

SUBDIVISION COMMITTEE

JANUARY 10, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, January 10, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
R. White, Chief Building Inspector (present except for 8-3749)
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-2333W

GENSTAR DEVELOPMENT COMPANY
PHASES 6 & 8 OF EAGLE RIDGE
Rem. 38 of D.L. 238, 346, 383 & 385, Pl. 32594, Pcl. M,
D.L. 385, Pl. 53584; Ptn. of Rem. of NW 37.7 Ac. of D.L. 385

The Committee reviewed the top of bank survey information and discussed their previous comments plus the advisability of locating narrow lots on steep-sloping lands. After considerable discussion, the Committee commented that they were of the opinion that the subdivision appeared technically feasible, however, they requested the submission of detailed plans which demonstrate the house locations and driveway grades within the proposed RS-4 area. In addition, the Committee commented that whenever the horizontal grade between lots exceeds three metres at the mid point along that property line, retaining walls with drainage systems be constructed, and the drainage be connected to the perimeter drainage system of the home. The above plan should indicate wherever this situation occurs and how it would be resolved.

8-3777A

GENSTAR DEVELOPMENT LTD. & B. ARNOLD
END OF BUOY DRIVE OFF MARINER WAY
Lot 317, D.L. 372 & 373, Pl. 44332

The Committee reviewed the detailed plans and information received from the applicant's engineering consultant on 1983 12 29. The application was tabled pending a detailed review of the information, noting that the Committee has serious concerns with the proposed development. The Committee is of the opinion that the overall project, including building designs, regrading, drainage and retaining walls should be treated as one package. In relation to the foregoing, it is suggested that the applicant's engineering consultant meet with the Building Inspector and the Planning and Engineering Department representatives on the Subdivision Committee.

The Committee would note further that prior to the issuance of any building permits on the proposed lots, a conservation permit or permits and a development permit would be required to be issued by Council. This would necessitate the submission of detailed geotechnical reviews on each of the proposed lots.

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8-2665B

R. SCHLOSSER
900 BEND COURT
Lot 176, Rem. Blk. B, D.L.369, Pl. 16329

The Committee reviewed comments from the Simon Fraser Health District, the Fire Department, and the Water Management Branch of the Ministry of Environment. After review of the comments from the above-noted agencies, the Committee updated their comments of 1983 11 29 as follows:

- 1) the applicant undertaking to remove the septic field and easement and replace it with a holding tank beside the existing sanitary sewer pumping station;
- 2) the applicant to demonstrate how he proposes to service the subdivision;
- 3) the applicant to contact the Water Management Branch of the Ministry of Environment in relation to their recommended 15-metre setback from the top of the bank;
- 4) Council approval of the expenditure of sufficient monies for the construction of a fire hydrant adjacent to the northeast corner of Chine Crescent and Bend Court, thereby meeting one of the Fire Department's requirements;
- 5) submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope and provides information on the degree of slope.

In addition to the above, the Committee notes the following:

- a) the joint access must be constructed to an approved fire lane standard and an easement registered in favour of each property for access purposes;
- b) all lot, driveway and house drainage being carried down the bank in an enclosed structure.

8-3749

M. SIMIC
713 EDGAR AVENUE
Lot 112, D.L. 3, Pl.28065

The Committee reviewed a letter from the applicant, received in the Planning Department 1983 12 20, wherein the Committee was requested to reconsider their requirement as to timing of conservation permit issuance and final approval of the subdivision. After considerable discussion, the Committee agreed to remove the requirement for the conservation permit to be issued prior to final approval of the subdivision and then updated the approval conditions as follows:

- 1) cash payment for the future installation of services required by Subdivision Control By-law No. 1023 for the approximate 14.9-metre frontage of the new lot;
- 2) physical construction of a storm sewer along the new property line to the standards of Subdivision Control By-law No. 1023;

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8-3749 con't

- 3) registration in the Land Titles Office of a right-of-way for the proposed storm sewer;
- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval;
- 5) payment for one new water connection;
- 6) payment of watermain charges if required;
- 7) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 8) filling of the old watercourse to be designed and supervised by a professional engineer, and the submission of a statement by that engineer that the fill material has been installed in a satisfactory manner;
- 9) registration in the Land Titles Office of a covenant to make all future buyers aware of the existence of fill on the property and the necessity of securing a conservation permit from Council prior to issuance of any building permit. The Committee notes that a conservation permit will be required to be secured from Council for any building to be constructed on the new lot and that the normal requirement for a geotechnical report will be required at the time of such application.

JANUARY 24, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, January 24, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3475E

H. & H. NIEMANN
2931 FLEMING AVENUE
LOT 3, BLK. 2, D.L. 381, PL. 19971

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-3 (555 m² lots);
- 2) enclosure of "Hanno Creek", noting that a cost-sharing arrangement with the District may be possible on this enclosure;
- 3) physical construction of the full frontage of the property along Fleming Avenue to the standards required by Subdivision Control By-law No. 1023;
- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed.

The Committee notes:

- a) that, given the requirement for creek enclosure, the applicant may wish to review his proposed layout in terms of the number of lots after the pipe location has been determined;
- b) that the Planning Department will notify Fisheries and Oceans Canada and the Water Management and Fish and Wildlife Branches of the Ministry of Environment of the requirement of creek enclosure.

8-3599K

QUANTA ENTERPRISES LTD.
DUFFERIN STREET
CANCELLATION OF PORTION OF DUFFERIN STREET AND ITS
CONSOLIDATION WITH LOT 169, D.L. 383

Tabled for the Planning Department to seek comments from the adjacent owners on the proposed road exchange.

SUBDIVISION COMMITTEE MINUTES
JANUARY 24, 1984

8-2148A

L.E. LITTLE
917 SMITH AVENUE
LOT 125, D.L. 366, PL. 29495

Approved subject to:

- 1) the standards required by Subdivision Control By-law No. 1023 including:
 - a) physical construction of Smith Avenue, Cornell Avenue and the lane allowance to the standards required by Subdivision Control By-law No. 1023;
 - b) payment for three additional water connections;
 - c) payment of existing watermain charges on Cornell Avenue if required;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the three additional dwelling units permitted to be constructed;
- 4) relocation of the home onto one of the proposed lots and the submission of a survey certificate which proves that the relocated home complies with the siting requirements of the Building and Zoning By-laws.

8-3777A

GENSTAR DEVELOPMENT LTD.
END OF BUOY DRIVE OFF MARINER WAY
LOT 317, D.L. 372 & 373, PL. 44332

The Committee reviewed a letter dated January 9, 1984 from the agent of a prospective developer of the property directly to the north. The letter requested that the Subdivision Committee delay any preliminary approval until such time as an application is submitted on the lands to the north, thereby allowing for a joint review of both proposals. Subsequent to the above, the Planning Department notes that a formal application for development has been received and will be placed on the next Subdivision Committee agenda scheduled for February 7, 1984 and reviewed in conjunction with this subdivision proposal.

8-1903D

CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
DAVID AVENUE
L.S. 2 OF SEC. 13, TWP. 39, EXCEPT PT. SUBDIVIDED BY
BY PL. 28937

The Committee reviewed a letter from the applicant dated January 19, 1984, wherein the Committee was requested to consider a modification to the approved lotting layout. The Committee feels that it is premature for them to consider modifications pending Council consideration of the forthcoming report on establishment of development cost charges.

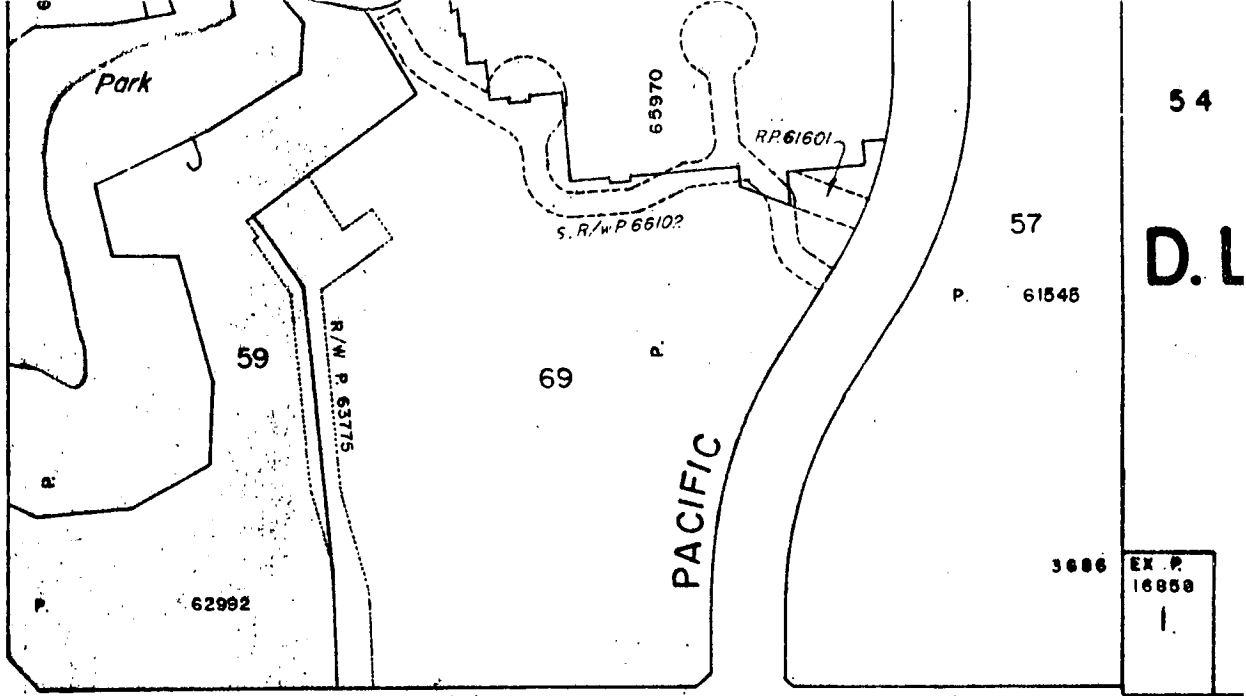
SUBDIVISION COMMITTEE MINUTES
JANUARY 24, 1984

STREET NAMES

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

Atlantic Avenue

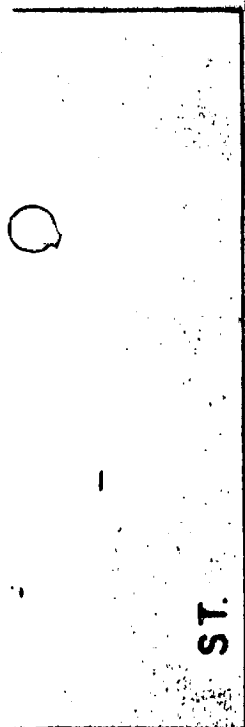
385



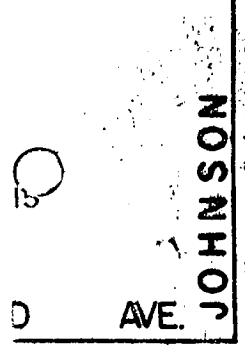
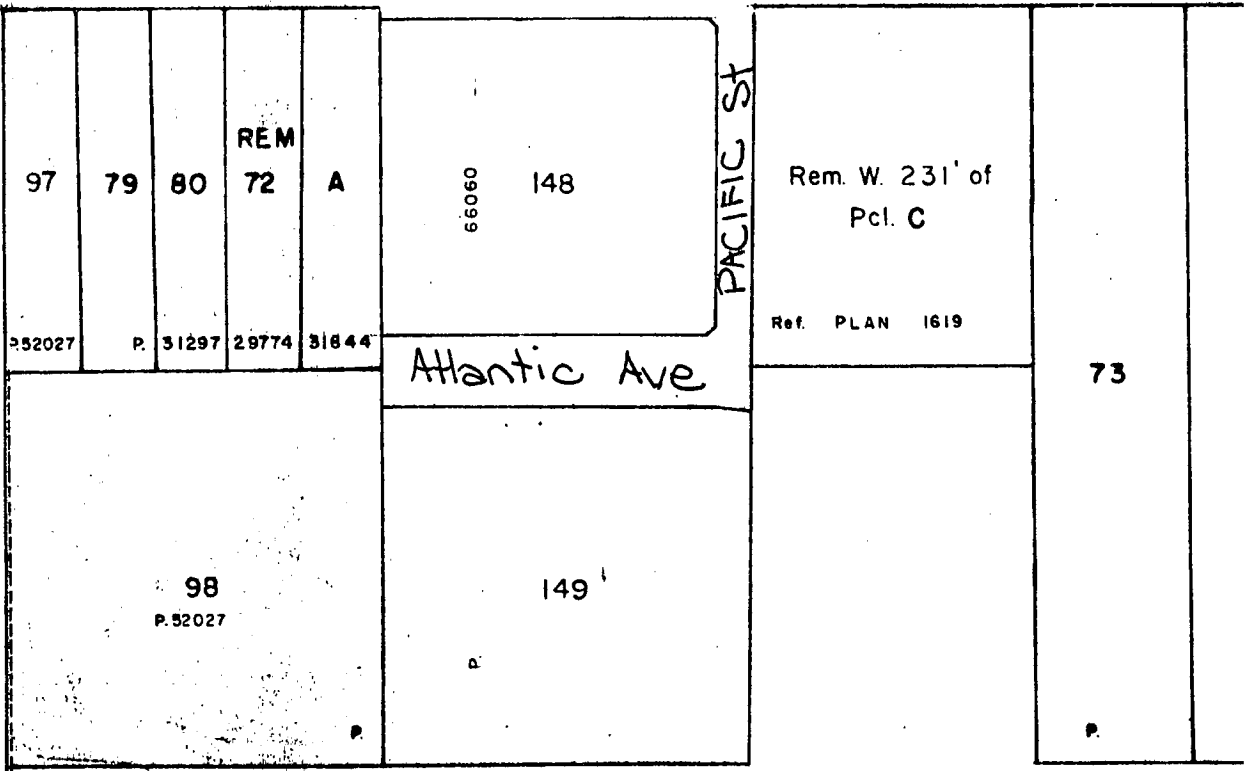
54

D.L

Glen Drive



ST.



JOHNSON
AVE.

