



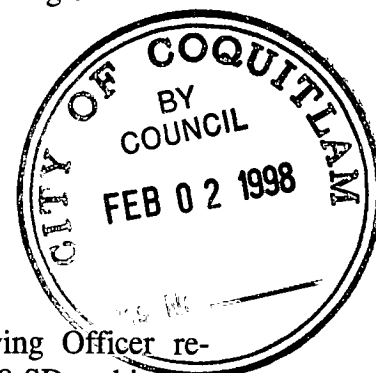
T-1
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 06, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager of Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Assistant

96 043758 SD GURPREET AND PARMJIT SARAN
1288 OXFORD STREET
LOT 6 SEC 12 TWP 39 NWD LMP 18855



The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043758 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works along Oxford Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. The applicant installing a temporary fence along the existing covenant boundary (BH32655), to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval;
3. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, prior to final approval;
4. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;

1998 January 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 043758 SD cont'd/

5. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);
6. Payment of any current, delinquent or outstanding taxes prior to final approval;
7. Payment of the Greater Vancouver Sewerage & Drainage District DCC in the amount of \$1,731.00, prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

97 113309 SD **OPUS BUILDING CORPORATION**
1090 LOUGHEED HIGHWAY
LOT 1 EXCEPT PART SUBDIVIDED BY PLAN LMP 2253
DL 48 GP 1 NWD PLAN 70846

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 113309 SD for the following:

1. Comments from the Ministry of Transportation & Highways;
2. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks;
3. The applicant providing the following:
 - a) a survey plan prepared by BCLS which locates all existing buildings to remain and demonstrates the proposed property lines as it relates to existing parking and vehicle storage;
 - b) a concept plan showing the proposed size/location for the hotel/restaurant indicating parking and accesses;

1998 January 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

97 113309 SD cont'd/

- c) a site servicing concept to the satisfaction of the Subdivision Section of the Planning and Development Department.

The Committee notes that if this development proceeds, the owner will be responsible for a percentage of the future signal at Woolridge Avenue and King Edward Street and the matter of signage will be an issue with City staff.

**97 113600 SD HUNTINGDON HOMES LTD.
672 PORTER STREET
LOT 368 DL 365 GROUP 1 PLAN 52847 NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 113600 SD, for the Planning and Development Department to write and seek comments from the adjacent property owners on the proposed subdivision.

The Committee notes that the issue of tree retention will be reviewed in detail should this application proceed further.

**97 113439 RK WESTWOOD ALLIANCE CHURCH
3129 OZADA AVENUE
LOT 61 LD 36 SEC 11 TWP 39 PLAN 38444**

The Subdivision Committee recommends that the Approving Officer approve the proposed road dedication shown on sketch 97 113439 RK.

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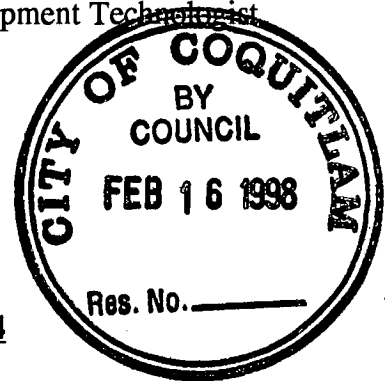
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

T-2

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 20, 1998, in the Planning and Development Department Committee Room, with the following persons present:

- Ken Wright - Manager of Development Services
- Jason Cordoni - Subdivision & Development Technologist
- Dave Palidwor - Park Planner
- Catherine Mohoruk - Traffic Technologist
- Tom Hawkins - Planning Assistant



**97 109836 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 6L PARKWAY BOULEVARD
LOT L & M SEC 15 GP 1 TWP 39 LMP 9894**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 109836 SD, for the following:

1. The applicant providing written confirmation from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks which indicates that the Ministry has retracted their requirements outlined in their November 20, 1997 letter;
2. The applicant providing an arborist's report which identifies any danger trees along the existing covenant areas and lands to be dedicated Park, to the satisfaction of the Leisure & Parks Services Department.

**97 106767 01 SD ROGER AND DARLENE DUCHARME
606 AND 610 BOSWORTH STREET
LOTS 1 AND 2 DL 5 GP 1 NWD PLAN 82298**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 106767 01 SD, subject to the following:

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

1998 January 20
**SUBDIVISION COMMITTEE
MEETING MINUTES**

97 106767 01 SD cont'd/

- a) physical construction of any outstanding works on Bosworth Street including pavement widening around the cul-de-sac, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to each newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
 3. Removal of the existing garage on the north side of the house, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
 4. The applicant submitting an arborist report which identifies all trees to be retained in conjunction with the subdivision, to the satisfaction of the Leisure & Parks Services Department. The report shall also recommend covenant boundaries to ensure tree retention noting that registration in the Land Title Office of a restrictive covenant will be required;
 5. Payment of a Development Cost Charge for the three additional dwelling units permitted to be constructed in the amount of \$21,627.00 (Transportation Charge \$10,047.00; Parkland Charge \$11,580.00);
 6. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$3,462.00;
 7. Payment of any current, delinquent or outstanding taxes prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

1998 January 20
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 113333 SD LOTHAR HEINRICH AGENCIES LTD. AND
PACIFIC REACH BUSINESS PARK LTD.
1450 HARTLEY AVENUE
LOT 48 LMP 2581 & PART OF LOT A LMP 21580 DL 18&19 GRP 1 NWD**

The Subdivision Committee recommends that the Approving Officer decline the proposed subdivision shown on sketch 97 113333 SD, since the proposed subdivision does not provide for the required dedication for Brigantine Drive along its south boundary.

**97 113333 01 SD LOTHAR HEINRICH AGENCIES LTD. AND
PACIFIC REACH BUSINESS PARK LTD.
1450 HARTLEY AVENUE
LOT 48 LMP 2581 & PART OF LOT A LMP 21580 DL 18&19 GRP 1 NWD**

The Subdivision Committee, after reviewing the proposed subdivision in relation to the existing Pacific Reach Development Agreement, deferred the proposed subdivision shown on sketch 97 113333 01 SD, for the following:

1. The applicant providing an updated traffic study prepared by a Professional Engineer as required by Clause 10 of the Pacific Reach Development Agreement, to the satisfaction of the Community Planning Section of the Planning and Development Department;
2. The applicant constructing the Brigantine Drive parking facility which is located immediately adjacent to the proposed subdivision, as required by Clause 2 of the Pacific Reach Development Agreement, to the satisfaction of the Leisure & Parks Services Department;
3. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks;
4. Written comments from the Operations Department with regard to methane gas control.

1998 January 20
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 113567 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 7L WESTWOOD PLATEAU
LOT L SEC 23 TWP 39 NWD LMP 17172**

The Subdivision Committee finds the proposed subdivision shown on sketch 97 113567 SD, technically feasible subject to Council's approval of an Official Community Plan Amendment to redesignate the subject property to Compact One Family, rezoning to RS-4 and modification to the existing Development Agreement to increase the permitted yield.

The Committee notes that the applicant will be required, prior to preliminary approval consideration, to provide a report which demonstrates that the existing off-site utilities are sufficient to handle additional capacity, to the satisfaction of the Subdivision Section of the Planning and Development Department.

**98 118644 SD JAMES AND SYLVIA MURI
955 BLUE MOUNTAIN STREET
LOT 1 DL 368 GP 1 NWD LMP 26324**

The Subdivision Committee deferred the proposed subdivision shown on sketch 98 118644 SD, for the Subdivision Section of the Planning and Development Department to conduct a site inspection and confirm servicing requirements.

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Mayor L. Sekora

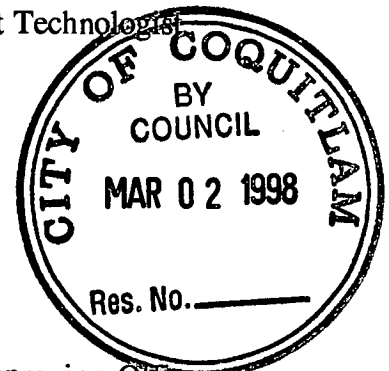
T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 03, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager of Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Neil Maxwell	-	Planning Assistant

96 048642 SD YEOW-LEE CHAN
1940 JASPER COURT
LOT 2 DL 358 LD 36 GP 1 PLAN 72313



The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048642 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Jasper Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the August 02, 1995 and November 06, 1995 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the construction of an additional fence;
3. Compliance with the requirements contained in the April 10, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;

1998 February 03
SUBDIVISION COMMITTEE
MEETING MINUTES

96 048642 SD cont'd/

4. Registration in the Land Title Office of a restrictive covenant which outlines the recommendations in the United Pacific Geotechnical Engineering Ltd. report dated September 07, 1995 for this property;
5. The removal of all buildings and structures, including the pool, prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition. The Committee requires receipt of a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined in the above noted geotechnical report in relation to the pool removal has been completed to their satisfaction;
6. The applicant removing the existing asphalt pavement which borders the proposed southern lot and the property at 1930 Jasper Court, to the satisfaction of the Engineering Department;
7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
8. Payment of any current, delinquent or outstanding taxes prior to final approval.
9. Payment of the Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charge (DCC) in the amount of \$1,731.00.

