. 54 & 55, Pt. 21796

Tabled for the Planning Department to contact the owners of Lot 1 to the south, fronting on Thompson Avenue, for comment.

8-3073B

DISTRICT OF COQUITLAM
 DEVELOPMENT COMPETITION AREA
AUSTIN AVENUE AND HICKEY STREET

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including the physical construction of:
 - a) Austin Avenue to an arterial standard; Hickey Street to a collector standard; and the new perimeter road on the south and east sides to a collector standard, with sidewalks on the development side, and curbs only on the opposite side of this new perimeter road.
 - b) Pavement and widening, storm sewers, sidewalks, curb and gutter on Austin Avenue, monolithic curb and sidewalk on the collector roads, underground wiring and ornamental street lighting.
- 2) Water-main charges.

NOVEMBER 14, 1972

8-3073B cont'd

Noting:

- 1) A Hickey Street trunk storm sewer system to serve the area is under active design.
- 2) Sanitary sewers are available in the area and will not require further extensions.
- 3) The developers proceeding with the development of this land would be responsible for hiring their own consultants to design all required services for the necessary approvals by the Municipality.

8-3057A

CROWN TIRE SERVICES (B.C.) LTD.
LOUGHEED HIGHWAY
Lot 102, Pt. 42182 & Lot A, Pt. 14950,
both of D.L. 3 etc.

Approved. Noting that an easement will be required when the storm sewer is installed.

8-3137

PACIFIC PETROLEUMS LTD.
AUSTIN AVENUE
Lots 275, 276 & 277 of Blks. 21-30, D.L. 356, Pt. 1714

Approved. Noting that there will be no servicing charges since this is a proposal to cancel existing lot lines.

8-3135

SCHOOL DISTRICT NO. 43
ROCHESTER AVENUE
Lot A, Pt. 30877, Lots 1-8, Pt. 2357,
both of Blks. 21 & 22, D.L. 110

Approved subject to: a sanitary sewer easement being registered for the length and width of the lane being cancelled. Noting that School District No. 43 will be required to pay all legal and survey costs for this cancellation and easement.

8-2435D

R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Lot B, Blk. 1, D.L. 364, Pt. 14655

Tabled for reports from the Building and Engineering Departments.

NOVEMBER 14, 1972

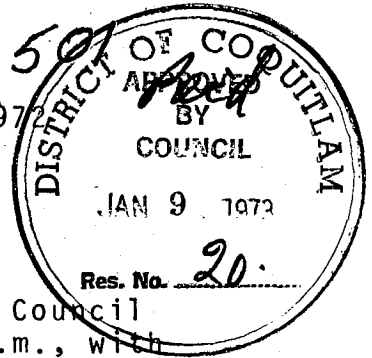
8-3128A

ENGINEERED HOMES LIMITED

Consolidated properties in D.L. 238, 372 & 373
known as Harbour Village Subdivision - Stage V

The Committee finds the road and lot layout acceptable subject to the explanatory notes accompanying the applicant's sketch #HV5-101 (8-3128A), and the applicant should now proceed with preliminary road designs for all roads in the subdivision, which will meet the requirements of the Acting Engineering Supervisor, Mr. D.J. Ashford.

DECEMBER 19, 1972



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room on Tuesday, December 19, 1972 at 2:00 p.m., with the following persons present:

Mr. H.F. Hockey, Engineering Supervisor
Mr. L.T. Scott, Engineering Assistant
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

The Subdivision Committee discussed the directive given by Council December 11, 1972 by Resolution #1761. This resolution states:

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

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

And Whereas Council has determined that an excessive cost of \$100 per lot is being imposed on the Municipality for public land acquisition for park development;

Now Therefore:

- 1) Council hereby instructs the Approving Officer to consider Section 711(4) of the Municipal Act, and where \$100 per lot is not provided to the Corporation prior to final approval of subdivision plans, he should consider refusing to approve such plans, and
- 2) Council hereby instructs the Planning Director to take into account Section 702(2) of the Municipal Act and ensure that all agreements between the Corporation and developers reflect a cost of \$100 per dwelling unit to establish amenities in the neighbourhood of that development."

The Committee, following previous policy, agreed to apply the \$100 per lot for parkland acquisition to all subdivision applications receiving preliminary approval at a meeting after the December 11, 1972 Council decision. Those applicants who had received preliminary approval before December 11, but had let their preliminary approval lapse, will be subject to the new ruling.

The Committee, recognizing that there may be a possibility of certain subdivisions which are actively proceeding from an earlier preliminary approval, and which, for legitimate reasons, have not yet secured final approval, will now be subject to this charge; and further recognizing that imposing this cost on such subdivisions may adversely affect the economics of the said development, suggests that in such cases, the Approving Officer receive a written submission from the applicant stating the reasons this parkland acquisition fee should not be paid. The Approving Officer would then review and consider subsequent recommendations to Council regarding this matter.