383

10000

MARCH 6, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 6, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
L.T. Scott, Supervisor, Subdivision & Development
R. White, Chief Building Inspector
N. Maxwell, Planning Assistant

8-1472B

B.C. HYDRO & POWER AUTHORITY, DISTRICT OF COQUITLAM
DEWDNEY TRUNK ROAD & CORNWALL STREET
BLK. N, PL. 3565 & BLK. S, PL. 8360, D.L. 238, S&E PL. 42588

The Committee reviewed a letter from the Fish and Wildlife Branch of the Ministry of Environment, dated February 24, 1984, relative to the lands directly to the south. The referenced letter recommends that the ravine which runs through these lands not be enclosed. In addition, the Engineering Department advises that there are serious problems with the road centre line designs. As a result, the application remains tabled and the Committee suggests that the applicants contact the Fish and Wildlife Branch and the Engineering Department to resolve the referenced concerns.

The Committee notes further that they are still awaiting input on the monetary circumstances under which the remainders under the Hydro right-of-way would be transferred.

8-2544A

COMO LAKE UNITED CHURCH
535 MARMONT STREET & 1110-1112 KING ALBERT AVENUE
LOT 82, PL.27029; LOT 136, PL.1714; BOTH IN BLKS.21-30, D.L.356

Approved subject to:

- 1) Council approval of the regulatory change to the Zoning By-law in relation to parking requirements and the rezoning of existing Lot 136 to P-2 Special Institutional;
- 2) removal of the "church house" and single-family dwelling prior to final approval;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 5) reconstruction of the eastern wall of the existing church to the standards required by the National Building Code. The Committee notes that the construction standards of the eastern wall are presently being reviewed by the Building Department.

The Committee notes further that servicing of the proposed easterly lot to the standards required by Subdivision Control By-law No. 1023 will be made a specific condition of the development permit for the proposed new building.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 6, 1984

8-3511 B.C. TELEPHONE COMPANY, DISTRICT OF COQUITLAM
GORDON AVENUE SOUTH OF CHRISTMAS WAY
LOT 98, PL. 46807; PCL. B, PL. 64662; BOTH IN D.L. 381

The Committee reviewed a plan prepared by B.C. Telephone Co., entitled Plan "B", which adjusts the boundaries of the area they contemplated for purchase from the District. The remaining municipal parcel would be very irregular in shape and therefore the Committee would not recommend approval of this layout to the Approving Officer. The Committee suggests a further variation which would extend the eastern property line of the contemplated lot on Plan "B" southwards to the CPR right-of-way. This is offered as an alternative to the previously approved configuration depicted on sketch 8-3511B.

8-2679A V. GODIN
823 ROCHESTER AVENUE
LOT 2, BLK. 15, D.L. 3, (S&E PL. 34675), PL. 4365

Approved subject to:

- 1) physical construction of Rochester Avenue and Alama Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two dwelling units permitted to be constructed;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval.

The Committee commented that the applicant would not be entitled to the homeowner's service exemption as the applicant would not be residing on the property at the time of final approval.

8-1812 A. & B. SKONBERG
819 ROCHESTER AVENUE
REM. 1, BLK. 15, D.L. 3, PL. 4365

Approved subject to:

- 1) registration of the subdivision to the east to provide access to the two central lots;
- 2) physical construction of Rochester Avenue, Alama Avenue and Corning Avenue to the standards required by Subdivision Control By-law No. 1023;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four potential dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF MARCH 6, 1984

8-1812 con't

- 4) removal of all existing buildings and structures prior to final approval;
- 5) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) fencing of the eastern side of the north-south walkway;
- 8) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.

8-2115

E. AHVENUS
927 MACINTOSH STREET
LOT 257, D.L. 368, PL. 38326

Approved subject to:

- 1) physical construction of MacIntosh Street and Jarvis Street to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements.

JANUARY 31, 1984

SUBDIVISION COMMITTEE MINUTES

A special Subdivision Committee meeting was held in the Engineering Department Committee Room on Tuesday, January 31, 1984 at 10:00 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
A.J. Edwards, Assistant Municipal Engineer
K. McLaren, Development Control Technician
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant
Mr. G. Halsey-Brandt (guest)

The meeting was called to review and discuss the advance road and lot plan prepared by McElhanney, being Job No. 34614-8 and stamped, Received District of Coquitlam Planning Dept., Jan. 31, 1984. The Subdivision Committee is of the opinion that the plan is technically feasible for the purpose of establishing the water and sanitary sewer development cost charges for the subject area. The Committee notes that after discussion several minor adjustments were suggested which the consultant will be incorporating into the final plan. The Committee noted further that the plan being reviewed was a general guide only and that the lotting may change upon detailed review and analysis of the various areas.

FEBRUARY 8, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, February 8, 1984 at 3:00 p.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
R. White, Chief Building Inspector
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3727

R. & S. THROWER
650 ROBINSON STREET
LOT 42, D.L. 41, PL. 36633

Declined, as the applicant has not supplied the information requested by the Subdivision Committee on 1983 02 15.

8-3782

DISTRICT OF COQUITLAM
PIPELINE ROAD/WESTWOOD STREET AREA
PTN. OF SW 1/4 OF SEC. 11, TWP. 39

Approved.

8-3744B

DISTRICT OF COQUITLAM, J. & E. WATTS
1148-1154 WESTWOOD STREET
LOT 140, PL.63482; LOT A, PL.11545, ALL IN D.L.384A, TWP.39

Approved.

8-3312C

R. PARISH
755 ROCHESTER AVENUE
LOT 7, W. 1/2 BLK. 12, D.L. 3, PL. 18756

The Committee reviewed the revised sketch and the letter from the applicant dated 1984 02 03. The Committee then approved sketch 8-3312C subject to:

- 1) physical construction of Rochester Avenue and Ashley Street to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.

The Committee notes that the homeowner's service exemption does not apply as the applicant is not officially residing in the dwelling unit which exists on the site. Once the occupancy certificate has been issued by the Building Department, then the requirements outlined in 1) above would be adjusted accordingly.

SUBDIVISION COMMITTEE MINUTES
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8-1472A

B.C. HYDRO & POWER AUTHORITY
DEWDNEY TRUNK ROAD AND CORNWALL STREET
BLK. "N", PL. 3565, & BLK. "S", PL. 8360, EXCEPT PART
SUBDIVIDED BY PL. 42588 OF D.L. 238, GRP. 1

The Committee reviewed sketch 8-1472A, the explanatory letter from the applicant's agent, and the preliminary site investigation by the applicant's soil consultant. After considerable discussion, the Committee declined 8-1472A as it does not conform to the established road plan for the area in that the plan does not provide for the required Buoy Drive connection from the western side of the B.C. Hydro right-of-way through the site to the existing Buoy Drive which runs north off of Mariner Way.

The Committee stated that future submissions should include:

- a) preliminary road centre line profiles;
- b) cross sections through a sufficient number of sites, clearly indicating potential buildings in relation to:
 - i) driveway grades,
 - ii) minimum and maximum building floor elevations,
 - iii) front and rear yard spaces,
 - iv) method of absorbing grade changes;
- c) a site plan which indicates proposed building envelopes and areas where existing vegetation can be retained.

In addition to the foregoing, the Committee commented as follows:

- 1) The application will be forwarded to the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Federal Fisheries and Oceans.
- 2) Future submissions should provide information on the intended ownership and usage of the areas within the development which are covered by the B.C. Hydro rights-of-way.
- 3) The width of corner lots should be studied with a view to providing greater building widths.

The Committee noted that further information may be requested as review of the development proceeds.

8-2333W

GENSTAR DEVELOPMENT CORPORATION, SOUTHERN SLOPE HOLDINGS,
DISTRICT OF COQUITLAM
PHASES 6 AND 8 OF EAGLE RIDGE
REM. 38 OF D.L. 238, 346, 383 & 385, PL. 32594; PCL. "M",
D.L. 385, PL. 53584; PTN. OF REM. NW 37.7 AC. OF D.L. 385

The Committee reviewed the plans received from the applicant 1984 02 07 which provide more detailed information on driveway grades, cross slopes and building envelopes on the steep-sloping lands within the proposed RS-4 area. After considerable review, the Committee commented that the road and lot layout for the overall development was technically feasible, but if the RS-4 lotting proceeds, special attention must be paid to certain matters in this steep area. The Committee recognizes the

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OF FEBRUARY 8, 1984

2333W con't

potential problems of building homes in this area, and therefore to minimize the potential problems, the Committee indicated that a restrictive covenant should be required for the lotting in the proposed RS-4 area. In general, this covenant would state that prior to building permit applications being submitted to the District, the homeowner should first receive approval of his proposed dwelling from a co-ordinating architect, designer, or consulting engineer retained by the applicant. The consultant would review each proposal to ensure that the RS-4 lots would be developed in a manner which provides for the following:

- 1) driveway grades,
- 2) any necessary earth retention structures,
- 3) site grading,
- 4) surface drainage, and
- 5) the maximizing of private rear yard space.

On another matter, the Committee noted that within the RS-3 area, there are a number of lots which, when created, will have a limited building envelope. On these particular lots, special care must be taken by the applicant in advising prospective purchasers to choose building plans which will fit within the building envelopes.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW HEIGHTS - STAGE II
PTN. OF LOT 4, D.L. 305, PL. 64144

The Committee reviewed plans received in the Planning Department 1984 02 02 and 1984 02 08, which respond to the Committee's earlier concerns relative to the proposed lotting and the fencing and screening of double frontage lots. The Committee finds the concept of landscape screening along Mariner Way and Chilko Drive to be acceptable, however, suggests that the chain link fence should be provided along the rear of the less steep Chilko Drive lots, as well as along Mariner Way. In addition, the Committee commented that restrictive covenants should be registered on all double-fronting lots to ensure that potential homes will be sited to the internal road system. The Committee added that for the purpose of the Zoning By-law, the line common to the internal road shall be the front lot line.

On the matter of the revised lotting and road grades, the Committee still expressed concern with the proposed grades on Roads C and P and therefore suggests that they be reviewed further.

The revised lotting plan indicates that lots are proposed to encroach into the steep-sloping lands adjacent to the northern boundary of the subdivision. Prior to finalizing the lotting in this area, the Committee requests the submission of a plan prepared by a B.C. Land Surveyor which locates the crest and toe of slope and provides information on the actual degree of slope. Furthermore, a preliminary soils investigation should be undertaken to address the locating of homes in or around this area.

FEBRUARY 22, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Wednesday, February 22, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3475F

H. & H. NIEMAN
2931 FLEMING AVENUE
LOT 3 OF BLK. 2, D.L. 381, PL. 19971

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-3 for the proposed two easterly lots;
- 2) enclosure of "Hanno Creek", noting that a cost-sharing arrangement with the District may be possible on this enclosure;
- 3) physical construction of the full frontage of the property along Fleming Avenue to the standards required by Subdivision Control By-law No. 1023;
- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for the four additional dwelling units permitted to be constructed.

8-3783

HAPPY INVESTMENTS LTD.
535 BLUE MOUNTAIN STREET
LOTS 160, 161, 162 & 163, BLKS. 21 & 30, D.L. 356, PL. 14679

Tabled for reports from the Building, Fire, Engineering and Planning Departments.

8-3763

C. DUBOIS
3360 HAZEL DRIVE
E. 1/2 LOT 1 OF N. 1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

The Committee reviewed an updated letter from the Water Management Branch of the Ministry of Environment, dated January 25, 1984, relative to setbacks from the crest of slope. The subdivision was then tabled pending submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope, provides information on the degree of slope, and also locates the natural boundary of Hyde Creek.

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8-3599K

QUANTA ENTERPRISES LTD., DISTRICT OF COQUITLAM
DUFFERIN STREET
PTN. OF DUFFERIN & CONSOLIDATION WITH LOT 169, D.L. 383

Approved subject to:

- 1) Council approval of the proposed road exchange, noting that the applicant will be required to pay market value for the land being acquired, as well as all associated costs such as appraisals, surveys, land registry fees, etc.;
- 2) physical construction of Dufferin Street to the standards required by Subdivision Control By-law No. 1023;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1984 municipal taxes before final approval.

The Committee noted that the proposed on-street loading bay may affect the design of the required street works.

8-1903D

CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
DAVID AVENUE
L.S. 2 (S&E PL. 28937), SEC. 13, TWP. 39

The Committee reviewed the applicant's request for re-approval received in the Planning Department February 20, 1984; the original submission of November, 1982, Council Resolution No. 468 of May 9, 1983, and the information supplied by the developer's engineer were reviewed at the time of the original preliminary approval. Council Resolution No. 468 established current development policy in this part of Northeast Coquitlam, and in the absence of an Official Community Plan, established guidelines by which the Approving Officer may consider the subdivision.

Since the land is not serviced, the preliminary approval depends on Council's initiative to commence sector servicing plans for water and sewer systems. The process involves a predesign study for each system, drafting a Development Cost Charge By-law, incorporation of the projects in the annual budget, construction of the works, and assessment of the proposed subdivision on the appropriate development cost charges.

The Committee then updated their preliminary approval conditions of September 20, 1983 for application 8-1903D as follows:

- 1) compliance of the subdivision design with Council policy for future road access.

There are four alternatives and Council will be asked for a decision on which options are acceptable:
Access, Option A: Oxford Street Bridge over David-Pathan;
Access, Option B: Hyde Creek access road;
Access, Option C: Glenbrook Street connection;
Access, Option D: Oxford cul-de-sac and T-intersection.