Council has recently approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

The Committee notes that the lots contain limited building envelopes and therefore care must be taken in choosing house plans which meet setback requirements of the Zoning Bylaw and Development Variance Permit (DVP-42-95).

1998 February 03
SUBDIVISION COMMITTEE
MEETING MINUTES

**96 050896 01 SD DOUBLE ALPHA HOLDING CORP.
PARCELS 8F 8U 8G 8H 8P WESTWOOD PLATEAU
LOTS F G H U SEC 23 TWP 39 NWD LMP 26646**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050896 01 SD, subject to the following:

1. Council approval of the Official Community Plan amendment and rezoning of the property to RS-4 One Family Compact Residential;
2. The applicant applying for and securing a development variance permit from Council to vary the road construction design criteria on several of the roads within the subdivision;
3. The requirements of Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of any outstanding works on Parkway Boulevard including driveway reconstruction and the construction of the internal roads;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary and storm sewer connections to each of the newly created lots;
4. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
5. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$204,258.00;
6. Payment of any current, delinquent or outstanding taxes prior to final approval on each of the five existing block parcels;
7. Discharge of the existing design review covenant registered over these parcels;
8. Transfer of title of proposed Lot 57 to the City, concurrently with registration of the subdivision. The Committee notes that the design drawings for the proposed works within this site are to be submitted, reviewed and accepted by the Leisure & Parks Services Department prior to construction of any of the facilities;
9. Registration in the Land Title Office of a restrictive covenant which would prohibit the construction of any buildings or structures within six metres of the BC Hydro right-of-way which exists along the western boundary of the site.



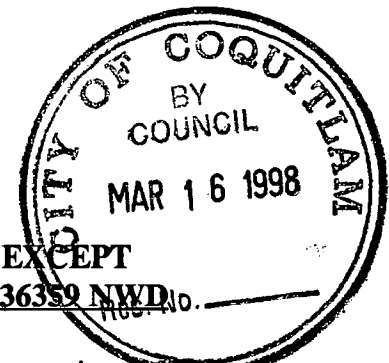
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 17, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Assistant

96 048639 SD DENNIS AND ELIZABETH RATCLIFFE
3655 CROUCH AVENUE
LEGAL SUBDIVISION 6 SECTION 17 TWP 40 EXCEPT
PART SHOWN OF PLAN BYLAW FILED NO. 36359 NWD



The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048639 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of the full frontage of Crouch Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water and storm sewer connections to the newly created lot;
2. Compliance with the requirements contained in the June 21, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high fence;
3. Compliance with the requirements contained in the August 24, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks;

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

96 048639 SD cont'd/

4. Registration in the Land Title Office of an access easement over the existing driveway to provide legal access to the proposed western lot;
5. Compliance with the June 21, 1996 letter from the Simon Fraser Health Region;
6. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge - \$2,760.00; Parkland Charge - \$3,860.00) prior to final approval;
7. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
8. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

**97 109836 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 6L WESTWOOD PLATEAU
LOT L & M SEC 15 GP 1 TWP 39 LMP 9894**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 109836 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Parkway Boulevard, all internal roads and walkways to the standards of the Subdivision Control Bylaw No. 2038;

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

97 109836 SD cont'd/

- b) construction of water, storm and sanitary sewer connections for the newly created lots;
- c) registration in the Land Title Office of any necessary easements;
2. The applicant providing a storm water management plan for the site, to the satisfaction of the Subdivision Section of the Planning and Development Department;
3. The applicant providing detailed regrading plans which include retaining wall location and details, cross sections and drainage information, to the satisfaction of the Subdivision Section of the Planning and Development Department;
4. Registration in the Land Title Office of a restrictive covenant to prevent further subdivision for those lots exceeding 1300 square metres;
5. The applicant providing information regarding the proposed treatment of the two pieces of property located at the end of Rockwood Court and proposed Road C, to be transferred to City ownership, to the satisfaction of the Leisure & Parks Services Department;
6. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$98,667.00, prior to final approval;
7. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

97 110190 SD **MRS P.M. BOMBELLI**
1300 REGAN AVENUE
LOT 293 DL 364 GP 1 NWD PLAN 47830

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

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of any outstanding works on Gatsbury Street and Regan Avenue to the standards of the Subdivision Control Bylaw No. 2038;

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110190 SD cont'd/

- b) construction of a water, sanitary and storm sewer connection to the newly created lot;
- c) registration in the Land Title Office of any necessary easements;
2. The applicant providing an arborist report accompanied by a tree survey, which identifies those trees which are suitable for retention. The report must outline measures to ensure the retention i.e. proximity of excavation, location of off-site utilities and driveway access and suggested protection zones, to the satisfaction of the Leisure & Parks Services Department;
3. The applicant submitting a refundable security in the amount of \$10,000 to ensure compliance with the terms in the arborist report to be returned upon completion of house construction, to the satisfaction of the Leisure & Parks Services Department;
4. Registration in the Land Title Office of a restrictive covenant to ensure that no glazing or balconies will be located on the south side of the future dwelling unit to be constructed, to the satisfaction of the Planning Section of the Planning and Development Department;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge \$3,860.00)
6. Payment of the Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charge (DCC) in the amount of \$1,731.00, prior to final approval;
7. Payment of any current, delinquent and estimated 1998 taxes prior to final approval.

Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

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

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110283 SD **BARRY AND KATHY REID**
904 COTTONWOOD AVENUE
EAST HALF OF LOT 23 DL 366 GP 1 NWD PLAN 6908

The Subdivision Committee, after reviewing the January 27, 1998 letter from the owners of Lot 30, 903 Foster Avenue, recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 97 110283 SD, subject to the following revised conditions:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Cottonwood Avenue and Spruce Avenue to the standards of the Subdivision Control Bylaw No. 2038, except as varied by approved Development Variance Permit 97 112684 DV;
 - b) construction of a water, storm and sanitary sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
3. The applicant removing the existing retaining wall located on the southwest property boundary (within the area to be dedicated road) to the satisfaction of the Subdivision Section of the Planning and Development Department;
4. The applicant removing the two existing trees located at the northeast corner of Lot 30, prior to road construction, to the satisfaction of the owner of Lot 30 and the Leisure & Parks Services Department;
5. The applicant providing an arborist report identifying any trees which could possibly be affected by road construction, to the satisfaction of the Leisure & Parks Services Department;
6. Payment of a Development Cost Charge for the one newly created lot in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00), prior to final approval;
7. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110283 SD cont'd/

8. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

The Committee notes the following:

- a. The provision of a "no post barrier" will be required to be installed on Spruce Avenue in a location acceptable to the Approving Officer;
- b. Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

**97 113309 SD OPUS BUILDING CORPORATION
1090 LOUGHEED HIGHWAY
LOT 1 EXCEPT PART SUBDIVIDED BY PLAN
LMP 2253 DL 48 GRP 1 NWD PLAN 70846**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 113309 SD, subject to the following:

1. Signing of the subdivision survey plans by the Approving Officer of the Ministry of Transportation & Highways, prior to signing of the survey plans by the City Approving City;
2. Registration in the Land Title Office of a 5 metre wide right-of-way along the southern property boundary, in favour of the Ministry of Transportation & Highways to provide for a future highway widening;
3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Lougheed Highway and the cash payment for future roadworks and improvements along King Edward Street and Woolridge Avenue, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

97 113309 SD cont'd/

4. Registration in the Land Title Office of an easement to provide the northern lot with access through the proposed southern lot, to the satisfaction of the Planning Section of the Planning and Development Department;
5. Compliance with the requirements contained in the January 03, 1998 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the installation of a fence and the registration in the Land Title Office of a restrictive covenant;
6. Compliance with any requirements from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that their comments are outstanding;
7. The applicant constructing a fence along the entire western property line adjoining the City park, to the satisfaction of the Leisure & Parks Services Department;
8. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

The Committee notes that payment of City and GVS&DD Development Cost Charges must be provided for prior to issuance of any building permit.