DECEMBER 19, 1972

8-3150

HOHN, KARRAS & GALL CONSTRUCTION, OWNERS
1051-1067 HOWIE AVENUE
Lots 179-183, D.L. 356, Pt. 1714

Approved. The Engineering Department servicing requirements and the fee for parkland acquisition will be included as part of the development agreement between the applicant and the Municipality.

8-986A

ATLAS MUTUAL HOLDINGS LTD., OWNERS
929-931 BRUNETTE AVENUE
Lots A & B, Bkts. 84 & 85, D.L. 3, Pt. 18441

Approved subject to the applicant successfully applying for the rezoning of that portion of the lot being added to the shopping centre site from SS-3 to C-2. There will be no servicing charges since the number of lots remains the same.

8-3149A

CROWN ZELLERBACH CANADA LIMITED, OWNERS
SOUTH OF CPR TRACKS
Pct. B, Ref. Pt. 445 & Pct. H (Ex. Pt. 513) of D.L. 16, Easterly Ptn. D.L. 16 & D.L. 17, Pt. of W $\frac{1}{2}$ & E $\frac{1}{2}$, D.L. 18, Lots 32, 33 & 34 (Pt. 1002) of D.L. 19 & D.L. 20, Lot 12 (Pt. 31057) of D.L. 48 & Pt. of D.L. 48, all of Grp. 1

Tabled for:

- 1) The Approving Officer to write to the Department of Highways, Engineering Planning Division (E.B. Wilkins, Chief Planning Engineer), for comment on the proposed scheme.
- 2) More information regarding the use of this property, the impact it may have on Coquitlam, and the future servicing requirements for this use.
- 3) The Simon Fraser Health Unit to determine the status of present and future sanitary sewage disposal facilities.

The Committee notes:

- a) its concern that the proposed east-west major arterial road is not being dedicated or constructed in this proposal.
- b) any development which takes place south of Highway 401 will have a serious impact on vehicular traffic at the Cape Horn Interchange.

8-3098B

J. & E. BURNS & MARSON ENTERPRISES, OWNERS
850 GREENE STREET
Lot 77, Bk. 2, D.L. 378, Pt. 31775

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) the physical construction of sanitary sewers, pavement and pavement widening (to arterial standards on Dewdney Trunk Road; pavement to

DECEMBER 19, 1972

8-3098B cont'd

a full 28 foot width on Irvine Street, with curb only on the west side, and sidewalk and curb on the east side), curbs, sidewalks, underground wiring and ornamental street lighting. The south side of Dewdney Trunk Road will be to arterial standards.

- b) a storm sewer system which conveys and discharges all waters directly into Scott Creek.
- 2) Water-main charges.
- 3) Paving of the east-west access lanes to a standard which includes curbs, storm drains and a 16 foot pavement.
- 4) The north-south lane being cleared, graded, gravelled and constructed to a 14 foot pavement.
- 5) The setbacks from the existing one-family dwelling meeting Zoning By-law requirements.
- 6) No accesses being permitted from the lots to Dewdney Trunk Road.
- 7) The parkland acquisition fee of \$100 per lot.

8-3131A

E. & J. BURNS, OWNERS
850 GREENE STREET
Lot 77, D.L. 378, Pl. 31775

Approved subject to:

- 1) The submission of a surveyor's certificate showing the location of the house.
- 2) The setbacks from the existing one-family dwelling complying with the requirements of the Zoning By-law.

The meeting adjourned at this point.

DECEMBER 20, 1972

The meeting reconvened Wednesday, December 20, 1972 at 11:00 a.m. in the Aldermen's Room, with Mr. H.F. Hockey, Mr. L.T. Scott, Mr. D.M. Buchanan and Mr. S. Jackson present.

8-1785A

D.G. & B.O. SHAFER, OWNERS
HAVERSLEY AVENUE
E $\frac{1}{2}$ Lot 4, Bk. A, D.L. 359, Pt. 4888

This application is now acceptable for road and lot layout, but must be declined since there is no access available from the west.

8-2734H

W. HERZOG, T. PINKERTON, E.T. GOUDY, OWNERS
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, Pt. 6876; Lots 1 & 12, Bk. 6, Pt. 1258;
all of D.L. 373

Approved subject to:

- 1) The road closure being approved by the Lieutenant-Governor in Council.
- 2) The servicing requirements of Subdivision By-law No. 1930, including the physical construction of storm and sanitary sewers, pavement and pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting.
- 3) Water-main charges.
- 4) The parkland acquisition fee of \$100 per lot being created.
- 5) Submission of a surveyor's plot plan.
- 6) Registration in the Land Registry Office of any necessary easements.

8-2320D

D. & J. MALACORD, OWNERS
919 ROBINSON STREET
Rem. Lot 6, Bk. 9, D.L. 367, Pt. 8620

Tabled for the Building Department to investigate and report back on the proposed remodelling of the house, including the feasibility of the proposal.