SUBDIVISION COMMITTEE MINUTES
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- 2) compliance with the environmental covenants envelope adjacent Hyde Creek, as outlined in proposal 8-1903D, and more specifically the requirements contained in the letters from Fisheries and Oceans Canada dated September 12, 1983, the Ministry of Environment, Water Management Branch letter dated February 9, 1983, Ministry of Environment, Fish and Wildlife Branch letter dated February 10, 1983, and the Ministry of Environment Water Management Branch letter from Victoria dated March 3, 1983;
- 3) compliance with the slope easement envelope adjacent the David-Pathan connector, as outlined in proposal 8-1903D;
- 4) dedication of the David-Pathan connector;
- 5) servicing of all roads bounding, abutting and lying within the development to the standards required by Subdivision Control By-law No. 1023, and installation of interceptor storm sewers along the escarpment, as recommended by Golder Associates in their letter dated February 10, 1983;
- 6) compliance with setbacks from the escarpment, as established by Zoning By-law No. 1928, and registration of a restrictive covenant to protect the existing vegetation below the top of said escarpment, as recommended by Golder Associates in their letter dated February 10, 1983;
- 7) adoption of a sector water servicing plan by Council and approval of the physical construction thereof via annual budget approval. A predesign study, estimated at \$15,000, would be required to prepare a Development Cost Charge By-law for submission to the Ministry of Municipal Affairs. Approval of the Development Cost Charge By-law would allow the development to be assessed.
- 8) adoption of a sector sewer servicing plan by Council and approval of the physical construction thereof via annual budget approval. A predesign study, estimated at \$15,000, would be required to prepare a Development Cost Charge By-law for submission to the Ministry of Municipal Affairs. Approval of the Development Cost Charge By-law would allow the development to be assessed.
- 9) payment of development cost charges on a per lot basis for a sector water system benefitting the lands;
- 10) payment of development cost charges on a per lot basis for a sector sewer system benefitting the lands;
- 11) approval by the District, Ministry of Environment, and Fisheries and Oceans Canada, of a drainage outfall retention system to Hyde Creek;
- 12) signing of the survey plans by B.C. Hydro prior to the Approving Officer signing the survey plans;
- 13) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 28 new dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 22, 1984

8-1903D con't

- 14) payment of all current, outstanding or delinquent taxes, and the estimated 1984 municipal taxes before final approval;
- 15) registration of any necessary easements;
- 16) submission of a plan prepared by a B.C. Land Surveyor verifying that all lots are of adequate by-law size.

The Committee notes that minor lotting adjustments may be necessary as a result of the development cost charge review.

8-3775C

PARK LANE VENTURES LTD.
EAST OF SHERMAN STREET DN WALTON AVENUE
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039; BOTH OF
NW 1/4 OF SEC. 11, TWP. 39

The Committee finds sketch 8-3775C technically feasible in terms of road and lot layouts. The Committee notes the following if this proposal is to proceed:

- 1) A restrictive covenant will be required to be registered over the large remainder east of the park to ensure that no buildings or structures will be constructed thereon until physical access is available.
- 2) The road construction of the extension to Walton Avenue can be terminated at the south side of the watercourse.

8-3777B

GENSTAR DEVELOPMENT CO.
END OF BUOY DRIVE OFF MARINER WAY
LOT 317, D.L. 372 & 373, PL. 44332

Approved subject to:

- 1) physical construction of the Buoy Drive extension and the internal road system to the standards required by Subdivision Control By-law No. 1023;
- 2) completion of the required earthworks prior to final approval of the subdivision;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 15 additional dwelling units permitted to be constructed;
- 4) proposed retaining wall on Lots 8 through 10 being constructed prior to final approval;
- 5) submission of a security in an amount and a form acceptable to the Municipal Engineer to ensure the developer or his contractor maintains and repairs the lane where necessary while the earthworks are being carried out.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 22, 1984

8-3777B con't

- 6) issuance of a development permit by Council to allow the siting of homes on lands in excess of 20 degrees;
- 7) registration in the Land Titles Office of a restrictive covenant to make potential purchasers aware of the fact that they must first obtain a conservation permit from Council prior to undertaking any earthworks on any of the proposed 15 lots;
- 8) written approval from the Water Management and Fish and Wildlife Branches of the Ministry of Environment of the proposed two creek enclosures.

8-1472B

B.C. HYDRO, DISTRICT OF COQUITLAM
DEWDNEY TRUNK ROAD AND CORNWALL STREET
BLK. "N", PL. 3565 & BLK. "S", PL. 8360, EXCEPT PART
SUBDIVIDED BY PL. 42588 OF D.L. 238, GRP. 1

The Committee received the detailed plans received in the Planning Department February 20, 1984, which now provide for the extension of Buoy Drive through the subdivision. The application was tabled for a detailed analysis by the Building and Engineering Departments. The Committee notes that the detailed plans indicate an 8.0-metre front yard setback, whereas the proposal should have been designed at the normal by-law minimum of 7.6 metres. On the matter of the use of the remainder of property under the right-of-way, the Committee requests further input on the monetary circumstances under which the land would be transferred.

MARCH 20, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, March 20, 1984 at 9:30 a.m., with the following persons present:

E. Tiessen, Deputy Planning Director
N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3787

G. MORRIS
915 LILLIAN STREET
LOT 269, D.L. 368, PL. 41693

Approved subject to:

- 1) physical construction of Lillian Street to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 4) payment for one additional water connection;
- 5) fencing of the walkway;
- 6) removal of all existing buildings and structures prior to final approval.

The Committee commented that the owner would not be entitled to the homeowner's service exemption as the owner would not be residing on the property at the time of final approval.

8-3744C

DISTRICT OF COQUITLAM, W. & A. KNUDSEN
1148-1154 WESTWOOD STREET
LOT 140, PL.63482; LOT B, PL.11388, BOTH IN D.L.384A, TWP.39

Approved.

8-3785A

LANCASTER PROPERTIES LTD., HONKONEN CONSTRUCTION LTD.
820 HENDERSON AVENUE
LOT 56, PL. 2716 & LOT A, PL. 2716 & PL. 32593, BOTH IN
BLKS. 51 & 52 & D.L. 1

Approved subject to:

- 1) Council approval of the rezoning of the proposed westerly lot to CS-1 Service Commercial;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 20, 1984

8-3783 HAPPY INVESTMENTS LTD.
535 BLUE MOUNTAIN STREET
LOTS 160, 161, 162 & 163, BLKS. 21 & 30, D.L. 356, PL. 14679

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subject to:

- 1) physical construction of King Albert Avenue and Howie Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval.

8-3712E G. & N. SMITH, R. & N. MOL, DISTRICT OF COQUITLAM
628-630 SMITH AVENUE
LOT 2 (S&E EAST 50') & EAST 50' OF LOT 2, ALL IN D.L. 7,
PL. 18152 & A PORTION OF ROAD ALLOWANCE

The Committee reviewed the survey plans of the proposed road exchange, received in the Planning Department March 15, 1984, and then approved sketch 8-3712E subject to:

- 1) Council approval of the proposed road exchange;
- 2) Council approval of the required rezoning to RS-3 to enable creation of 555 m² minimum sized lots;
- 3) physical construction of Vanessa Court and the walkway to the standards required by Subdivision Control By-law No. 1023, including the provision for walkway lighting;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval on both properties.

8-3675A TRECO DEVELOPMENT CORP.
JOHNSON STREET & WALTON AVENUE
LOT 4 OF A, NW 1/4 SEC. 11, TWP. 39, PL. 20014

Approved subject to:

- 1) rezoning of the property by Council to RS-4;
- 2) physical and legal access being available via the lane allowance to the south;
- 3) physical construction of the lane allowance to the standards required by Subdivision Control By-law No. 1023 and the cash payment for the future construction of Johnson Street, noting that Johnson Street will be to arterial standards;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four additional dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF MARCH 20, 1984

8-3675A con't

- 5) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) all accesses for the Johnson Street lots to be from the lane allowance;
- 8) confirmation that the Land Registrar will accept the "meat-hooking" of the proposed rear lot to the proposed northerly lot.

8-2922

A. & B. ALGER
923 FOSTER AVENUE
LOT 27, BLKS. 10-13, D.L. 366 (S&E EX. PL. 16765), PL. 6908

Approved subject to:

- 1) physical construction of Spruce Avenue and Hailey Street to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 5) submission of a plan prepared by a B.C. Land Surveyor which verifies that the swimming pool will meet the siting requirements of the Building and Zoning By-laws;
- 6) removal of the tennis court prior to final approval.

The Committee recommends that the Approving Officer approve the subdivision, with the knowledge that upon registration of the subdivision, the existing home would become non-conforming in relation to the side yard setback requirements along Hailey Street.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, SYLVAN PLACE & CHILKO DRIVE
SUBDIVISION OF LOTS 206 & 207, D.L. 305, PL. 67302

The Committee reviewed a letter and accompanying plan prepared by the applicant's consultant, received in the Planning Department March 13, 1984. The Committee notes that this proposal increases the number of lots originally shown for these areas by four, and furthermore, the lot widths are generally less than those prevailing in the development to the south.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 20, 1984

8-3717 con't

The Committee is concerned with the increase in lot yield in relation to Council Resolution No. 175, 1983, which states in part "it being understood that the overall limit of 1,050 dwelling units total for the Riverview area shall be maintained". In view of this, the Committee tabled this application for the owners to demonstrate how this increase relates to the overall dwelling unit yield as stipulated by Council for "Riverview".

The Committee also expressed concern that given the revised method of sale of the "lands" by the Ministry of Lands, Parks and Housing, this will be the first of many such requests for an increase in the number of potential lots within the various enclaves.

WIDTH OF DEDICATIONS FOR STREET WIDENING OF JOHNSON STREET, NORTH OF GLEN DRIVE

The Engineering Department was requested to report to the Committee on a standard minimum width of dedication to be required with subdivisions along Johnson Street north of Glen Drive, considering past precedents and established Subdivision Committee policy.

8-2665B

R. SCHLOSSER
900 BEND COURT
LOT 176, REM. BLK. "B", D.L. 369, PL. 16329

The Committee acknowledges receipt of the two letters from the applicant's consultant dated March 6, 1984 and March 12, 1984, with their accompanying attachments. The application remains tabled for review of the drawings by the Engineering Department. In the meantime, the Committee updated their comments as follows:

- 1) The matter of the construction of a fire hydrant is being reviewed by the Engineering Department;
- 2) The crest of slope plan should be updated to provide information on the degree of slope.

STREET NAMES

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

Mitchell Street

Mitchell Street -
S. of Baycrest.

D A
P. 2443 P. 20730

P. 6 10
P. 2443

15 11
P. 2443

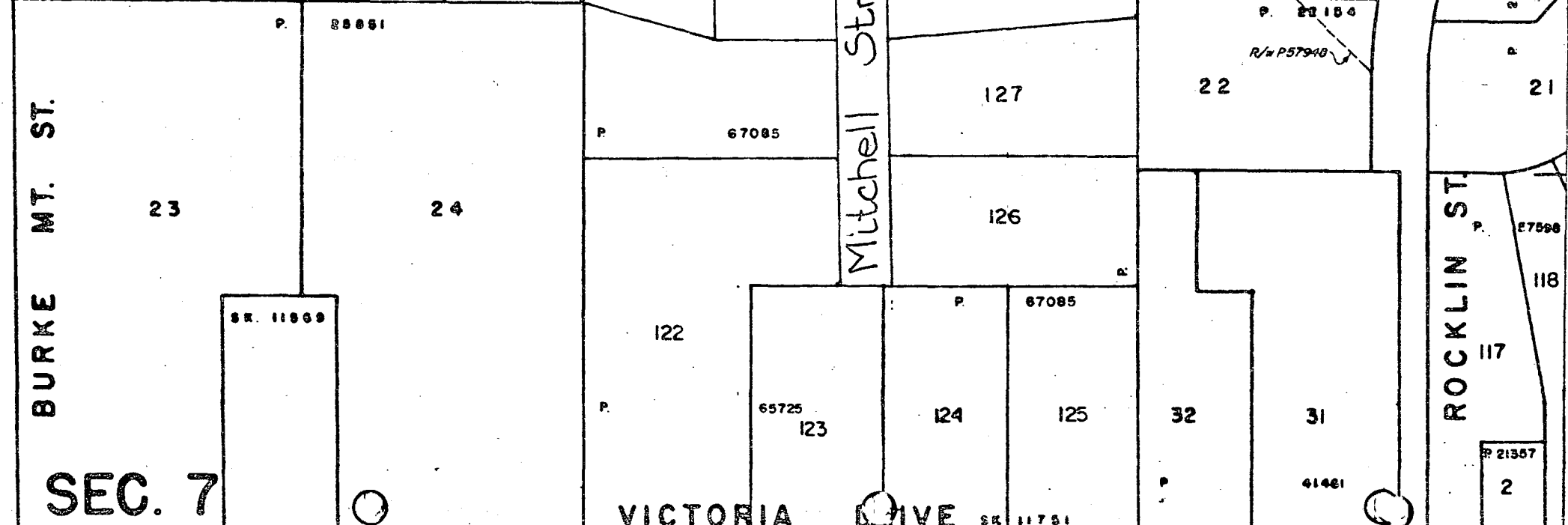
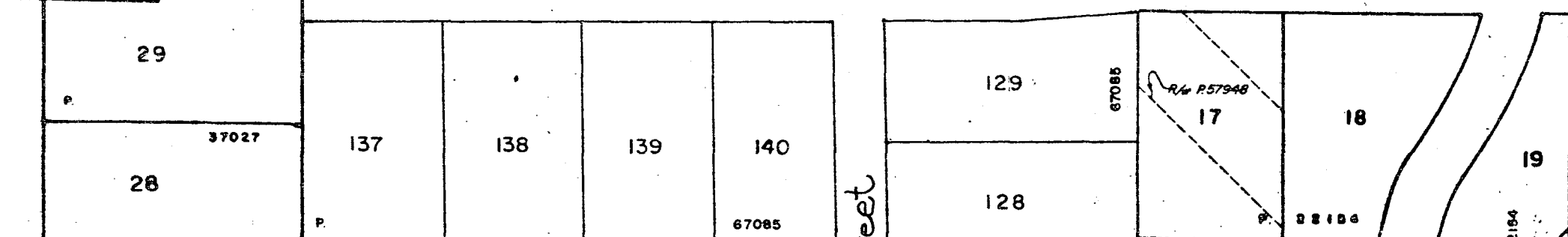
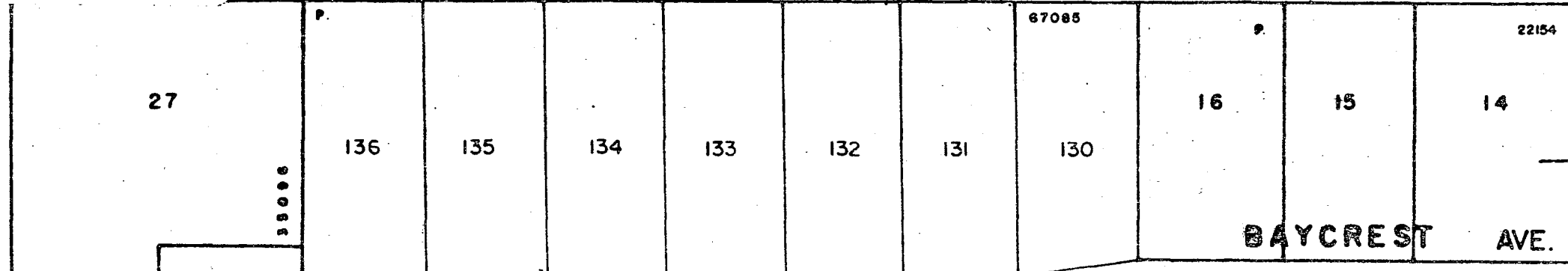
16 18 D
DARWIN AVE.
P. 2443

25 21
P. 2443

26 30
P. 2443

35 34 B 31
P. 2443 P. 20130 P. 2443

P. C 38 40
P. 2443



SEC. 7

VICTORIA DRIVE SK. 11751

ROCKLIN ST.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, April 03, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-2922

A. & B. ALGER
923 FOSTER AVENUE
LOT 27, BLKS. 10-13, D.L. 366, (S&E EX. PL. 16765), PL. 6908

The Committee, at the request of the applicant's agent, reviewed a sketch prepared by the Planning Department, which varies the potential lotting for the rear portion of the site. The Committee commented that the subdivision appears feasible subject to rezoning by Council; however, prior to any further action being taken, they await the submission of a formal subdivision application. The Committee commented further that if an application is received, it would be tabled and the Planning Department would be requested to seek comments on the subdivision alternative from the adjacent property owners.