97 113600 SD **HUNTINGDON HOMES LTD.**
672 PORTER STREET
LOT 368 DL 365 GRP 1 NWD PLAN 52847

The Subdivision Committee, after reviewing comments from the neighbourhood, recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 113600 SD, subject to the following:

1. The applicant submitting a tree survey and an arborist report which provides information on the condition of the existing trees located along the Porter Street frontage and the hedge along the north property line. The arborist report must also make recommendations as to protective fencing and suggested building setbacks, to ensure tree retention and indicate the potential impact a sidewalk and off-site servicing may have on the existing root system. All the foregoing to be to the satisfaction of the Leisure & Parks Services Department;

**1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES**

97 113600 SD cont'd/

2. The applicant submitting a refundable security in the amount of \$10,000 per lot to ensure compliance with the terms of the arborist report to be returned upon completion of house construction, to the satisfaction of the Leisure & Parks Services Department;
3. Registration in the Land Title Office of a restrictive covenant to include the arborist report and the provision for the installation of protective fencing prior to any site works being carried out including existing house removal and new construction taking place;
4. Registration in the Land Title Office of a restrictive covenant to establish the required setback to the front lot lines which takes into consideration the recommendations from the aforementioned arborist report;
5. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works on Porter Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of water, sanitary and storm sewer connections to the newly created lots, in a location acceptable to the Subdivision Section of the Planning and Development Department, noting that trees must not be impacted;
 - c) registration in the Land Title Office of any necessary easements;
6. Registration in the Land Title Office of a joint access easement required for the two southern lots, utilizing the existing driveway, to the satisfaction of the Subdivision Section of the Planning and Development Department;
7. The removal of all buildings and structures prior to final approval, with the applicant securing any necessary permits from the City to complete this demolition;
8. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$25,500.00 (Transportation Charge - \$15,600.00; Parkland Acquisition - \$8,100.00; Parkland Improvement - \$1,800.00) prior to final approval;
9. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$3,462.00, prior to final approval;
10. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

1998 February 17
SUBDIVISION COMMITTEE
MEETING MINUTES

98 118644 SD **JAMES AND SYLVIA MURI**
955 BLUE MOUNTAIN STREET
LOT 1 DL 368 GP 1 NWD LMP 26324

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 118644 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works on Blue Mountain Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of an additional water, storm and sanitary connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of the existing house prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one newly created lot in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00) prior to final approval;
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
5. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

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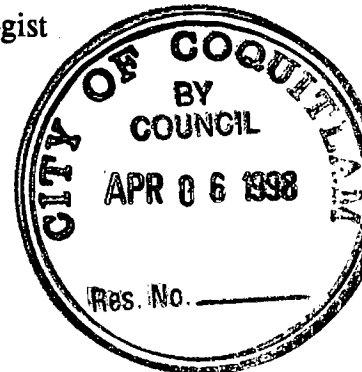
Mayor L. Sekora

T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 03, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Assistant



**98 121406 ST UNITED PROPERTIES (WESTWOOD) LTD.
3405 PLATEAU BOULEVARD
LOT K SEC 23 TWP 39 NWD PLAN LMP 26646**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form E Phasing Declaration in relation to the proposed phased strata subdivision shown on sketch 98 121406 ST.



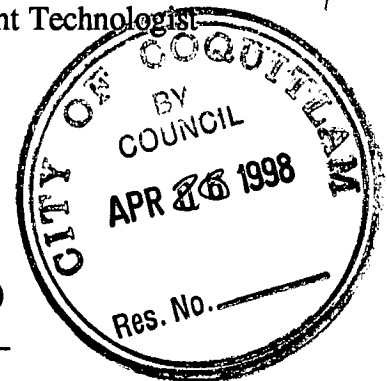
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 17, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant

98 121402 SD AARON NEUMANN
2240 DAWES HILL ROAD
LOT 56 (S&E PART SUBDIVIDED BY PL 76896)
DL 65 GP 1 NWD PL 28646



The Subdivision Committee finds the proposed subdivision shown on sketch 98 121402 SD technically feasible.

The Committee notes the following:

1. A site servicing concept indicating the proposed sanitary and storm sewer design and a lot grading plan indicating all proposed retaining walls will be required prior to consideration of preliminary approval;
2. A statutory right-of-way to protect the future extension of Kaptey Avenue will be required as a condition of preliminary approval.

98 121610 RK WALTER AND HELEN HARRER
693 BLUE MOUNTAIN STREET
LOT 3 DL 365 GP 1 NWD LMP 9304

The Subdivision Committee recommends approval of the proposed lane cancellation shown on sketch 98 121610 RK, noting the following:

1. Council previously approved the cancellation at their meeting of May 19, 1992 (Council Resolution No. 607);
2. The owner will be required to obtain a Development Variance Permit from Council in relation to the rear yard setback of the existing garage.

1998 March 17
SUBDIVISION COMMITTEE
MEETING MINUTES

**98 121889 ST POLYGON MONTREUX DEVELOPMENT LTD.
1420 PARKWAY BOULEVARD
LOT 1 SECTION 15 TOWNSHIP 39 NWD PLAN LMP 31008**

The Subdivision Committee recommends that the Approving Officer approve the Form E Phasing Declaration in relation to the proposed phased strata subdivision shown on sketch 98 121889 ST, subject to the applicant posting a \$98,000 security in relation to the construction of the Phase 3 common facilities.

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

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043801 SD, subject to the following:

1. Registration in the Land Title Office of a restrictive covenant to defer the dedication and construction of Oxford Street to the satisfaction of the Approving Officer and City Solicitor. The covenant would restrict the following:
 - a) no building on either lot;
 - b) no further subdivision of either lot; and
 - c) no separate sale of either lot until Oxford Street has been dedicated and constructed to City standards at the owner's expense;
2. Compliance with Section 301 (formerly Section 940) of the Municipal Act including:
 - a) the applicant depositing a \$10,000.00 security towards the construction costs of Oxford Street; and
 - b) the applicant entering into an agreement with the City to construct and install the required works and services by May 01, 2002 or forfeit to the City the amount secured under paragraph 2a) above;
3. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;

1998 March 17
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043801 SD cont'd/

4. Compliance with the requirements contained in the April 13, 1996 and June 06, 1996 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
5. Compliance with the requirements contained in the April 02, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

**97 108803 SD SCHOOL DISTRICT 43
820 BANTING STREET
LOT 43 DL 367 LD 36 TWP 39 GP 1 PLAN 25903**

The Subdivision Committee previously deferred this application on September 16, 1997, for the Planning and Development Department to conduct a policy review of the site and its context. Planning and Development staff updated the Committee with regard to planning for the LRT, noting that the Provincial LRT Project Team will be reviewing the alignment and station location options over the next 15 to 18 months and that potential routes adjacent to the subject site may be considered. The applicant should keep apprised of this ongoing transit study.

The Subdivision Committee is willing to work with the applicant as he resolves the issues raised in the September 15, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks. The Committee continues to defer the proposed subdivision shown on sketch 97 108803 SD for the applicant to redesign the subdivision to incorporate the aforementioned Ministry of Environment comments.



T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 07, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Assistant

**97 108803 SD SCHOOL DISTRICT 43
820 BANTING STREET
LOT 43 DL 367 LD 36 TWP 390 GP 1 PLAN 25903**



The Subdivision Committee finds the proposed subdivision shown on sketch 97 108803 SD technically feasible subject to Council's approval of RS-1 and P-5 zoning.

The Committee notes the following:

1. The proposed reduction in right-of-way width and cul-de-sac diameter on the Fowler Court extension is supported by the Committee, noting that a Development Variance Permit must be secured from Council;
2. A variance to eliminate the servicing requirements along Raynor Street, Ellice Avenue and Banting Street frontages will also be supported by the Committee, noting however that upgrading the existing dead-end on Raynor Street by providing additional pavement for a vehicle turnaround will be included in any preliminary approval;
3. The location and type of protective fencing within the proposed lot to be transferred to the City will be determined by the Leisure & Parks Services Department at preliminary approval consideration, if the application reaches that stage.

**97 113567 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 7L(1)
LOT L SEC 23 TWP 39 NWD LMP 17172**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 113567 SD, subject to the following:

1. The applicant securing Council's approval of an amendment to the Westwood Plateau Development Agreement to allow the proposed increase in permitted yield from 35 to 57 lots prior to final approval, to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of the internal roadway to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to each of the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$96,936.00, prior to final approval;
5. Council direction as to whether the 5 percent provision of parkland pursuant to Section 941 of the Municipal Act is applicable to the subdivision;
6. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

The Committee notes the applicant will be required to provide a report which demonstrates that the existing off-site utilities are sufficient to handle additional capacity, to the satisfaction of the Subdivision Section of the Planning and Development Department.

**1998 April 07
SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 113600 SD HUNTINGDON HOMES LTD.
672 PORTER STREET
LOT 368 DL 365 GRP 1 NWD PLAN 52847**

The Subdivision Committee reviewed the letter dated March 25, 1998, submitted by the applicant regarding their concern with the preliminary approval conditions outlined in the February 17, 1998 preliminary approval from the Subdivision Committee. The Committee agreed to support a reduction in the site security from \$30,000.00 to \$20,000.00, however, continues to recommend to the Approving Officer that all other preliminary approval requirements be retained as previously stated. The Committee notes that the existing hedge along the north property line must be retained as a condition of subdivision approval.

**98 122267 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 5B(1) WESTWOOD PLATEAU
LOT 1 SECTION 14 TWP 39 NWD PLAN LMP 18671**

The Subdivision Committee deferred the proposed subdivision shown on sketch 98 122267 SD for the following:

1. Written comments from the Fire Department in relation to potential additional fire access requirements for the townhouse parcel;
2. The applicant submitting a site servicing concept and detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
3. Comments from the Leisure & Parks Services Department.

**98 122335 SD SYLVAIN GIASSON
329 LAVAL STREET
LOT 1 DL 46 LD 36 GP 1 NWD LMP 74**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 122335 SD, subject to the following:

1998 April 07
SUBDIVISION COMMITTEE
MEETING MINUTES

98 122335 SD cont'd/

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Laval Street and Thomas Avenue to the standards of the Subdivision Control Bylaw No. 2038, noting the existing access on Laval Street must be relocated to be not less than ten metres from the intersection;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Removal of the detached garage and enclosed porch prior to final approval, to the satisfaction of the Permits Division of the Planning and Development Department;
3. The applicant submitting detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department, noting that several of the existing retaining walls may be required to be removed;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00) prior to final approval;
5. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
6. Payment of any current, delinquent and estimated 1998 taxes prior to final approval.

The Committee notes that the new lot has a very limited building envelope and therefore care must be taken in choosing a house plan which meets setback requirements.

**1998 April 07
SUBDIVISION COMMITTEE
MEETING MINUTES**

**96 048639 SD DENNIS RATCLIFFE
3655 CROUCH AVENUE
LEGAL SUBDIVISION 6 SECTION 17 TWP 40 EXCEPT
PART SHOWN OF PLAN BYLAW FILE NO. 36359 NWD**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048639 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of the full frontage of Crouch Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water and storm sewer connections to the newly created lot;
2. Compliance with the requirements contained in the June 21, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high fence;
3. Compliance with the requirements contained in the August 24, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks;
4. Registration in the Land Title Office of an access easement over the existing driveway to provide legal access to the proposed western lot;
5. Compliance with the June 21, 1996 letter from the Simon Fraser Health Region;
6. The applicant submitting a hydrological report to the satisfaction of the Approving Officer;
7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge - \$2,760.00; Parkland Charge - \$3,860.00) prior to final approval;
8. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
9. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.



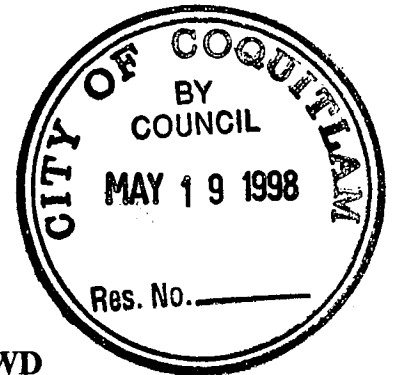
T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 21, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Technician

8-3682

CITY OF COQUITLAM**HULL COURT****LOTS 1-12 BLK 1 PL 2502 REMAINDER LOTS 1-6****BLK 2 PL 53845 BOTH OF DL 373 ALL OF GR 1 NWD**

The Subdivision Committee reviewed the proposed road exchange as indicated on Map 1 attached to the Planning Department report of June 28, 1993, which was subsequently approved by Council in executive on July 19, 1993. The exchange in lands essentially eliminates the existing road and lane system which is legally registered but not physically constructed and dedicates the remaining portion of Windward Drive cul-de-sac. The parcels of land would then be consolidated into one large parcel, to be held for future development.

The Committee endorses the previous road exchange and consolidation noting at the time of development of this property, the Traffic Section of the Planning and Development Department will be requesting a proper turnaround for Pier Drive and the Leisure & Parks Services Department is considering a park along the north side of the development south of Dewdney Trunk Road.

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

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

1. Registration of the subdivisions to the east to provide legal and physical access;
2. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the rear cul-de-sac;
 - b) cash payment for future construction of the driveway relocation/ extensions along the southwest corner of the property to the satisfaction of the Subdivision Section of the Planning and Development Department;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant to extend the sanitary sewer to service the individual lots;
4. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from Pipeline Road;
5. The applicant providing a geotechnical report and regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993, March 01, 1994 and April 10, 1995 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that approval under Section 7 of the Water Act to work in and around Hockaday Creek has been granted;

1998 April 21
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043949 SD cont'd/

8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
10. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
11. Payment of the GVS&DD Development Cost Charges in the amount of \$8,655.00 prior to final approval;
12. Payment of any current, delinquent or outstanding taxes prior to final approval;
13. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks;
14. The requirements of Section 941 of the Municipal Act noting the owner shall pay to the City an amount that equals 5 percent of the market value of the land being subdivided, as required by Council;
15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee is to be submitted to the Planning and Development Department;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

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

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

**1998 April 21
SUBDIVISION COMMITTEE
MEETING MINUTES**

**96 101305 ST PACIFIC LANDVIEW DEVELOPMENTS LTD.
1185 PACIFIC STREET
LOT B DL 386 GRP 1 NWD LMP 30031**

The Subdivision Committee recommends that the Approving Officer sign the Phase 2 strata plans in relation to the proposed phased strata subdivision shown on sketch 96 101305 ST.

**98 122267 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 5B(1) WESTWOOD PLATEAU
LOT 1 SECTION 14 TWP 39 NWD PLAN LMP 18671**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 98 122267 SD for the following:

1. The applicant demonstrating that the proposed townhouse parcel will have internal roadways not exceeding 11 percent in grade, or alternatively the applicant redesigning the subdivision to incorporate a 6 metre wide fire access extending west from the proposed cul-de-sac, to the satisfaction of the Fire Department;
2. Comments from the Leisure & Parks Services Department.



T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 05, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Technician

**96 048837 SD HENDERSON CIVIC CENTRE LTD.
1151 PINETREE WAY
LOTS 1, 2 & 3 DL 384A GRP 1 NWD LMP 29666**



The Subdivision Committee recommends approval in principle of the creation of three air space parcels as shown on sketch 96 048837 SD, subject to the following:

1. The applicant satisfying the Permits Division of the Planning and Development Department as to Building Code implications with the creation of air space parcel lot lines;
2. A complete review of the legal air space parcel plans will be required to the satisfaction of the City Solicitor;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that if the applicant wishes to register the air space parcel subdivision prior to building construction, they will be proceeding with the inherent risk associated with the creation of air space parcels in terms of all buildings being located within the three dimensional lot lines.

**98 122903 SD PEARCE DEVELOPMENTS LTD.
936 LILLIAN STREET
LOT 67 DL 368 GP 1 NWD PLAN 26484**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 122903 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) construction of Merritt Street and any outstanding works on Lillian Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of additional water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant submitting detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
3. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00) prior to final approval;
5. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
6. Payment of any current, delinquent and estimated 1998 taxes, prior to final approval.

97 110188 03 SD CANADA POST CORPORATION
175 GOLDEN DRIVE
LOT 1 DL 67 GP 1 NWD LMP 35070

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 110188 03 SD, subject to the following:

1. Signing of the subdivision survey plan by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) construction of separate water, sanitary and storm sewer connections to each newly created lot to the standards of the Subdivision Control Bylaw No. 2038, noting that several connections may be existing;
 - b) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of an access easement over proposed Lot A to be in favour of proposed Lot B, to the satisfaction of the Community Planning Division of the Planning and Development Department.

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T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, May 20, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Jason Cordoni - Subdivision & Development Technologist
Tom Hawkins - Planning Technician



96 101305 ST **PACIFIC LANDVIEW DEVELOPMENT**
1185 PACIFIC STREET
REMAINDER LOT B, DL 386, GP 1, NWD LMP 30031

The Subdivision Committee recommends that the Approving Officer approve the amended Form E Phasing Declaration which alters the Phase 3 commencement date from June 1998 to June 1999.

98 122267 SD **WESBILD HOLDINGS LTD./**
DOUBLE ALPHA HOLDING CORP.
3062 PLATEAU BOULEVARD
LOT 1, SECTION 14, TWP 39, NWD PLAN LMP 18671

The Subdivision Committee recommends that the Approving Officer decline the proposed subdivision shown on sketch 98 122267 SD, as the proposed subdivision does not provide for secondary fire access to the western parcel intended for townhousing.

**98 122267 01 SD WESBILD HOLDINGS LTD./
DOUBLE ALPHA HOLDING CORP.
3062 PLATEAU BOULEVARD
LOT 1, SECTION 14, TWP 39, NWD PLAN LMP 18671**

The Subdivision Committee finds the proposed subdivision shown on sketch 98 122267 01 SD technically feasible subject to Council's approval of an Official Community Plan Amendment to redesignate the site to One-Family Compact Residential and rezoning to RS-4.

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

1. A plan showing existing and proposed lot corner elevations;
2. A plan showing detailed retaining wall location, height and required drainage, for the entire parcel noting that the applicant should incorporate terracing of the retaining walls to reduce the overall height. (In particular, proposed Lots 10 through 16);
3. A geotechnical review of all existing and proposed slopes and retaining walls to the satisfaction of Subdivision and Development Section of the Planning and Development Department;
4. Confirmation that the uphill and downhill unit types shown on Drawing No. AA63-5B-022, prepared by Intercad Consulting Engineers, will comply with the maximum height restrictions of the RS-4 zone.