In relation to servicing implications, the Committee stated that of four lots are ultimately found to be acceptable, the applicant would be responsible for servicing of Foster Avenue, Hailey Street and Spruce Avenue to the requirements of Subdivision Control By-law No. 1023, whereas with three lots, the home lot would be exempted.

8-3788

CROWN FOREST PROPERTIES LIMITED
CORNER KING EDWARD STREET AND LOUGHEED HIGHWAY
LOT 21, D.L. 48, PL. 66298

Tabled for:

- 1) a review of the servicing implications by the Engineering Department;
- 2) the Planning Department to investigate the legal implications of dedicating road through a "PARK";
- 3) confirmation that the Ministry of Transportation and Highways find the proposed road alignment acceptable.

8-3790

FARS F.R. HOLDINGS LTD., FARS R.S. HOLDINGS LTD.
RIVERVIEW CRESCENT, SYLVAN PLACE, CHILKO DRIVE
SUBD. OF LOTS 206 & 207, D.L. 305, PL. 67302

Approved subject to:

- 1) physical construction of all roads lying within the subdivision to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 03, 1984

8-3790 cont'd

- 3) payment of any current, outstanding or delinquent taxes, and the estimated 1984 municipal taxes before final approval;
- 4) registration in the Land Titles Office of a covenant over any lots which contain fill material to advise prospective purchasers that the land contains fill material;
- 5) the applicant proving out the adequacy of building envelopes in relation to the siting requirements of the Zoning By-law for all lots that contain cut and fill slopes. The Committee notes that any application to vary the setback requirements of the Zoning By-law must be accompanied by a geotechnical report which "proves out" the proposed variance.
- 6) submission of a plan which indicates the extent of fill on the land;
- 7) submission of a geotechnical report which establishes the requirements for home construction on any fill material.
- 8) eliminating of the "jog" in the rear property line of proposed Lot 36, if possible.

8-2597B

R. & S. ANDERSON
446 MUNDY STREET
LOT 130, D.L. 111, PL. 54114

Approved subject to:

- 1) cash payment for any future construction of the services required by Subdivision Control By-law No. 1023 for the full frontage of the property on Mundy Street;
- 2) removal of all buildings and structures prior to final approval;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, outstanding or delinquent taxes, and the estimated 1984 municipal taxes before final approval.

8-3684

E. GOLDMAN, W. SEEBAUER
733-735 ANSKAR COURT
LOT 197, D.L. 106, PL. 66825

Tabled for:

- 1) a report from the Building Department;
- 2) clarification from the tenants at 735 Anskar Court that they are aware of the implications associated with the contemplated strata title conversion.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 03, 1984

8-2802 B. CHIN & R. DEACON
2283-2289 GALE AVENUE
LOTS 178 & 179, D.L. 112, PL. 31000

Approved subject to:

- 1) cash payment for the future installation of the services required by Subdivision Control By-law No. 1023 for the frontage of the proposed new lot;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.
- 3) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1984 municipal taxes before final approval on both existing properties.
- 4) payment for one additional water connection;
- 5) payment for one new driveway crossing if required.

8-2115A E. AHVENUS
927 MACINTOSH STREET
LOT 257, D.L. 368, PL. 38326

Approved subject to:

- 1) physical construction of MacIntosh Street and Jarvis Street to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the three additional dwelling units permitted to be constructed;
- 3) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment for three new water connections.

8-3789 R. & S. MACKENZIE
1495 COAST MERIDIAN ROAD
REM. S, PT. OF S.1/2 OF L.S. 13, SEC. 18, TWP. 40

Tabled for:

- 1) review of the proposal by the Engineering Department;
- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada.

The Committee notes that if the subdivision proceeds, the applicant will likely be responsible for servicing of Coast Meridian Road and Harper Road to the standards required by Subdivision Control By-law No. 1023.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 03, 1984

8-3290A

D. ADAMS
737 CLARKE ROAD
LOT 12, BLK. 4, D.L. 106, PL. 5930 (S&E PL. 54040)

Approved subject to:

- 1) physical construction of Thompson Avenue and Clarke Road to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of any current, outstanding or delinquent taxes, and the estimated 1984 municipal taxes before final approval;
- 3) payment for one new water connection;
- 4) registration in the Land Titles Office of any necessary easements.

The Committee commented that the owner would not be entitled to the homeowner's service exemption as the owner would not be residing on the property at the time of final approval.

The Committee notes further that the proposed new lot on Thompson Avenue is only suitable for a one-family dwelling unit as there is less than the 740 m² minimum within the zoned area in order for that lot to qualify as a duplex site.

8-1802C

NU-WEST DEVELOPMENT CORPORATION
CAPE HORN AVENUE
PART OF LOT 10, PL. 1002; PCL. A OF LOT 10 OF PCL. C,
PL. 8029F; ALL IN D.L. 65 & 66

Approved subject to:

- 1) Council approval of the proposed rezoning to M-3 Special Industrial;
- 2) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer;
- 3) physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the subdivision;
- 4) access into the development being via the interchange only. The Committee notes that no permanent or temporary access will be granted from Cape Horn Avenue.
- 5) provision of a building scheme covenant in a registrable form to the satisfaction of the Planning Director being registered in the Land Titles Office concurrent with the subdivision;
- 6) construction of the lane running west off of the cul-de-sac to the standards required by the Municipal Engineer;
- 7) registration in the Land Titles Office of a restrictive covenant in keeping with the requirements contained in the Ministry of Environment's letter dated 1982 04 23;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 03, 1984

8-1802C cont'd

- 8) approval of the subdivision by Fisheries and Oceans Canada, and the Fish and Wildlife Branch of the Ministry of Environment. The Committee notes that we have not as yet received any specific requirements from these two agencies.
- 9) submission of a security in an amount equal to the estimated costs of installing the landscaping and fencing, as indicated on the landscape plan prepared by Dan Matsushita Associates Ltd., being Job No. 80-78, and stamped "Received, District of Coquitlam Planning Dept., 1980 06 26". The security must be in a form acceptable to the Municipal Treasurer.
- 10) payment of all current, outstanding or delinquent taxes, and the estimated 1984 municipal taxes before final approval;
- 11) submission of a plan prepared by a B.C. Land Surveyor which locates the natural boundary and top of bank of Mundy Creek in relation to the proposed lot lines;
- 12) registration in the Land Titles Office of any covenants required by the agencies in number 8) above.

8-2665B

R. SCHLOSSER
900 BEND COURT
LOT 176, REM. BLK. "B", D.L. 369, PL. 16329

Approved subject to:

- 1) physical construction, to a municipal standard, of the extension of the Bend Court pavement northwards through the subdivision to the northerly end of the "panhandle". This is required to support the weight of a fire vehicle.
- 2) connection of the two new lots to the existing municipal sanitary sewer system;
- 3) registration of an easement over the entire panhandle for joint access and servicing purposes;
- 4) registration of a restrictive covenant to prevent cancellation of the access easement described in 3) above;
- 5) installation of water connections to service the proposed two lots;
- 6) payment of any current, delinquent or outstanding taxes, and the estimated 1984 municipal taxes before final approval;
- 7) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.
- 8) registration in the Land Titles Office of a restrictive covenant to prevent the removal of the existing vegetation within eight metres of the crest of slope, in keeping with the recommendations of the Water Management Branch of the Ministry of Environment;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 03, 1984

8-2665B cont'd

- 9) posting of the eight-metre covenant line at appropriate intervals to clearly indicate the area to be protected in 9) above;
- 10) removal of the previously functioning septic tank and disposal field, in keeping with the recommendations contained in the December 21, 1983 letter from the Simon Fraser Health District;
- 11) a right-of-way being obtained from the property owner to the west to accommodate the proposed storm sewer outfall.

The Committee notes that individual conservation permits must be secured from Council prior to the commencement of any earthworks associated with the construction of the future homes.

MAY 29, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, May 29, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
K. McLaren, Development Control Technician
M. Carver, Subdivision & Development Technologist
N. Maxwell, Planning Assistant

8-3796

M. WINN, D. MCLARTY
704 ROCHESTER AVENUE
LOT 3, W. 1/2 BLK. 38, D.L. 3, PL. 21459

The Committee reviewed the petition and the responses from the adjacent property owners relative to the proposed subdivision. After considering the replies, the Committee recommended that the Approving Officer not approve this subdivision on the basis of public interest since the property owners within the immediate area have indicated that they are opposed to the subdivision.

8-3800

P. & F. KOLODINSKI
200 MARMONT STREET
LOT 7, BLKS. 93 & 95, D.L. 3, PL. 2732

Approved subject to:

- 1) physical construction of Marmont Street, James Avenue and the lane allowance to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one additional water connection;
- 3) payment for one additional driveway crossing if required;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 6) no access being permitted from Marmont Street.

8-3798

SEYMOUR PAINTING LTD.
797 CLARKE ROAD
LOT 24, BLK. 1, D.L. 367, PL. 6467 (S&E PCL. A, EX. PL. 12290 AND BY-LAW PL. 54040)

Approved subject to:

- 1) physical construction of the lane allowance north off Glenayre Drive to the subject property to the standards required by Subdivision Control By-law No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF MAY 29, 1984

8-3798 cont'd

- 2) payment for one additional water connection;
- 3) payment for storm sewer connections;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed;
- 5) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 6) removal of the existing driveway letdown to Clarke Road;
- 7) registration of a mutual access easement through the southerly parcel to provide access to the northerly lot and also the registration in the Land Titles Office of a covenant in favour of the Municipality to prevent cancellation of the easement;
- 8) no accesses being permitted from Clarke Road.

In relation to the requirements contained in item 1 above, the Committee notes that there are presently funds available which can be applied to the construction of the lane allowance.

8-1472D

B.C. HYDRO & POWER AUTHORITY, DISTRICT OF COQUITLAM
DEWDNEY TRUNK ROAD AND CORNWALL STREET
BLK. N, PL. 3565 & BLK. 3, PL. 8360, D.L. 238, S&E PL. 42588

Approved subject to:

- 1) the submission of an updated geotechnical report prior to commencement of any earthworks. The geotechnical report should address specifically the applicants' recontouring plans, drainage, including interceptor drains, and methods of stabilizing the recontoured site.
- 2) the submission of detailed geotechnical plans, in conjunction with item 1 above, for the overall cutting/filling operation and any earth retaining structures. It should be noted that individual dwellings will require geotechnical reports on applications for the necessary conservation permits.
- 3) the completion of the required cut and fill operation prior to final approval of the subdivision. The Committee notes that the cut and fill operation must be supervised by an engineer specializing in geotechnical matters, and once completed, the Committee requires the submission of a signed certificate that the earthworks have been carried out in accordance with approved drawings and reports.
- 4) the submission of an as-built plan which clearly shows the extent of fill on the lots upon completion of the earthworks and the registration of a restrictive covenant over all lots containing fill material to make all potential purchasers aware of the existence of fill.

SUBDIVISION COMMITTEE MINUTES
OF MAY 29, 1984

8-1472D cont'd

- 5) the submission of a plan prepared by a B.C. Land Surveyor which clearly locates the new crests and toes of slopes in relation to the new property lines once the earthworks have been completed. The plan should also provide information on the degree of slope below the new crests.
- 6) physical construction of the two portions of Buoy Drive and the internal road system to the standards required by Subdivision Control By-law No. 1023;
- 7) physical construction of a walkway through the B.C. Hydro right-of-way to connect the two portions of Buoy Drive;
- 8) the provision of a major storm flow path in excess of the one in ten year rainfall;
- 9) registration in the Land Titles Office of a restrictive covenant to make potential purchasers aware of the fact that they must first obtain a conservation permit from Council prior to undertaking any earthworks on any of the proposed 28 lots;
- 10) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes on both existing properties, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 11) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 28 dwelling units permitted to be constructed;
- 12) registration in the Land Titles Office of a covenant which would prevent construction on the large remainder until such time as an acceptable means of access is established;
- 13) compliance with the requirements contained in the Ministry of Environment, Water Management Branch letter dated April 5, 1984 in relation to enclosure of the stream and filling of the ravine;
- 14) compliance with the Ministry of Environment, Water Management Branch letter dated February 24, 1984;
- 15) Council approval of a road exchange by-law to effect the cancellation of the existing road allowances within the subdivision.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
PHASE II
LOT 4, D.L. 305, PL. 64144

The Committee reviewed the composite plan and the accompanying letter from the applicant's consultant, which were received in the Planning Department May 28, 1984. The Committee then stated that the road and lot layout appears technically feasible for use as an advance plan for future individual applications.

SUBDIVISION COMMITTEE MINUTES
OF MAY 29, 1984

8-3717 cont'd

The Committee stated that they have no objection to the dedication of Chilko Drive through to the northeast corner of the development to provide for services to Enclaves I and II.

The Committee would appreciate the submission of a second plan which outlines the tentative development blocks to assist the Engineering Department in their review of this area.

8-3790

FARS F.R. HOLDINGS LTD., FARS R.S. HOLDINGS LTD.
RIVERVIEW CRESCENT, SYLVAN PLACE, CHILKO DRIVE
LOTS 206 & 207, D.L. 305, PL. 67302

The Committee heard a report from the Engineering Department relative to the location of the cut and fill areas within the proposed subdivision. The Committee stated that they are now satisfied with the information which has been supplied on the easterly enclave and await the soils report which is presently being prepared on the westerly enclave between Sylvan Place and Riverview Crescent.

The Committee would note that the Building Inspector will be requiring applicants for building permits on the lots along the western side of Cultus Avenue to provide adequate information that the siting requirements of Section 405 on the Zoning By-law have been complied with.

MAY 31, 1984

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was held in the Planning Department at 12 noon on Thursday, May 31, 1984, with the following persons present:

N. Nyberg, Municipal Engineer
D.M. Buchanan, Planning Director
K. McLaren, Development Control Technician
M. Carver, Subdivision & Development Technologist
N. Maxwell, Planning Assistant

8-3192 MINISTRY OF LANDS, PARKS AND HOUSING
561 SHAW AVENUE
Lot 206, District Lot 3, Plan 40350

The Committee reviewed the proposed subdivision, as indicated on sketch 8-3192, and the Municipal Solicitor's opinion on public interest and the powers of the Approving Officer. After due consideration of all the information, the Committee recommends that the Approving Officer decline the proposal in the public interest as:

- 1) the proposed land use is contrary to the Community Plan Map designation of Low-Density Apartments;
- 2) a "panhandle lot" is considered inappropriate in this location;
- 3) the proposed subdivision would have a negative effect on the development potential of the adjoining property to the east.

MAY 15, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on May 15, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
K. McLaren, Development Control Technician
M. Carver, Subdivision & Development Technologist
N. Maxwell, Planning Assistant

8-2922A

A. & B. ALGER
923 FOSTER AVENUE
LOT 27, BLKS. 10-13, D.L. 366 (S&E PL. 16765), PL. 6908

The Committee reviewed four responses from the fifteen people who replied to the Planning Department's letter of 1984 04 26, After due consideration of the comments contained within the responses, the Committee is of the opinion that the proposed subdivision does not seriously affect the established amenities of the area. The Committee then found the subdivision technically feasible.

In relation to servicing requirements, the Committee would draw to the applicant's attention the fact that if a four-lot subdivision is eventually found to be acceptable after Council consideration of the necessary rezoning to RS-3, the applicant would be responsible for, amongst other things, servicing of all road frontages around the perimeter of the subdivision.

8-3798

SEYMOUR PAINTING LTD.
797 CLARKE ROAD
LOT 24, BLK. 1, D.L. 367, PL. 6467 (S&E PCL. A, EX. PL. 12290
AND BY-LAW PL. 54040

Tabled for a review of the subdivision in terms of access and servicing implications.

8-3192

SHAMUS DEVELOPMENT LTD.
561 SHAW AVENUE
LOT 206, D.L. 3, PL. 40350

Tabled for the Planning Department to review the proposed subdivision in terms of the question of "public interest" in light of its designation for a higher density use.

8-3738A

LAUSTRUP CONSTRUCTION LTD.
433 MUNDY STREET
W. 145.19' OF LOT 3, BLK. 8, D.L. 112, PL. 6482

The Committee heard a verbal report from the Planning Department relative to the location of the older home on the proposed northerly lot. The Committee has no objection to the applicant retaining the older home provided it is removed within a reasonable time. The Committee then approved the subdivision subject to:

SUBDIVISION COMMITTEE MINUTES
OF MAY 15, 1984

8-3738A cont'd

- 1) cash payment for the future construction of the frontage of the proposed northerly lot to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one new driveway culvert if required;
- 3) payment for one new water connection;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 5) registration in the Land Titles Office of a restrictive covenant in a form satisfactory to the Municipal Solicitor which ensures the removal of the existing structures on the proposed northerly lot by May 15, 1985.

The Committee notes that upon registration of the proposed subdivision, the older home on the proposed northerly lot would become non-conforming as to the required side yard setbacks. The Committee recommends that the Approving Officer approve the proposed subdivision as the non-conforming situation will be of a temporary nature.

The Committee would draw the applicant's attention to the adjustments in the proposed lot widths.

8-3797

MINISTRY OF LANDS, PARKS AND HOUSING
825 SHARPE STREET
LOT 79, BLK.1, D.L.378, PL.32866, LYING NORTH OF HWY. PL.47751

The Committee finds the proposed subdivision technically feasible, noting that if the subdivision is eventually approved, one of the approval conditions would be the extension of the existing sanitary sewer northwards from Como Lake Avenue to service the proposed subdivision. The Planning Department advised that noise control would be a concern with development.

8-2802

B. CHIN, R. DEACON
2283-2289 GALE AVENUE
LOTS 178 & 179, D.L. 112, PL. 31000

It has come to the Committee's attention that there is a second dwelling unit which presently exists to the rear of the home at 2283 Gale Avenue. In light of the foregoing, the Committee updated their approval conditions of April 3, 1984 to read as follows:

- 1) cash payment for the future installation of the services required by Subdivision Control By-law No. 1023 for the frontage of the proposed new lot;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF MAY 15, 1984

8-2802 cont'd

- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes on both existing properties, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) payment for one additional water connection;
- 5) payment for one new driveway crossing if required;
- 6) removal of the second dwelling unit to the rear of 2283 Gale Avenue prior to final approval.

8-3799

B. JAMES LEE, KENNETH KLEIN
507 ALOUETTE DRIVE
LOTS 199 & 200, D.L. 305, PL. 65905

Approved subject to payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes on both existing properties, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
PHASE II
LOT 4, D.L. 305, PL. 64144

The Committee reviewed a plan and accompanying letter from the applicant's consultant, received in the Planning Department May 10, 1984, relative to the removal of a road connection to Mariner Way. The Committee has no objection to the removal of the intersection with Mariner Way, however, as the proposal has an effect on the already established Community Plan, it will require Council approval.

On another matter, the Committee understands that a geotechnical report is being prepared for the applicant by Cook, Pickering and Doyle, which provides information on the implications of developing the subject lands. Once completed, the Committee would request the submission of a copy of the report for its review and comment.

8-1472C

B.C. HYDRO AND POWER AUTHORITY
DEWDNEY TRUNK ROAD AND CORNWALL STREET
BLK. N, PL. 3565 AND BLK. S, PL. 8360, D.L. 238, S&E PL. 42588

The Committee was advised that the proposed road grades appear to be acceptable, noting that there were a few minor problems which will require correction. The southern portion of this subdivision appears feasible, however, the Committee requests the Planning Department to seek comments from the Fire Department on the question of emergency access, and the Building Department in terms of building envelopes in relation to cut and fill slopes. To assist in the Committee's and the Building Department's review of the proposed earthworks, a plan which outlines the extent of the cut and fill areas and any retaining walls is requested. It was further noted that the Executive Committee of Council will be reviewing shortly the concept of a land exchange involving District lands west of Hull Court.

MAY 1, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, May 1, 1984 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
M. Carver, Subdivision & Development Technologist
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3763A C. DUBOIS
3360 HAZEL DRIVE
EAST 1/2 LOT 1 OF N. 1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

Approved subject to:

- 1) approval of the proposed subdivision by the Simon Fraser Health District;
- 2) physical construction of Hazel Drive to the standards required by Subdivision Control By-law No. 1023;
- 3) payment for watermain charges on Hazel Drive;
- 4) payment for two water connections;
- 5) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 6) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 7) registration in the Land Titles Office of a restrictive covenant in keeping with the September 26, 1983 letter from the Fish and Wildlife Branch of the Ministry of Environment, which would prevent the disturbance of the existing vegetation below the top of the bank.

8-3301C R.W. FOWLER, B.W. SADGROVE, D.F. BULOWSKI
825 COMO LAKE AVENUE
REM. PCL. 2 OF PCL. "A", BLK. 8, D.L. 367, PL. 6592 (S&E PL.23553)

The Committee finds the proposed road and lot layout indicated on sketch 8-3301C technically feasible, based on the assumption that Council will approve the required rezoning to RS-3, 555 m² lots, after a Public Hearing.

The Committee notes further that a detailed review of servicing requirements will be undertaken when formal applications for rezoning and subdivision are received.

SUBDIVISION COMMITTEE MINUTES
OF MAY 1, 1984

8-3796 M. WINN & D. MCLARTY
704 ROCHESTER AVENUE
LOT 3, W. 1/2 BLK. 38, D.L. 3 ETC., PL. 21459

Tabled for the Planning Department to contact the adjacent owners, with a view to obtaining their written comments on the proposed subdivision.

8-3645A P. & D. OOREBECK
2974 DEWDNEY TRUNK ROAD
LOT B OF 7, BLK. 2, D.L. 378, PL. 21730

The Committee finds sketch 8-3645A technically feasible.

8-3694C DISTRICT OF COQUITLAM
LINCOLN AVENUE AND WESTWOOD STREET
LOT A, BLK. 4, SK. 4806; LOTS 34 & 35, BLK. 4, PL. 2247; LOT 140,
PL. 63482; ALL IN D.L. 384A

Approved, subject to a road exchange by-law being approved by Council. The Committee recommends that the Approving Officer approve the subdivision, with the knowledge that upon registration of the subdivision, the existing home would become non-conforming in relation to the siting requirements of the Zoning By-law.

The Committee notes further that the traffic section of the Engineering Department will be reviewing the ultimate design of the improvements to Lincoln Avenue in relation to pavement location, laning and traffic islands.

8-2884B DUMAS HOTELS LTD.
405 NORTH ROAD
LOTS 1 & 3, BLK. 4, PL. 12780; PCL. A (EX. PL. 10687), LOT 4,
PL. 874; LOT 184, PL. 40662; LOT 279, PL. 49908; ALL IN D.L. 3

Approved subject to:

- 1) an acceptable plan of access and circulation being worked out with the Traffic and Fire Departments;
- 2) registration in the Land Titles Office of rights-of-way as may be necessary to protect existing service connections;
- 3) payment of any outstanding, delinquent or current taxes, and the estimated, 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer.

The Committee notes that servicing of the proposed corner lot to the standards required by Subdivision Control By-law No. 1023 will be made a specific condition of the issuance of a development permit for the contemplated construction on the corner lot.

SUBDIVISION COMMITTEE MINUTES
OF MAY 1, 1984

8-2927D TRETEX DEVELOPMENT LTD.
HIGHLAND DRIVE
S. 1/2 L.S. 11, SEC. 18, TWP. 40

The Committee heard a report from the Planning Department relative to the future lotting of Lot 27 and Lot 28 on the south side of Highland Drive. The Committee recommends acceptance of the removal of the proposed future road along the common property line and its replacement with a cul-de-sac adjacent to the south property line of the two sites.

The Committee suggests that the Planning Department write to the owner of Lot 27 to advise them of the adjustment in the future lotting.

8-2779D ANGUS A. MACLEOD
625 NORTH ROAD
LOT 74, D.L. 7, PL. 27823

The Committee commented that the proposal, as indicated on sketch 8-2779D, appears feasible, however, the Committee requests that the Planning Department report to the Executive Committee of Council to seek direction on financial implications.

8-3706 B. SAYANI, N. SAYANI, N. SAYANI, S. SAYANI
1235 JOHNSON STREET
PCL. "J", (EX. PL. 13224), D.L. 386

The Committee commented that the proposal appears technically feasible in terms of a lotting layout and park dedication, however, the application was tabled for:

- 1) comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada;
- 2) comments from the Fire Department;
- 3) review of the proposed road widening along Johnson Street;
- 4) review of the proposed park walkways along the northern boundary of the site on Walton Avenue;
- 5) the Engineering Department to review the water pressure implications for this area.

The Committee notes that if a preliminary approval is granted, the conditions would contain, amongst other things, the requirement for the construction of Johnson Street, the internal road, and Walton Avenue, as well as the payment of the development cost charges for drainage and open space.

SUBDIVISION COMMITTEE MINUTES
OF MAY 1, 1984

8-3794 M. MCLENNAN
329 LAVAL STREET
LOT 5, BLK. 9, D.L. 46 (S&E E. 78'), PL. 2624

The Committee reviewed the information supplied by the Municipal Clerk relative to the previous Municipal Council's discussion on the dedication of land from the property directly to the east. The Committee then tabled the application and requested that the Planning Department seek comments from the applicant and the owner of the land to the east on the possibility of a joint subdivision dedicating the ten feet of Millview Street in exchange for the easterly ten feet of the subject Lot 5.

8-1472 B.C. HYDRO AND POWER AUTHORITY
DEWDNEY TRUNK ROAD AND CORNWALL STREET
BLK. N, PL. 3565 AND BLK. S, PL. 8360, D.L. 238, S&E PL. 42588

The Committee reviewed the revised plans received in the Planning Department April 30, 1984. The Committee commented that they have no objection to the applicants phasing the subdivision, however, as staff have not had an opportunity to review the revised plans, the application was tabled pending a detailed review of the drawings.

In relation to the matter of an exchange of lands, the Committee would seek written comments from the applicants on whether or not they are interested in pursuing this matter further.

8-3717 MINISTRY OF LANDS, PARKS AND HOUSING
PHASE II
LOT 4, D.L. 305, PL. 64144

The Committee acknowledges receipt of the letter and accompanying drawings from the applicant's consultant, received in the Planning Department April 30, 1984. The Committee finds the adjustments in the location of Road A at Chilko Drive to be acceptable. On the matter of changing the townhouse site on the northeast corner of Chilko Drive and Mariner Way to compact one-family lots, the Committee stated that the proposed road and lot layout is acceptable, however, the proposed land use change will require Council approval as it is an adjustment in the Community Plan Map designation for that area.

The Planning Department expressed concern with the lack of progress on items required to activate consideration of overall Phase II rezoning. There are three general issues which require resolution and the Committee would encourage attention to them in order that they could give consideration to a statement of technical feasibility as to the road and lot layout. This would then enable the Planning Department to report to the Land Use Committee and Council on the Phase II rezoning. The outstanding issues are:

- 1) a plan prepared by a B.C. Land Surveyor which locates the crest and toe of the "steep area" adjacent to Ranch Park. The plan should also provide information on the degree of slope. In addition, the Committee requested the submission of a preliminary soils report on this area.

SUBDIVISION COMMITTEE MINUTES
OF MAY 1, 1984

8-3717 cont'd

- 2) a plan which indicates the proposed phase boundaries;
- 3) an updated plan which provides the bearings and dimensions in relation to the new configuration adjacent the junction of Road A and Road B east of the school site.