**98 122572 SD CLEM DEGOBBI
2794 ABERDEEN AVENUE
LOT 48, DL 383, GP 1, NWD, PLAN 50033**

The Subdivision Committee recommends that the Approving Officer approve the proposed lease area shown on sketch 98 122572 SD.

The Committee notes that the Provincial Light Rail Transit (LRT) project team will be reviewing alignment and station locations for an at grade rail system and that the potential route adjacent to or potentially over parts of the subject property may be considered. Prior to signature of the lease signed by the Approving Officer, the City will require a letter from the owner acknowledging the advice given by the City of Coquitlam with respect to the potential LRT System.

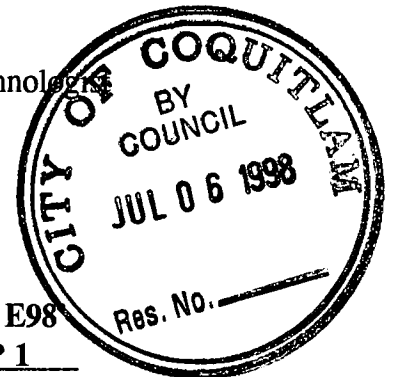


T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 02, 1998, in the Planning and Development Department Committee Room, with the following persons present:

- Ken Wright - Manager Development Services
- Catherine Mohoruk - Traffic Technologist
- Jason Cordoni - Subdivision & Development Technologist
- Tom Hawkins - Planning Technician



96 050934 01 SD KUNA INVESTMENTS LTD.
518-524 SMITH AVENUE
LOT 3 NWD PL 11275; LOTS B&C NWD PL 10404 E98
OF LOT 10 NWD PL 3967; ALL OF DL 7 LD 36 GP 1

The Subdivision Committee recommends that the Approving Officer approve the proposed consolidation and road and lane dedications shown on sketch 96 050934 01 SD, subject to the registration in the Land Title Office of a 6 metre wide statutory right-of-way for pedestrian and bicycle access as shown more particularly on sketch 96 050934 01 SD, to the satisfaction of the Planning and Development Department.

The Committee notes that the payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to issuance of any building permit.

97 107363 SD FRED W. REZANSON
550 CHAPMAN AVENUE
LOT 384 DL 55 NWD PL 36541

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 107363 SD, for the Committee to review the comments received from the adjacent property owners in regard to the proposed subdivision.

1998 June 02
SUBDIVISION COMMITTEE
MEETING MINUTES

97 111152 02 SD **DIANE McLELLAN**
1269 JOHNSON STREET
LOT _____ DL 386 GRP 1 NWD LMP _____

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 111152 02 SD, subject to the following:

1. Registration of the subdivision under file 97 111152 01 SD;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal lane and any remaining works on Johnson Street, noting that the existing driveway letdown must be removed;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
3. The removal of all buildings and structures prior to final approval with the applicant applying for and securing a demolition permit from the City;
4. Registration in the Land Title Office of a restrictive covenant to prohibit vehicular access to the four lots fronting Johnson Street;
5. The applicant submitting detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
6. The requirements of Section 941 of the Municipal Act, noting the owner shall pay to the City an amount that equals 5 percent of the market value of the land being subdivided as required by Council;
7. The submission of a \$900 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 6 above;
8. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval;

1998 June 02
SUBDIVISION COMMITTEE
MEETING MINUTES

97 111152 02 SD cont'd/

9. Payment of a Development Cost Charge for each of the four additional lots to be created in the amount of \$51,000.00 (Transportation Charge - \$31,200.00; Park Acquisition Charge - \$16,200.00; Park Improvement Charge - \$3,600.00), prior to final approval;
10. Payment of the Greater Vancouver Sewer & Drainage District Development Cost Charge in the amount of \$6,924.00, prior to final approval;
11. Payment of any current, delinquent or outstanding taxes prior to final approval.

98 121889 ST **POLYGON MONTREUX DEVELOPMENT LTD.**
1420 PARKWAY BOULEVARD
LOT 1 SECTION 15 TWP 39 NWD PLAN LMP 31008

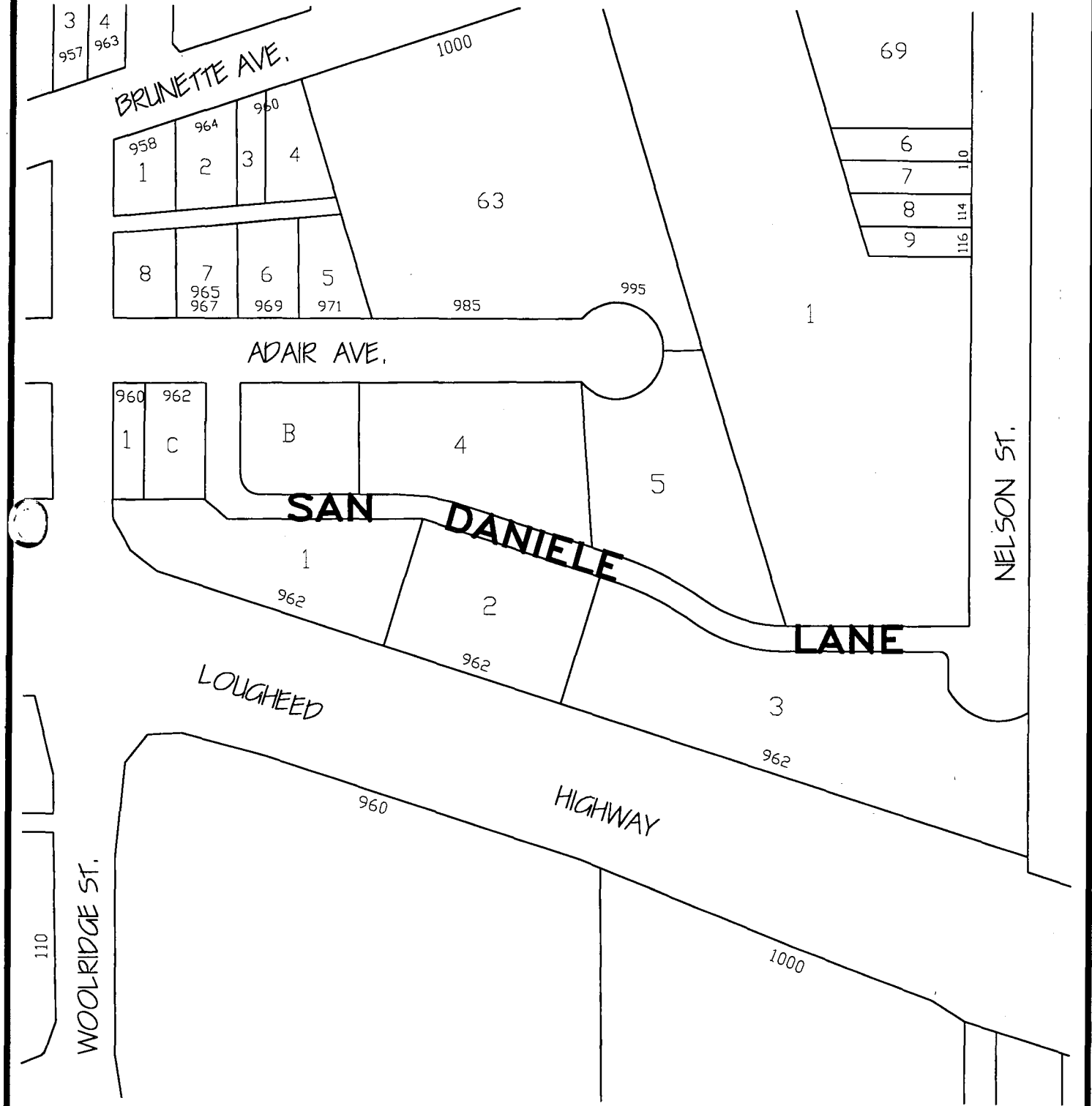
The Subdivision Committee recommends that the Approving Officer approve the Phase 1 strata plans in relation to the proposed phase strata subdivision shown on sketch 98 121889 ST.