APRIL 18, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Wednesday, April 18, 1984, at 2:00 p.m., with the following persons present:

N. Nyberg, Municipal Engineer
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director (for Item 8-3788 only)
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3788

CROWN FOREST PROPERTIES LIMITED
CORNER KING EDWARD STREET AND LOUGHEED HIGHWAY
LOT 21, D.L. 48, PL. 66298

Approved subject to:

- 1) Council approval of the rezoning of the southerly portion of the proposed northerly lot to CS-1 Service Commercial.
- 2) approval of a by-law by the Minister of Municipal Affairs, in keeping with Section 686 of the Municipal Act, which exchanges portions of park along the western boundary of the subdivision;
- 3) servicing of the property to the standards required by Subdivision Control By-law No. 1023;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.
- 5) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.

8-2922A

A. & B. ALGER
923 FOSTER AVENUE
LOT 27, BLKS. 10-13, D.L. 366 (S&E PL. 16765), PL. 6908

Tabled for the Planning Department to contact the adjacent owners, with a view to obtaining their written comments on the proposed subdivision.

8-3684

E. GOLDMAN, W. SEEBAUER
733-735 ANSKAR COURT
LOT 197, D.L. 106, PL. 66825

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title conversion.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 18, 1984

8-3792

J.E. ANDREWS
661 SCHOOLHOUSE STREET
LOT 198, D.L. 364, PL. 31646

Approved subject to:

- 1) cash payment for the future installation of the services required by Subdivision Control By-law No. 1023 for the frontages of the new lot on Schoolhouse Street and the lane allowance;
- 2) payment for one additional water connection;
- 3) payment for one additional driveway culvert if required;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.
- 6) registration in the Land Titles Office of any necessary easements;
- 7) removal of the carport and garage, or alternatively, their relocation onto the proposed southerly lot, in compliance with the siting requirements of the Zoning and Building By-laws.

The Committee notes the size of the proposed northerly lot. The creation of a lot containing at least 740 m² does not automatically qualify it as a two-family residential building site. An application for rezoning to RT-1 would be required to be submitted and reviewed in relation to Council's criteria for rezoning to two-family residential.

8-1463A

J. SEKHON
626 SMITH AVENUE
LOT 1, BLK. 2, D.L. 7, PL. 18139

Reapproved subject to:

- 1) physical construction of Vanessa Court to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of all current, outstanding or delinquent taxes, and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.
- 4) registration in the Land Titles Office of any necessary easements.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 18, 1984

8-1952

DISTRICT OF COQUITLAM
SOUTHWEST CORNER OF MONTEREY AVENUE AND FINNIGAN STREET
LOT 19, D.L. 111, PL. 1122

The Committee reviewed several sketch alternatives prepared by the Planning Department relative to the development potential of the subject lands. The Committee then tabled the subdivision for:

- 1) comments from the Traffic Department on the desirability of connecting the two portions of Montgomery Street;
- 2) preparation of a plan by the Survey Department which locates the creek centre line, the crest of slope and provides information on the degree of slope.

8-3637B

DISTRICT OF COQUITLAM
PACIFIC STREET AND GUILDFORD WAY
LOT 57, D.L. 386, PL. 61545

Approved subject to:

- 1) inclusion in the agreement for sale of a clause which requires any potential purchaser to service the proposed northerly site to the standards required by Subdivision Control By-law No. 1023, including:
 - a) physical construction of Guildford Way, Pacific Street and the east-west road;
 - b) physical construction of watermains on Guildford Way, Pacific Street and the east-west road;
- 2) payment of the development cost charge for drainage, as required by By-law No. 1124;
- 3) submission of a soils report on the proposed northerly lot.
- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the 1985 municipal taxes must be paid as well.

8-3775C

C. NIEMAN
EAST OF SHERMAN STREET ON WALTON AVENUE
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039; BOTH OF NW 1/4
OF SEC. 11, TWP. 39

Approved subject to:

- 1) Council approval of the necessary rezoning to RS-4 One-Family Compact Residential;
- 2) Council approval of the proposed road exchange;
- 3) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control By-law No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 18, 1984

8-3775 cont'd

- 4) payment of all any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes on both parcels prior to final approval, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of the development cost charge for drainage, as required by By-law No. 1124;
- 7) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 34 dwelling units permitted to be constructed, noting this may be reduced and compensation may be possible depending on the value of the lands being dedicated as PARK.

The Committee notes that an appraisal of the PARK is presently being prepared by an independent appraiser.

The Committee notes the applicant's desire to fill and recontour the area north and west of the Walton Avenue extension to eliminate the numerous small depressions. It should be noted that engineered foundations and geotechnical input to the satisfaction of the Building Inspector may be required for the homes to be constructed on these lots.

8-3738

LAUSTRUP CONSTRUCTION LTD.
433 MUNDY STREET
W. 145.19' OF LOT 3, BLK. 8, D.L. 112, PL. 6482

Reapproved subject to:

- 1) cash payment for the future construction of the frontage of the proposed northerly lot to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of all existing buildings and structures from the site prior to final approval, except for the one-family dwelling presently under construction on the proposed southerly lot ;
- 3) payment for one new driveway culvert if required;
- 4) payment for one new water connection;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 6) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the 1985 municipal taxes must be paid as well.

It should be noted that the property owner must be living on site at the time of final approval to be exempt from servicing the home lot.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 18, 1984

8-3717 MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, SYLVAN PLACE AND CHILKO DRIVE
LOTS 206 & 207, D.L. 305, PL. 67302

The Committee received for information a letter from the Ministry of Lands, Parks and Housing dated April 4, 1984 relative to the development of the balance of the "Riverview lands".

8-3794 M. MCLENNAN
329 LAVAL STREET
LOT 5, BLK. 9, D.L. 46, (S&E E. 78'), PL. 2624

Tabled for comments from the Municipal Clerk.

8-2665B R. SCHLOSSER
900 BEND COURT
LOT 176, REM. BLK. "B", D.L. 369, PL. 16329

The Committee reviewed their comments of April 3, 1984, particularly in relation to their requirement for a restrictive covenant to protect the vegetation within eight metres of the crest of slope. The Committee then updated their comments to read as follows:

- 1) physical construction, to a municipal standard, of the extension of the Bend Court pavement northwards through the subdivision to the northerly end of the "panhandle". This is required to support the weight of a fire vehicle.
- 2) connection of the two new lots to the existing municipal sanitary sewer system;
- 3) registration of an easement over the entire panhandle for joint access and servicing purposes;
- 4) registration of a restrictive covenant to prevent cancellation of the access easement described in 3) above;
- 5) installation of water connections to service the proposed two lots;
- 6) payment of any current, delinquent or outstanding taxes, and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the 1985 municipal taxes must be paid as well;
- 7) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 8) registration in the Land Titles Office of a restrictive covenant to prevent the removal of any vegetation below the crest of slope;
- 9) posting of the eight-metre setback line from the crest of slope to clearly indicate the required setback line from the crest of slope;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 18, 1984

8-2665B cont'd

- 10) removal of the previously functioning septic tank and disposal field, in keeping with the recommendations contained in the December 21, 1983 letter from the Simon Fraser Health District;
- 11) a right-of-way being obtained from the property owner to the west to accommodate the proposed storm sewer outfall.

The Committee notes that individual conservation permits under By-law No. 1199 must be secured from Council prior to the commencement of any earthworks associated with the construction of the future homes.

8-3793

L.G. STROH
709 PORTER STREET
LOT B OF 12, BLK. 2, D.L. 365, PL. 18786

Approved subject to:

- 1) physical construction of the services required by Subdivision Control By-law No. 1023 for the frontage of the property on Cornell Avenue, Porter Street, and the lane allowance;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the 1985 municipal taxes must be paid as well;
- 4) payment for one additional water connection;
- 5) payment for one additional driveway culvert if required;
- 6) reduction in the openings along the eastern wall to a maximum of 74 square feet, thereby complying with the spatial separation requirements of the National Building Code.

The Committee notes that the homeowner service exemption is not applicable in this instance as the homeowner would not be residing on the property at the time of final approval.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 18, 1984

8-1472

B.C. HYDRO AND POWER AUTHORITY
DEWDNEY TRUNK ROAD AND CORNWALL STREET
BLK. N, PL. 3565 & BLK. S, PL. 8360, D.L. 238, S&E PL. 42588

The Committee reviewed revised plans, received in the Planning Department April 16, 1984. After considerable discussion, the Committee concluded that it is not feasible to require the connection of the two pieces of Buoy Drive. As a result, the Committee recommends that the applicants restudy the road and lot layout in light of the foregoing, and also to determine if it is possible to link the upper and lower areas of the subdivision.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
PHASE II
LOT 4, D.L. 305, PL. 64144

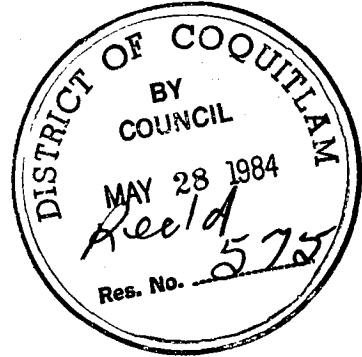
The Committee heard a verbal report from the Supervisor of Subdivision and Development relative to the alignment of Road A at Chilko Drive. It appears that an improvement to the proposed road grade is possible, and therefore the Committee suggests that the applicants contact the Supervisor of Subdivision and Development to obtain detailed information on the preferred alignment.

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

PUBLIC HEARING
MINUTES

The Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, May 24, 1984 at 7:30 p.m. with the following members of Council present:

Alderman L. Bewley
Alderman W. LeClair
Alderman G. Levi
Alderman R. Mitchuk
Alderman M. Reid
Alderman B. Robinson
Mayor L. Sekora



Members of staff present were:

Mr. D. Buchanan, Planning Director;
Mrs. S. Aikenhead, Deputy Municipal Clerk.

MOVED BY ALDERMAN MITCHUK
SECONDED BY ALDERMAN BEWLEY

That Mayor Sekora act as Chairman to the Public Hearing and that Mrs. Aikenhead act as Secretary to the Public Hearing.

CARRIED UNANIMOUSLY

REPORT OF THE PLANNING DIRECTOR

The Planning Director submitted a written brief to the Public Hearing dated May 24, 1984, a copy of which is attached hereto and forms a part of these minutes.

The Public Hearing was advertised in the Herald Newspaper on Sunday, May 13, 1984 and Tuesday, May 15, 1984. Also, copies of the Public Hearing Agenda were mailed to all ratepayers groups in the District of Coquitlam.

ITEM # 3 - REFERENCE NO. Z-12-84 - BY-LAW NO. 1447, 1984.

This is an application by D. Ashford to rezone a portion of 2974 Dewdney Trunk Road to RS-3 - One Family Residential (555 m²). The proposed rezoning would permit a 555 square meter area to be subdivided from the parcel of land.

The developer informed the Hearing that he was present to answer any questions with regard to this application.

There was no opposition expressed to this application.

Continued...

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

ITEM #1 - REFERENCE NO. Z-34-83 - BY-LAW NO. 1445, 1984.

This is an application by Genstar Development Company to rezone property located north of Lansdowne Drive and Guildford Way and east of Charter Hill Drive to RS-3 - One Family Residential (555 m²), RS-4 - One Family Compact Residential, RM-1 - Two Storey Low Density Apartment Residential and P-5 - Special Park.

The proposed rezoning would permit subdivision of the property into 31 RS-3 lots, each having an area of at least 555 square meters; 34 RS-4 lots, each having an area of at least 375 square meters; an RM-1 Apartment site containing approximately 2 ha. and the remaining area to be dedicated for park and zoned P-5 - Special Park.

Mr. Paul Moraze of 1362 Charter Hill Drive appeared before the Hearing to register his opposition to this application. He stated his major concern is what impact this project will have on the present development. He informed the Hearing that a lot of residents are concerned about the RM-1 zoning and one of his concerns is that they presently have a lot of townhousing in the area and this will only add to the traffic problem that is already bad. As well, Mr. Moraze stated that they already have problems with regard to schools and this development will add to the overcrowding of schools.

The Planner informed the Hearing that this project would consist of approximately 70 townhouse units, 34 RS-4 lots, 31 RS-3 lots and the P-5 - Special Park strip along the ravine area. With regard to schools, he reported that the West Walton School is in the planning stage and the District Planning Department meet with the School Board frequently to keep them abreast of developments that are under way. He further informed the Hearing that the School Board can't get approval for construction of schools until there is a development in the area that will fill the schools.

On a question from a member of the public with regard to what would happen to the trees and landscaping in the RM-1 zone, Mr. Buchanan reported that the property would probably have to be recontoured and alot of trees would be removed, however, there is bonding that the District takes for landscaping purposes and in this way the municipality does keep control of the landscaping. In the P-5 zone the trees would be retained as they presently are. Nothing would be developed in this area in the foreseeable future.

Mr. C. Marr of Genstar Development Company, stated that in the Eagle Ridge area, they have tried to preserve as many of the trees as they can, and this park site would be providing at least a 50 foot buffer strip.

Mr. Bob Vermeulen of 1259 Charter Hill Drive stated that he objected to this application. One of the attractions, Mr. Vermeulen stated, that drew him to the area, and one that was marketed by Block Bros. was that this area was going to be zoned for single family dwellings. He stated he was told verbally that that included this area that is now before the Public Hearing for rezoning to apartments.

He stated they were required to follow very strict guidelines by the developer, including a \$400.00 deposit for landscaping. This helped maintain the level of quality of the development and Mr. Vermeulen stated he now questioned how the developer could apply for rezoning a portion of this area to Apartments. Mr. Vermeulen also stated he was concerned that the park that had been promised to them by Genstar has not been developed yet.

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

Mayor Sekora replied that the District has reached an agreement with Genstar and this park will be developed by December of 1984.

On a question from Council, the Planning Director stated that the school planned closest to this area is an Elementary School. He further reported that no bridge had been proposed from the Walton Avenue area over to the Lansdowne area, it had been talked about but due to the steepness of the ravine it had gone no further.

There was no further opposition expressed to this application.

ITEM #2 - REFERENCE NO. Z-10-84 - BY-LAW NO. 1446, 1984.

This is an application by B. Phillips to rezone 2425 Cape Horn Avenue to C-1 - Local Commercial. The proposed rezoning would permit development of a corner store with two suites above.