STREET NAMES

The Committee reviewed the proposed street names for the locations shown on the attached sketches which form part of the Minutes. The Committee recommends that Council approve the proposed street names subject to their acceptance by the Post Office:

SAN DANIELE LANE
SKYRIDGE COURT
FORESTRIDGE PLACE
SUNRIDGE COURT
BERKSHIRE CRESCENT
TURNBERRY LANE

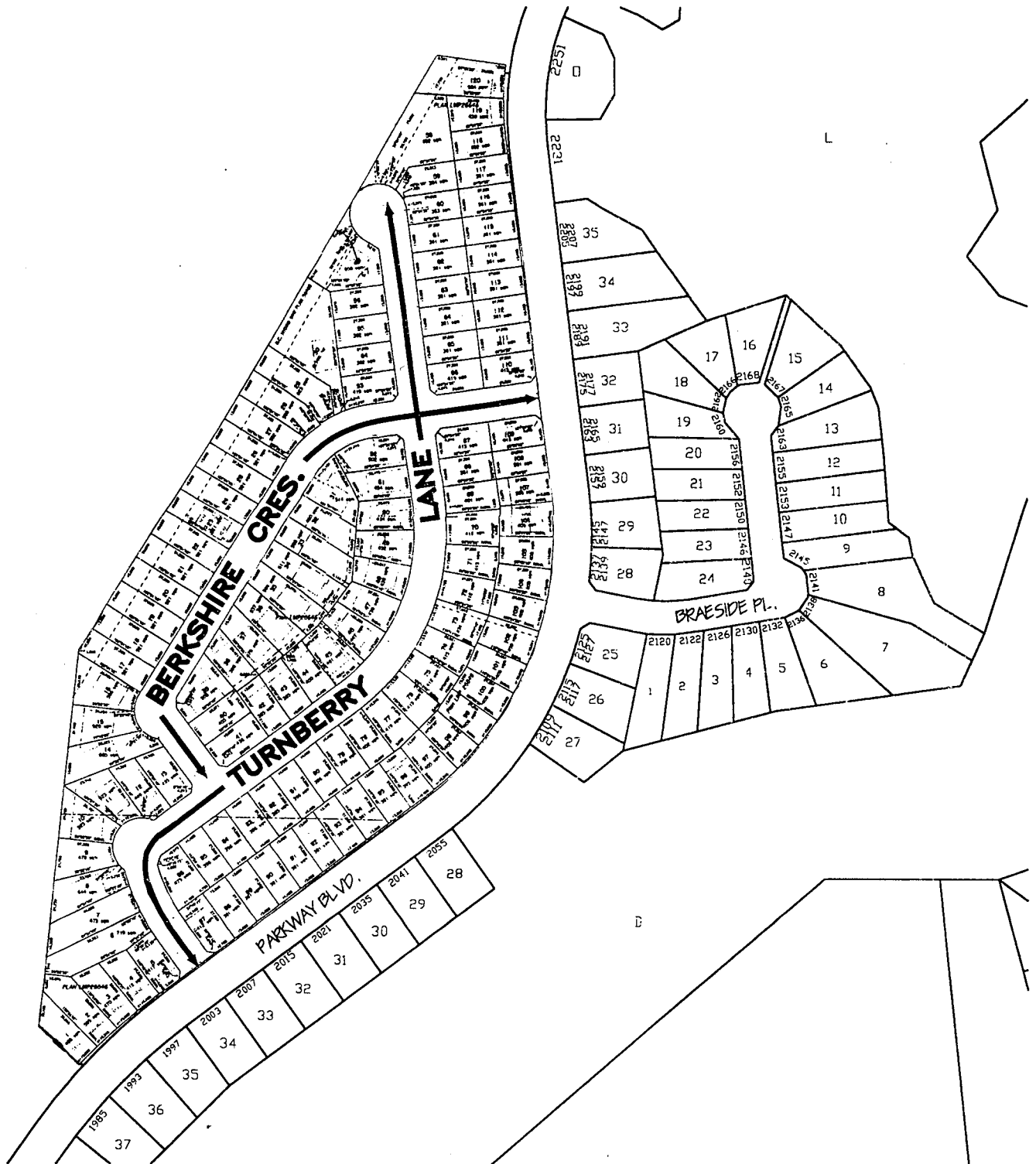
NEW STREET NAME



NEW STREET NAMES



NEW STREET NAMES





T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 16, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken McLaren	-	Development Control Technician
Mike Nihls	-	Assistant Director, Parks & Environment Services
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Tom Hawkins	-	Planning Technician

97 107363 SD FRED W. REZANSON
550 CHAPMAN AVENUE
LOT 384 DL 55 GRP 1 NWD PLAN 36541



The Subdivision Committee, after reviewing the comments received from the adjacent property owners, continues to defer the proposed subdivision shown on sketch 97 107363 SD for the applicant to provide the following:

1. a supplementary report to the April 27, 1998 hazard assessment report by Terra Engineering Ltd., which provides a recommended building setback from the existing top of ravine bank in the event that the existing house is demolished or burns down;
2. a certified correct survey prepared by a BCLS which identifies the required building setback from the existing top of ravine bank in accordance with Section 519 of the Zoning Bylaw. The survey shall include the degree of slope at 5 metre intervals along the entire ravine bank and indicate the minimum required 100m² building envelope;
3. a tree survey and a report prepared by a certified arborist which identifies all trees suitable for retention and includes measures to ensure retention i.e. proximity of excavation, root cutting, protection zones, etc., to the satisfaction of Leisure & Parks Services Department;
4. a concept plan for the proposed dwelling to be constructed, including proposed setbacks, house elevations and height, to the satisfaction of the Planning and Development Department.

1998 June 16
SUBDIVISION COMMITTEE
MEETING MINUTES

97 106767 SD **ROGER AND DARLENE DUCARME**
606/610 BOSWORTH STREET
LOTS 1 AND 2 DL 5 GP 1 NWD PLAN 82298

The Subdivision Committee received a verbal request from the applicant to reconsider the preliminary approval requirement for a tree protection covenant. The Committee commented that the existing perimeter trees provide a buffer and amenity for the existing lots along Rutland Court and Webster Avenue and therefore continues to require a restrictive covenant to ensure their retention.

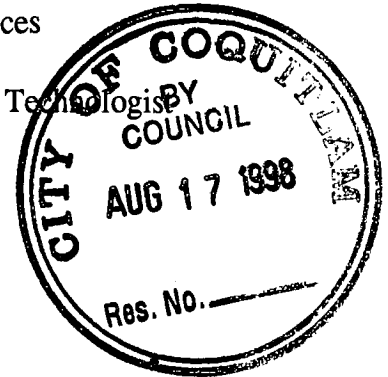


T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 07, 1998, in the Planning and Development Department Committee Room, with the following persons present:

- Ken Wright - Manager Development Services
- Dave Palidwor - Park Planner
- Jason Cordoni - Subdivision & Development Technologist
- Tom Hawkins - Planning Technician



**96 043758 SD GURPREET AND PARMJIT SARAN
1288 OXFORD STREET
LOT 6 SEC 12 TWP 39 NWD LMP 18855**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043758 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works along Oxford Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. The applicant installing a temporary fence along the existing covenant boundary (BH32655), to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval;
3. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, prior to final approval;
4. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;

1998 July 07
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043758 SD cont'd/

5. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);
6. Payment of any current, delinquent or outstanding taxes prior to final approval;
7. Payment of the Greater Vancouver Sewerage & Drainage District DCC in the amount of \$1,731.00, prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

98 123846 SD **DOUBLE ALPHA HOLDING CORP.**
1700 PADDOCK DRIVE
LOT J SEC 23 DL 6769 GP 1 NWD LMP 17171

The Subdivision Committee deferred the proposed subdivision shown on sketch 98 123846 SD, for the following:

1. The applicant providing a copy of the existing Phase 1 environmental report referred to in the Statement of Intended Use dated June 15, 1998;
2. The submission of an arborist report which identifies any potential hazard trees along the Hoy Creek ravine bank, to the satisfaction of the Leisure & Parks Services Department;
3. Comments from the applicant with regard to a potential transfer/dedication of the existing fill area at the rear of proposed Lots 5 through 9, to the City as suggested by the Leisure & Parks Services Department.

CITY OF

C O Q U I T L A M



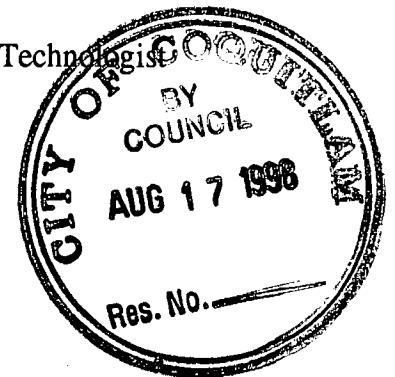
T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 28, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager Development Services
Dave Palidwor	-	Park Planner
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Technician

98 123846 SD DOUBLE ALPHA HOLDING CORP.
1700 PADDOCK DRIVE
LOT J SEC 23 DL 6769 GP 1 NWD LMP 17171



The Subdivision Committee finds the proposed subdivision shown on sketch 98 123846 SD technically feasible subject to Council's approval of an Official Community Plan amendment to redesignate the site to One Family Compact Residential and rezoning to RS-4.



T-2

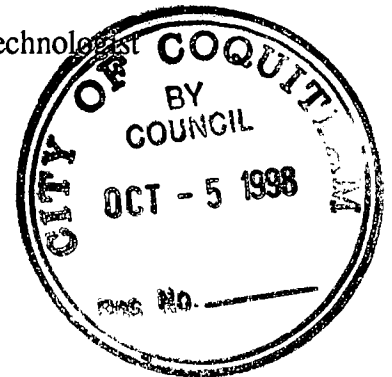
SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 18, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Dave Palidwor	-	Park Planner
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Technician

97 110190 SD

MRS. P.M. BOMBELLI
1300 REGAN AVENUE
LOT 293 DL 364 GP 1 NWD PLAN 47830



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

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of any outstanding works on Gatsbury Street and Regan Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing an arborist report accompanied by a tree survey, which identifies those trees which are suitable for retention. The report must outline measures to ensure the retention i.e. proximity of excavation, location of off-site utilities and driveway access and suggested protection zones, to the satisfaction of the Leisure & Parks Services Department;

1998 August 18
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110190 SD cont'd/

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

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

97 107 363 SD **FRED W. REZANSON**
550 CHAPMAN AVENUE
LOT 384 DL 55 NWD PL 36541

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 97 107363 SD for the applicant to provide a report prepared by a certified arborist which identifies all trees suitable for retention and includes measures to ensure retention i.e. proximity of excavation, root cutting, protection zones, etc., to the satisfaction of the Leisure & Parks Services Department.

98 121406 ST **UNITED PROPERTIES (WESTWOOD) LTD.**
3405 PLATEAU BOULEVARD
LOT K SEC 23 TP 39 NWD PLAN LMP 26646

The Subdivision Committee recommends that the Strata Title Approving Officer sign the amended Form E Phasing Declaration and the Phase 1 strata plans in relation to the proposed phased strata subdivision shown on sketch 98 121406 ST.



T-1

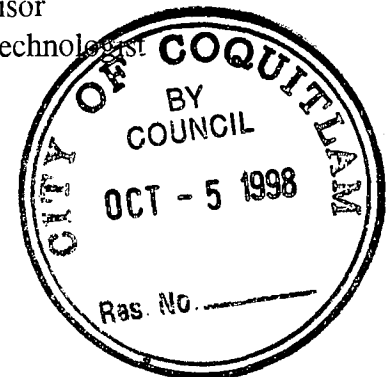
SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, September 09, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Ken McLaren	-	Development Planning Supervisor
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Technician

98 107363 SD

FRED W. REZANSON
550 CHAPMAN AVENUE
LOT 384, DL 55, NWD PLAN 36541



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

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Chapman Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connections, noting the western lot may require pumping of the storm and sanitary services;
 - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the August 4, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration of a restrictive covenant and the installation of a 1.2 metre high chain link fence;

98 107363 SD cont'd/

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

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

98 107363 SD cont'd/

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

**98 124572 SD PACIFIC REACH BUSINESS PARK LTD.
2000 UNITED BOULEVARD
LOTS 57, 58, 59, LMP 22596 AND LOT16 AND REM. LOT 15,
LMP 12540 ALL IN DL 20, GRP 1, NWD**

The Subdivision Committee deferred the proposed consolidation and a re-subdivision shown on sketch 98 124572 SD for the following:

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

**98 124720 SD DOUBLE ALPHA HOLDING CORP./CITY OF COQUITLAM
1330 PINETREE WAY
REM. BLK A, SEC. 14, TP 39, NEW PLAN 71962 AND
ROAD DEDICATION ON A PORTION OF LOT 1,
SEC. 14 AND 15, TP 39, PLAN 80253**

The Subdivision Committee deferred the proposed subdivision shown on sketch 98 124720 SD for the following:

1. The applicant to provide:
 - a) a centreline profile design of Pinetree Way in relation to proposed access to Parcel 4I;

98 124720 SD cont'd/

- b) a design for the proposed access to Parcel 4, noting that direct access to David Avenue is not permitted;
 - c) a detailed topographic and site grading plan to the satisfaction of the Development Servicing Section of the Planning and Development Department;
 - d) a servicing concept for construction of sewerage, water and drainage facilities, to the satisfaction of the Subdivision Section of the Planning and Development Department.
2. Comments from the Ministry of Environment, Lands & Parks;
 3. The applicant to contact the Ministry of Environment, Lands & Parks, to discuss the feasibility of locating the future Pinetree Way/David Avenue intersection to be located over East Hoy Creek;
 4. The Development Servicing Section staff to review the existing the geotechnical report submitted by the applicant.

98 124834 SD **AUSTIN AVENUE CHAPEL**
1393 AND 1401 AUSTIN AVENUE
LOT 41, DL 357, GP 1, NWD PLAN 24320 AND
LOT 255, DL 357, GP 1, NWD PLAN 55641

The Subdivision Committee recommends that the Approving Officer approve the proposed lot line adjustment shown on sketch 98 124834 SD, noting that the applicant may be required to apply for rezoning to adjust the existing zoning boundary which falls along the current property line.



T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 22, 1998, in the Planning and Development Department Committee Room, with the following persons present:

- Deb Day - General Manager Planning and Development
- Dave Palidwor - Parks Planner
- Jason Cordoni - Subdivision & Development Technologist
- Catherine Mohoruk - Traffic Technologist
- Tom Hawkins - Planning Technician



**96 043801 SD IVER HOIGAARD
3300 HIGHLAND DRIVE
LS 7, SEC. 13, TWP 39, GP 1, NWD, PLAN 39**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043801 SD, subject to the following:

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

1998 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043801 SD cont'd/

2. Compliance with Section 301 (formerly Section 940) of the Municipal Act including:
 - a) the applicant depositing a \$10,000.00 security towards the construction costs of Oxford Street; and
 - b) the applicant entering into an agreement with the City to construct and install the required works and services by May 01, 2002 or forfeit to the City the amount secured under paragraph 2 a) above;
3. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
4. Compliance with the requirements contained in the April 13, 1996 and June 06, 1996 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
5. Compliance with the requirements contained in the April 02, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
6. Payment of any current, delinquent or outstanding taxes prior to final approval;

98 123846 SD **DOUBLE ALPHA HOLDINGS CORP.**
1700 PADDOCK DRIVE
PARCEL J, SEC. 23, D.L. 6769, GP 1, NWD, LMP 17171

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 123846 SD, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including the following:
 - a) physical construction of the internal cul de sac and construction of additional driveway letdowns along Paddock Drive to the standards of the Subdivision Control Bylaw No. 2038, noting that relocation of existing street lights and street trees may be required;

1998 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

98 123846 SD cont'd/

- b) construction of additional water, storm and sanitary sewer connections to the newly created lots;
 - c) modification of the existing median within Paddock Drive to provide access to proposed Lot 1;
 - d) registration in the Lands Title Office for any necessary easements;
2. The applicant submitting a detailed lot grading plan to the satisfaction of the Development Servicing Section of the Planning & Development Department;
 3. Registration in the Land Title Office of a restrictive covenant which establishes a minimum 10 metre front yard setback for proposed Lots 10 and 11 and establishes a design for the two driveways to be in accordance with a plan prepared by the applicant received July 29, 1998;
 4. The submission of an arborist's report which identifies any potential hazard trees along the Hoy Creek ravine bank, to the satisfaction of Leisure & Parks Services Department;
 5. Installation of permanent fencing along the existing vegetation protection covenant boundary, to the satisfaction of the Leisure & parks Services Department;
 6. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$41,544.00, prior to final approval;
 7. Council direction as to whether the 5 percent provision of parkland pursuant to Section 941 of the Municipal Act is applicable to the subdivision;
 8. Payment of any current, delinquent or outstanding taxes, prior to final approval.

1998 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

98 122267 SD **DOUBLE ALPHA HOLDING CORP.**
3062 PLATEAU BOULEVARD
LOT 1, SEC. 14, TWP. 39, GP 1, NWD, LMP 18671

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 122267 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal cul de sac and any required works along Sugarpine Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lots;
 - c) Registration in the Land Title Office of any necessary easements;
2. Physical construction of the 6 metre wide fire access to include fencing, to the satisfaction of the Fire Department;
3. The applicant submitting a detailed lot grading plan for the entire block parcel, to the satisfaction of the Development Servicing Section of the Planning & Development Department, noting that all retaining walls will be required to be constructed with the subdivision;
4. Registration in the Land Title Office of a maximum yield covenant limiting the maximum number of dwelling units on the Parcel intended for townhousing to 77 units, noting the registration of this covenant would follow the discharge of the existing maximum yield Covenant No. BH313924;
5. Council direction as to whether the 5 percent provision of parkland pursuant to Section 941 of the Municipal Act is applicable to the subdivision;
6. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$51,930.00, prior to final approval;
7. Payment of any current, delinquent or outstanding taxes, prior to final approval.

98 124572 SD **PACIFIC REACH BUSINESS PARK LTD.
2000, 2080 UNITED BOULEVARD AND
2001 , 2055, 2075 HARTLEY AVENUE
LOTS 57, 58, 59, LMP 22596 AND LOT 16 AND REM.
LOT 15, LMP 12540 ALL IN D.L. 20, GRP 1, NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed consolidation and re-subdivision shown on sketch 98 124572 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) relocation and/or reconstruction of water, sanitary and storm sewer connections to proposed Lot 108, to the standards of the Subdivision Control Bylaw No. 2038, noting that this will require the submission of a site servicing plan that shows all existing services in relationship to the newly created lots;
 - b) registration in the Land Title Office of any necessary easements;

The Committee notes that at the time of building permit on proposed Lot 109, all unused water service connections will be required to be permanently capped. This requirement is to be indicated on the site servicing plan referred to in No. 1a) above.