A letter was received from Beverly Browning of 2407 Cape Horn Avenue, in which she states she is in opposition to this application. A copy of that letter is attached hereto and forms a part of these minutes.

Mrs. Janet Zemcov of 2410 Dawes Hill Avenue, appeared before the Hearing to register her opposition to this application. A copy of her brief is attached hereto and forms a part of these minutes.

Mr. Phillips was asked what type of store he planned to put in the area and he stated he has no plans for a 24 hour store, it would be a community convenience store. He stated he has someone interested in this project and at the present time they are planning to include a bakery, grocery store and deli.

On a question from Council with regard to the traffic in the area, Mr. Phillips stated that the traffic flows will change drastically once the Cape Horn Interchange is completed. He stated the corner is a blind corner because of the house that is located on the property at the present time. The store would be set back further from the corner and would give much better visability.

Mrs. J. Vandervoord of 3223 West 26th Avenue, Vancouver appeared before the Hearing and stated they own property directly across the street from this proposed project and she was very much in opposition to this application. She stated they agree fully with the statements made by Mrs. Zemcov.

Mrs. Vandervoord stated there is plenty of industrial area across on the other side of Cape Horn and that should be where this project is located.

At this time, no further opposition was expressed to this application.

The Public Hearing then proceeded to Item #4, at which time several other residents of the Cape Horn area stated they wished to express their opposition to Item #2.

As the developer was still in the meeting, Council agreed to go back to Item #2 and listen to further opposition to this application.

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

Mrs. Kapitza of 2463 Cape Horn Avenue, stated she felt this was a very poor location for a corner store. The traffic is very bad on this street and it will add to the traffic problems. Mrs. Kapitza stated that the other afternoon she had counted 249 cars going past her house on Cape Horn in a 30 minute period.

It was pointed out to the Hearing that access to this store would be from Cape Horn Avenue only.

Mrs. Kapitza stated that if Dawes Hill was not such a steep hill, this application might not be too bad, but there is such a traffic hazard on this hill now that she felt this project was not feasible.

Mr. W. Johnson of 2427 Cape Horn Avenue, stated that he objected to the application. He stated that his kitchen window overlooks this corner and if a corner store goes in it will only increase the traffic which is already heavy in the area.

Mrs. McMichael of 2240 Dawes Hill Road stated that the blacktop sidewalk down Dawes Hill has caused many problems and at night you cannot differentiate between the sidewalk and the road. Also there is no stop sign on Warrick Avenue and this is extremely dangerous.

She asked the Planner if Cape Horn was to be widened.

The Planning Director stated that it was proposed that Cape Horn would be a collector road with 36 feet of pavement between the two sidewalks. This would allow for two parking and two moving lanes..

Mrs. McMichael asked if they were planning on selling Beer and Wine in this grocery store. She was advised that no store in Coquitlam at this time has such a licence and it was impossible to predict at this time if such a licence could or would be granted to a grocery store without Council approval. She then asked if the apartments were to be lived in by the owners or leased out.

Mr. Phillips replied that since he would own the building, he would lease the apartments to reputable persons. He stated that the store would not be a 7-11 Store or any other 24 hour store. With regard to operating hours, Mr. Phillips stated that it would be convenience store hours, possibly 7:00 a.m. until 11:00 p.m.

At this time Alderman Bewley stated he felt it should be pointed out to the Public that the District has no restrictions with regard to operating hours in Coquitlam. Any store in Coquitlam could operate 24 hours a day if they so desired.

Mrs. McMichael then informed the Hearing that she felt the traffic in the area is very heavy at the present time and this will only generate more traffic.

Mr. R. Ducharme of 222 Warrick Avenue stated that he can understand the objections that have been expressed but he thought it would be a convenience to have such a store in the area. To improve the area possibly the sidewalk could be continued down to the bottom of Dawes Hill and some traffic controls placed at the corner. At the present time, he stated, the lot on the corner is an eyesore but if it is developed properly it could be quite an improvement.

Continued...

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

Mrs. L. McKay of 2271 Cape Horn Avenue informed the Hearing that at the present time with cars parked on one side of Cape Horn Avenue you cannot get by as the road is so narrow. She also stated that the traffic is very bad on Cape Horn in the last year or so. She further informed the Hearing she was very opposed to a store in this area.

Mrs. Vandervoord appeared before the Hearing again and stated that she felt this was a very bad road because of this blind corner at the bottom of the hill and if there is any more traffic generated on this road there will be some very serious accidents.

Mr. George Boutros of 2445 Cape Horn Avenue stated he did not want a corner store in the area. He stated they were quite worried about the traffic now and this will only make it worse.

There was no further opposition expressed to this application.

ITEM #4 - REFERENCE NO. Z-14-84 - BY-LAW NO. 1448, 1984.

This was an application by Amadon Development Ltd. to rezone 501 North Road to CS-2 - Special Service Commercial. The proposed rezoning would allow development of the property to uses permitted within the CS-2 zone.

Mr. Max Tomaszewski of Amadon Development Ltd. made a presentation to Council, a copy of which is attached hereto and forms a part of these minutes.

A member of Council stated he was concerned that this was a highly visible intersection and the traffic east bound on Austin would have to make a left turn onto North Road and immediately thereafter attempt to get into the right turn lane to enter this development. This could be quite hazardous.

Mr. Tomaszewski said that the present Husky Service Station has access off and onto North Road much closer to Austin which is more of a hazard. He stated they will be moving the access and egress to North Road, to a point 110 feet north of Austin Avenue.

Further concern was expressed with regard to the traffic funnelling through onto Whiting Way at Brookmere from the apartment project, Burger King and MacDonald's. This will only add to the congestion at this corner.

A resident of 409, 415 Westview Street appeared before the Hearing and stated she was concerned with regard to the 24 hour a day operation. She stated that on talking to the police she had been told that this is a very high crime rate area with all the apartments and the high density population. A lot of the problems come from 24 hour a day store operations. The 7-11 Store on Austin Avenue at Schoolhouse Street has closed down during the night because of the problems they have experienced, according to this lady. She stated that she felt this operation would encourage children to not use the crosswalks and just run across the street to the store in the middle of the block. She further stated that there is too much going on at this corner right now for any further development to go in. It's a very densely populated area of the municipality and she stated she was worried about the increase in crime and the fact that this could become a teenage hangout.

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

The manager of the I.H.O.P., directly to the north of this project, stated that he very strongly objected to this 24 hour a day operation going in at this location. He stated that as his operation closes down at night, the patrons of a 24 hour operation will be parking in his parking lot and dumping their paper containers around his restaurant. He further stated that he was also worried about vandalism that could be caused around his restaurant during the night from the patrons of the 24 hour operation. He also questioned the Planner with regard to the drainage problem that could result if this development is put in.

Mr. Tomaszewski stated that the drainage would clearly follow municipal requirements and their architects would take this into consideration.

The representative from IHOP stated he wanted to see a drainage plan.

The Planner stated that this would be between the two property owners. It would be covered under our Building Code.

The representative from IHOP again informed the meeting that he objected to another fast food outlet coming into the area. He stated he presently has to deal with the containers thrown around his property from the Burger King and Macdonald's which are adjacent to his development and he did not want another one in the area.

Mr. Henry Shin of 2100 Lorraine Avenue appeared before the Hearing to express his objections to this application. He stated he runs the corner grocery store at the north end of this block on North Road.

He stated that the traffic problems in the area are bad now and will only get worse and this will add to congestion.

Mr. Jaffer, Lessee of the Husky Service Station, located on this property, stated that he did not wish to have to move. He stated his customers are happy with the service they are receiving and he is very happy with the business he is getting and he is employing 7 people. He stated he did not see any reason why the oil company should close them down and bring in another project. On a question from Council, Mr. Jaffer stated that his lease is now a month to month lease, Husky will not give him a longer lease.

Mr. Dixon of 558 Ebert Avenue appeared before the Hearing and stated that he objected to this application. He stated he was concerned with regard to the congestion at the North Road and Austin intersection and was very opposed to the application.

There was no further opposition expressed to this application.

Continued...

Thursday, May 24, 1984
Public Hearing - 7:30 p.m.

A D J O U R N M E N T

MOVED BY ALDERMAN ROBINSON
SECONDED BY ALDERMAN REID

That the Public Hearing adjourn. 9:50 p.m.

CARRIED UNANIMOUSLY

C H A I R M A N

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING, THURSDAY, MAY 24, 1984

ITEM #1 - Z-34-83 - BY-LAW NO. 1445, 1984

APPLICANT: Genstar Development Company
ADDRESS OF PROPERTY: Eagle Ridge Subdivision, Phases 6 & 8
PRESENT ZONING: RS-2
PROPOSED ZONING: RS-3, RS-4, RM-1 & P-5

SUMMARY

This is an application for rezoning of Phases 6 & 8 of the Eagle Ridge subdivision to the zoning categories indicated above.

BACKGROUND

Our original report on this application, dated November 8, 1983, is attached to the Public Hearing Agenda. After hearing recommendations from the Land Use Committee, Council, at their meeting of November 28, 1983, tabled the application for the three items as recommended in the Planning Department report.

Dealing with the three items as they appear in order, I would comment as follows:

1. The Subdivision Committee has reviewed the proposed subdivision layout at some length. There was some early concern over the small lot portion of the development in terms of the grade of the land, including the cross slope. The Committee requested submission of detailed plans demonstrating the house locations and driveway grades within the proposed RS-4 area. They also requested drainage systems and retaining structures to be shown wherever the horizontal grade between lots exceeds three metres at the mid point along that property line.

The plans requested by the Committee were reviewed on February 8, 1984, when the following comments were made:

"The Committee reviewed the plans received from the applicant 1984 02 07 which provide more detailed information on driveway grades, cross slopes and building envelopes on the steep-sloping lands within the proposed RS-4 area. After considerable review, the Committee commented that the road and lot layout for the overall development was technically feasible, but if the RS-4 lotting proceeds, special attention must be paid to certain matters in this steep area. The Committee recognizes the potential problems of building homes in this area, and therefore to minimize the potential problems, the Committee indicated that

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING, THURSDAY, MAY 24, 1984

ITEM #1 - Z-34-83 BACKGROUND cont'd

a restrictive covenant should be required for the lotting in the proposed RS-4 area. In general, this covenant would state that prior to building permit applications being submitted to the District, the homeowner should first receive approval of his proposed dwelling from a co-ordinating architect, designer, or consulting engineer retained by the applicant. The consultant would review each proposal to ensure that the RS-4 lots would be developed in a manner which provides for the following:

- 1) driveway grades,
- 2) any necessary earth retention structures,
- 3) site grading,
- 4) surface drainage, and
- 5) the maximizing of private rear yard space.

On another matter, the Committee noted that within the RS-3 area, there are a number of lots which, when created, will have a limited building envelope. On these particular lots, special care must be taken by the applicant in advising prospective purchasers to choose building plans which will fit within the building envelopes."

A copy of 8-2333W is attached to this brief and is the sketch which the Subdivision Committee has found technically feasible.

2. The Park and Recreation Director reported on March 5, 1984 to the Municipal Manager for Executive Committee on the recreation facilities to be built under agreement. The matter was left for discussion with Genstar and the attached letter dated April 13, 1984 from Genstar Development Company was submitted to the Municipal Solicitor. The Municipal Manager asked that it be reviewed by the Land Use Committee at their meeting of April 24, 1984 and asked that they consider recommending referral of the application to Public Hearing. The Land Use Committee so recommended and Council, at their meeting of April 30, 1984, referred this application to Public Hearing.
3. A land exchange is proposed as part of this subdivision and rezoning application. The land exchange is generally shown on the attached map.

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING, THURSDAY, MAY 24, 1984

ITEM #1 - Z-34-83 BACKGROUND cont'd

I reported to the Executive Committee on this matter in January and again on February 15, 1984. On February 20, 1984, Council, in Executive Committee, authorized staff to discuss with Genstar Development Company the exchange as indicated on the sketch. We have now received input from the Engineering Department as to servicing implications and the Municipal Solicitor has commissioned an appraisal as to the lands involved.

SERVICING

Servicing of this development will be carried out through subdivision of the property. At the time of registration of the subdivision, the Subdivision Committee will also be requiring the necessary restrictive covenants on the RS-4 land and the design control covenant on the RM-1 land.

RECOMMENDATION

The Planning Department recommends that:

- 1) the Town Centre Plan be modified to designate Compact One-Family and Low-Density Apartment areas where RS-4 and RM-1 rezoning is proposed;
- 2) three readings be given to By-law No. 1445, 1984.

ITEM #2 - Z-10-84 - BY-LAW NO. 1446, 1984

APPLICANT: Bruce A. Phillips
ADDRESS OF PROPERTY: 2425 Cape Horn Avenue
PRESENT ZONING: RS-1
PROPOSED ZONING: C-1

SUMMARY

This is an application for C-1 zoning to allow development of a corner store with two suites above.

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING, THURSDAY, MAY 24, 1984

ITEM #2 - Z-10-84 cont'd

BACKGROUND

Our original report on this application dated April 5, 1984 is attached to the Public Hearing Agenda. A follow-up report dated May 1, 1984 is also attached to the Public Hearing Agenda. These two reports will provide the necessary background information on this application.

I can advise that revised preliminary plans have been submitted as requested, however, my staff are still not satisfied that the plans properly reflect the design indicated on the coloured perspective drawing. This will be followed up if the application reaches the three reading stage and detailed working drawings are completed.

After hearing a recommendation from the Land Use Committee, Council at their meeting of May 14, 1984, referred this application to Public Hearing.

SERVICING

If this application reaches the three reading stage, the applicant will be requested, under normal procedure, to apply for a development permit. Any servicing required for the site will be included in the development permit as a specific condition. At the time of writing this report, no preliminary servicing estimate was available.

RECOMMENDATION

The Planning Department recommends that three readings be given to By-law No. 1446, 1984.

ITEM #3 - Z-12-84 - BY-LAW NO. 1447, 1984

APPLICANT: P. & D. Oorebeck
ADDRESS OF PROPERTY: 2974 Dewdney Trunk Road
PRESENT ZONING: RS-2
PROPOSED ZONING: RS-3

SUMMARY

This is an application for rezoning of a portion of a large piece of property to allow subdivision of one lot from the parcel of land.