2. Registration in the Land Title Office of a restrictive covenant to prohibit direct access to United Boulevard for both proposed lots, noting that the removal of any existing letdowns on United Boulevard will be required;
3. Registration in the Land Title Office of a restrictive covenant for both proposed lots to restrict the total number of vehicle trips to 390 (two-way trips in the weekday p.m. peak hour), to the satisfaction of the Transportation Planning Section of the Planning and Development Department;
4. Payment of any current, delinquent or outstanding taxes, prior to final approval.

CITY OF

COQUITLAM

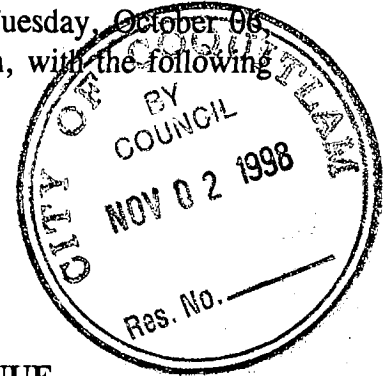


T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 06, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Catherine Mohoruk - Traffic Technologist
Tom Hawkins - Planning Technician



98 125279 SD JIM AND GINA CARPENTER
528 APPIAN WAY AND 531 COCHRANE AVENUE
LOT 8 PLAN 16986 AND OF LOT 22 PLAN 20066 DL 5 GP 1 NWD

The Subdivision Committee finds the proposed subdivision shown on sketch 98 125279 SD technically feasible subject to Council's approval of RS-3 zoning and a Development Variance Permit regarding the required lot depth.

The Committee notes that if this application proceeds to the preliminary approval stage, the applicant will be responsible for completion of any outstanding roadworks, service connections, concrete sidewalk and streetlighting, for the entire frontage along Appian Way, Bosworth Street and Cochrane Avenue.



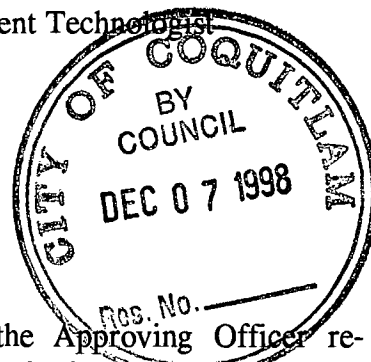
T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 03, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Fraser Lees	- Engineering Technologist
Jason Cordoni	- Subdivision & Development Technologist
Tom Hawkins	- Planning Technician

**96 043949 SD RICHARD AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E SEC 13 TWP 39 NWD PLAN 14303**



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

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

1998 November 03
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043949 SD cont'd/

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

1998 November 03
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043949 SD cont'd/

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

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

97 111304 01 SD CITY OF COQUITLAM
795 WESTWOOD STREET
LOT 365 DL 378 GP 1 NWD PLAN 65014

The Subdivision Committee recommends that the Approving Officer approve the proposed road closure shown on sketch 97 111304 01 SD, subject to the following:

1. Council's approval of a Road Closure Bylaw;
2. Registration in the Land Title Office of a 5.5 metre wide statutory right-of-way in favour of the City, to connect the two sections of existing statutory right-of-way Plan 65015;
3. Registration in the Land Title Office of an access easement over the existing asphalt driveway located on the east side of the road allowance, to provide legal access to Lot 365, Plan 65014.

98 122903 SD STAN AND ANNEMIEKE HOWARDSON
936 LILLIAN STREET
LOT 67 DL 368 GRP 1 NWD PLAN 26484

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 98 122903 SD, subject to:

1998 November 03
SUBDIVISION COMMITTEE
MEETING MINUTES

98 122903 SD cont'd/

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) construction of Merritt Street and any outstanding works on Lillian Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of additional water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant submitting detailed regrading plans to the satisfaction of the Development Servicing Section of the Planning and Development Department;
3. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$12,750.00 (Transportation Charge - \$7,800.00; Parkland Acquisition Charge - \$4,050.00; Parkland Improvement Charge - \$900.00), prior to final approval;
5. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;
6. Payment of any current, delinquent or outstanding taxes, prior to final approval.

98 125786 SD **458984 BC LTD.**
1500 COAST MERIDIAN ROAD
REM N ½ OF LS 16 SEC 13 TWP 39 GP 1 NWD

The Subdivision Committee deferred the proposed subdivision shown on sketch 98 125786 SD for the following:

1998 November 03
SUBDIVISION COMMITTEE
MEETING MINUTES

98 125786 SD cont'd/

1. Comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks;
2. Comments from the Simon Fraser Health Region with regards to septic field requirements, noting that the applicant should contact that agency directly to secure approval;
3. The Planning and Development Department to review and report on the consistency of the proposed lot layout with advance street plans for the area;
4. Comments from the Leisure & Parks Services Department relating to the proposed parkland dedication;
5. The Operations Department to advise whether the existing water supply system has sufficient capacity to service the five additional lots to be created;
6. The applicant providing a site servicing concept which demonstrates the feasibility of roadworks in relation to the existing grades, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
7. Comments from the City Solicitor with regard to previous legal matters associated with possible site contamination, noting that the applicant may be required to provide an updated environmental assessment for the property;
8. The applicant submitting a detailed lot grading plan to the satisfaction of the Development Servicing Section of the Planning and Development Department;
9. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, with regard to site development, to the satisfaction of the Development Servicing Section of the Planning and Development Department;
10. The applicant providing an arborist report, prepared by a certified arborist, which identifies all trees suitable for retention, to the satisfaction of the Leisure & Parks Services Department;

98 125786 SD cont'd/

11. The owner confirming that the information provided within the "Statement of Intended Use" dated October 23, 1998, submitted with the application, is accurate, noting that City records indicate the presence of imported matter and watercourses on the subject property.

98 125810 SD BURQUITLAM INTERMEDIATE CARE SOCIETY
560 SYDNEY AVENUE
LOT 298 PL 58857 LOT 6 PL 20627 LOT 3 PL 23638 DL'S 1,3&16 GP 1 NWD

The Subdivision Committee recommends that the Approving Officer approve the proposed consolidation shown on sketch 98 125810 SD, subject to the following:

1. Council's approval of P-2 zoning for the two existing residential lots;
2. Registration in the Land Title Office of a statutory right-of-way in favour of the City for the proposed cul-de-sac to be constructed at the west end of Sydney Avenue;

The Subdivision Committee notes the following:

- a) the provision for servicing of contiguous road frontages, construction of the Sydney Avenue cul-de-sac and the upgrade of the lane to Guilby Street to a commercial standard, must be provided for prior to issuance of any building permit;
- b) registration in the Land Title Office of an access easement and encroachment agreement to allow the proposed access, parkade ramp and structure to be located on the Christmas Manor site to the north, will be required prior to the issuance of a building permit.

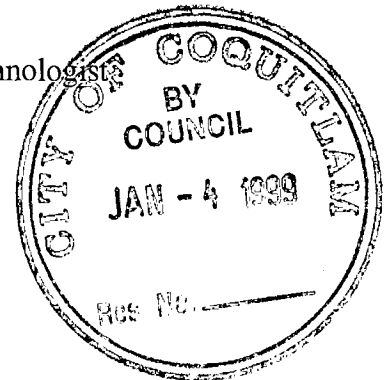


T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 17, 1998, in the Planning and Development Department Committee Room, with the following persons present:

Dave Palidwor - Park Planner
 Jason Cordoni - Subdivision & Development Technologist
 Catherine Mohoruk - Traffic Technologist
 Tom Hawkins - Planning Technician



**98 124834 01 SD AUSTIN AVENUE CHAPEL
 1393 AND 1401 AUSTIN AVENUE
 LOT 41, D.L. 357, GP. 1, NWD PLAN 24320 AND
 LOT 255, D.L. 357, GP. 1, NWD PLAN 55641**

The Subdivision Committee finds the proposed lot line adjustment shown on sketch 98 124834 01 SD technically feasible subject to Council's approval of rezoning from P-2 - Special Institutional, to RS-1 - One Family Residential, for that portion of the church property (1393 Austin Avenue) to be consolidated with the adjacent residential property (1401 Austin Avenue).

**98 125933 SD 564592 B.C. LTD.
 1085 WOOLRIDGE STREET
 LOT A, D.L. 48, GP. 1, NWD, LMP 39681**

The Subdivision Committee deferred the proposed subdivision shown on sketch 98 125933 SD, for the following:

1. The applicant providing an update to the Sanitary Sewer Assessment report prepared by M.P.T. Engineering Co. Ltd. dated August 5, 1998, which confirms that the existing sanitary sewer is adequate for the proposed new lot and restaurant;
2. The applicant providing a site servicing concept, prepared by a Professional Engineer, which indicates all service connections, noting that individual water, storm and sanitary connections will be required for each lot.