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING, THURSDAY, MAY 24, 1984

ITEM #2 - Z-12-84 cont'd

BACKGROUND

Our report of May 2, 1984 is attached to the Public Hearing Agenda and will provide background information on this application. After hearing a recommendation from the Land Use Committee, Council, at their meeting of May 14, 1984, referred this application to Public Hearing.

SERVICING

Servicing of the new lot will be carried out through subdivision of the property. Although the Subdivision Committee has found the subdivision technically feasible, no preliminary approval has been granted, and therefore no servicing conditions have been outlined at this point in time. It should be noted that the lot being subdivided is 15.857 metres wide whereas the area being zoned is actually 16.00 metres. The reason for the discrepancy is that the applicants are proposing to take a minimum 555 m² lot off the corner of the property, whereas the existing zoning line is 16 metres away.

RECOMMENDATION

The Planning Department recommends that three readings be given to By-law No. 1447, 1984.

ITEM #4 - Z-14-84 - BY-LAW NO. 1448, 1984

APPLICANT: Amadon Developments Ltd.
ADDRESS OF PROPERTY: 501 North Road
PRESENT ZONING: CS-1
PROPOSED ZONING: CS-2

SUMMARY

An earlier application on this property for the same zoning category was before Public Hearing on April 26, 1984. I am attaching a copy of our brief to that Public Hearing for background information. Furthermore, the Public Hearing Agenda has other background information in regard to this earlier application, Z-4-84. The new application, Z-14-84, was submitted in May of 1984, subsequent to the by-law failing to receive first reading after the earlier Public Hearing.

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING, THURSDAY, MAY 24, 1984

ITEM #2 - Z-14-84 SUMMARY cont'd

Our initial report on this latest application is attached and dated May 7, 1984. After hearing recommendations from the Land Use Committee, Council, at their meeting of May 14, 1984, referred this application to Public Hearing.

RECOMMENDATION

I understand that further information on this proposal is to be conveyed at the Public Hearing, and therefore I recommend that Council give consideration to By-law No. 1448, 1984, after all evidence is heard at the Public Hearing.

Respectfully submitted,

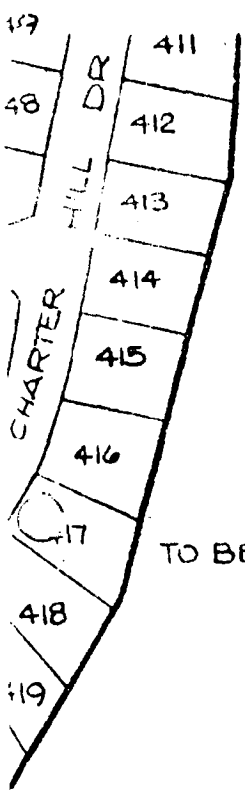


D.M. Buchanan
Planning Director

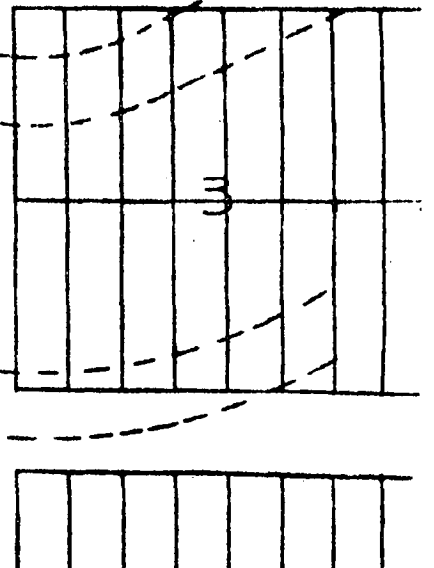
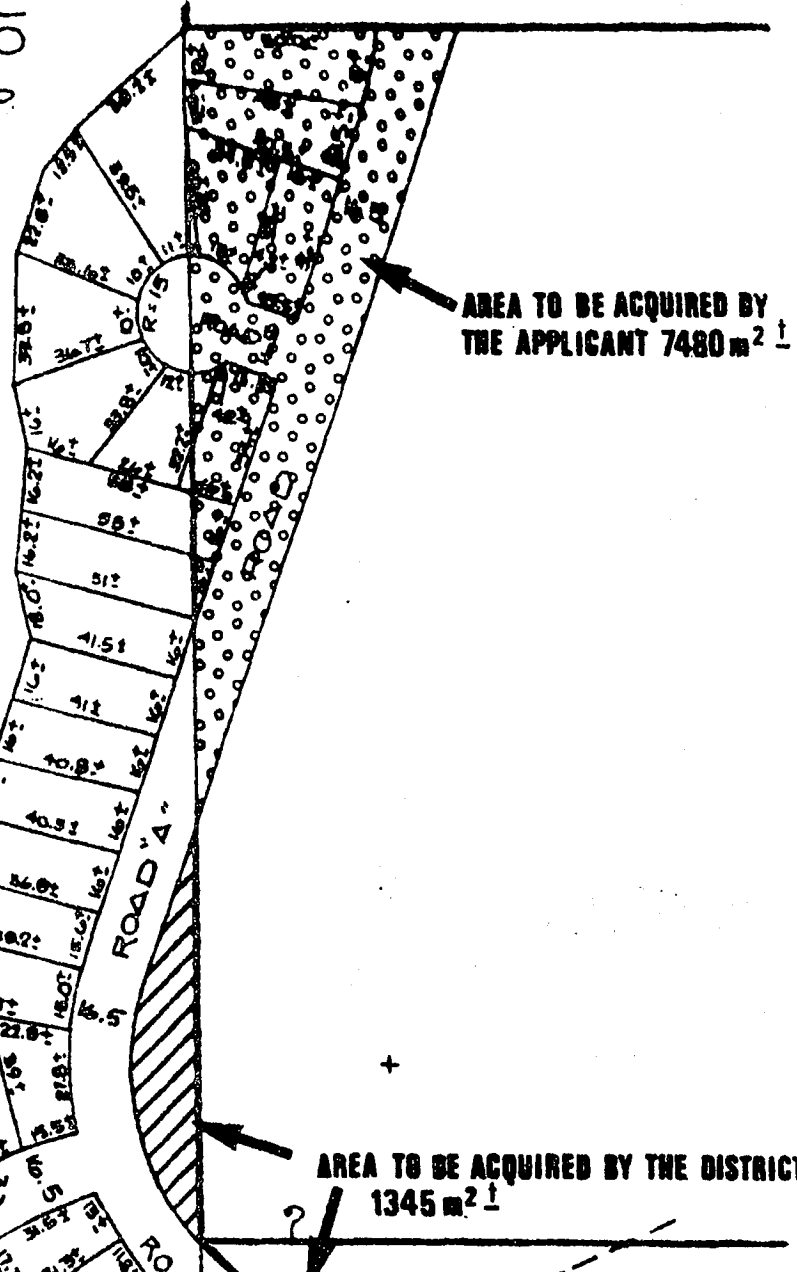
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Encl.

OF REM 38 OF DL's 238, 346, 383 & 385, GPI PLAN
 1" DL 385, PL 53584; A PORTION
 N.W. 37.7 AC. OF DL 385

APPLICANT: GENSTAR DEV. CORP.
 OWNERS: GENSTAR DEV. CORP.
 SOUTHERN SLOPE
 HOLDINGS
 DISTRICT OF COO.



ENTIRE REMAINDER
 TO BE DEDICATED AS
 "PARK"



GENSTAR
Land Development

Genstar Development Company
Lower Mainland Region
Suite 400, 15225 104 Avenue
Surrey, B.C. V3R 6Y8
Telephone (604) 584-8511
Telecopier (604) 584-7458

2-34-82

April 13, 1984

District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C.
V3K 1E8

Attention: Mr. Henry Castillou
Municipal Solicitor

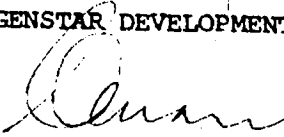
Dear Sirs:

Re: Eagle Ridge Development
Recreational Facilities

Pursuant to our telephone conversation yesterday (84/04/12) on the subject matter, this letter will confirm that Genstar Corporation (formerly B.A.C.M.) and Southern Slope Holdings (1959) Ltd. will provide, in 1984, the recreational facilities as outlined in the agreement dated October 1, 1976, and subsequent amendment, between the District and the two companies.

Yours truly,

GENSTAR DEVELOPMENT COMPANY

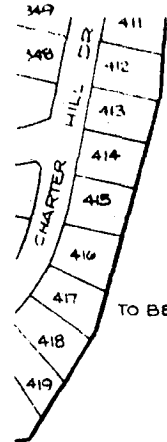

Charles L. Marr
Project Manager
Lower Mainland Region

CLM/sjw

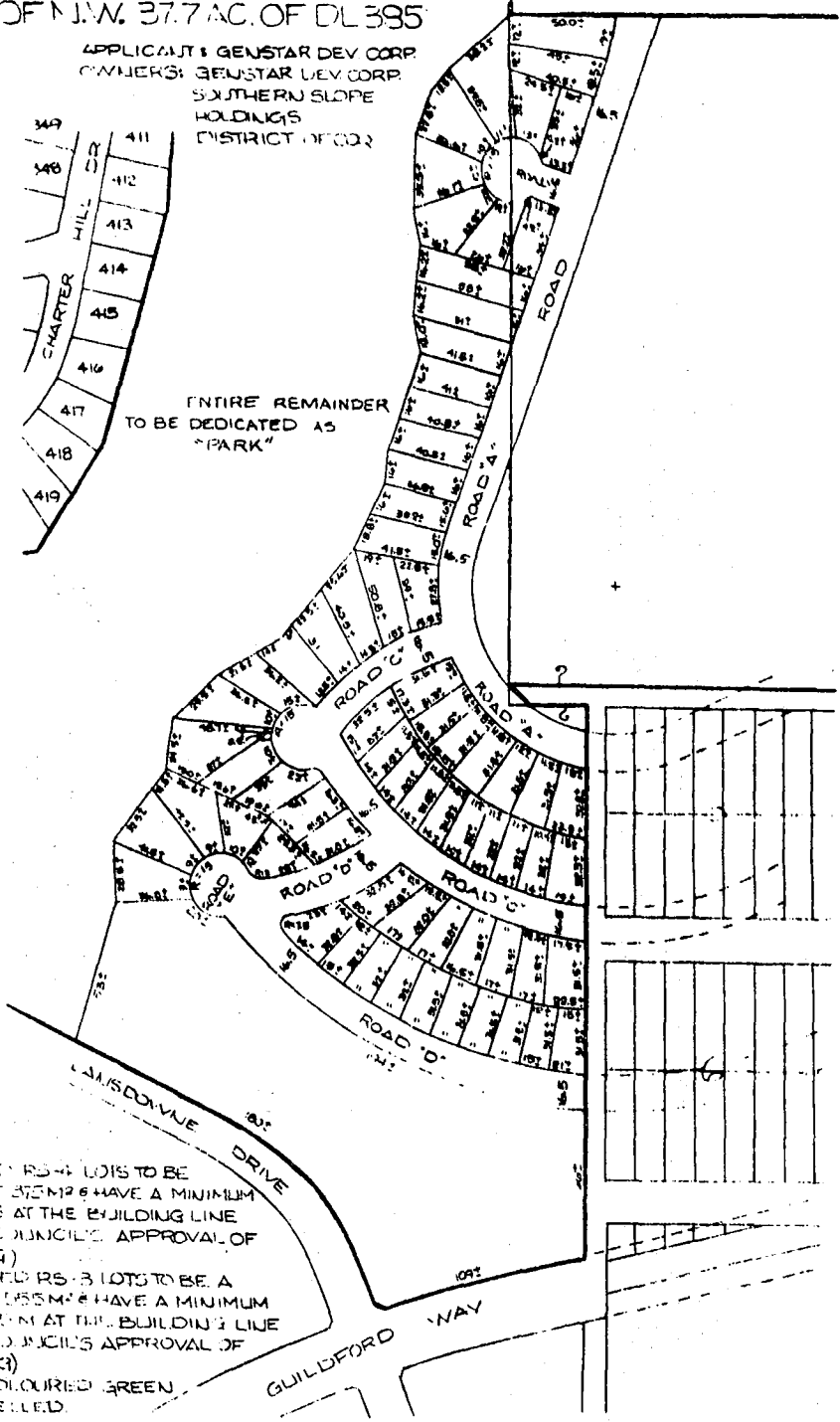
cc: Mr. Jim Tonn, Municipal Manager
Mr. Don Cunnings, Parks and Recreation Director
Mr. Don Buchanan, Director of Planning ✓
Southern Slope Holdings (1959) Ltd.

SUBDIVISION OF REM 38 OF DL'S 238, 346, 383 & 385. GPI PLAN
 R2594; PCL M DL 385, PL 53584; A PORTION
 OF REM OF N.W. 37.7 AC. OF DL 395

APPLICANT: GENSTAR DEV CORP
 OWNERS: GENSTAR DEV CORP
 SOUTHERN SLOPE
 HOLDINGS
 DISTRICT OF COOZ



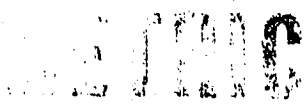
ENTIRE REMAINDER
 TO BE DEDICATED AS
 "PARK"



NOTES:

- 1. ALL LOTS TO BE 40' WIDE TO BE 20' WIDE OF STREETS HAVE A MINIMUM 22' WIDE OF LOTS AT THE BUILDING LINE (SEE PLANNING COUNCIL'S APPROVAL OF THIS PLAN)
- 2. UNDEVELOPED RS-3 LOTS TO BE A MINIMUM 10' WIDE OF LOTS AT THE BUILDING LINE (SEE PLANNING COUNCIL'S APPROVAL OF THIS PLAN)
- 3. LOTS ARE COLOURED GREEN AND LABELLED.

TABLED
 1984 01 10
 [Signature] for Planning Director
 DISTRICT OF COOZ



PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING - THURSDAY, APRIL 26, 1984

ITEM #1 - Z-4-84 - BY-LAW NO. 1434, 1984

APPLICANT: Urban Design Group
ADDRESS OF PROPERTY: 501 North Road
PRESENT ZONING: CS-1
PROPOSED ZONING: CS-2

SUMMARY

This is an application for CS-2 zoning to allow redevelopment of the property for a commercial development to lease to uses permitted within the CS-2 zone.

BACKGROUND

Our original report on this application dated February 9, 1984 is attached to the Public Hearing Agenda. The Land Use Committee tabled this application at their meeting of February 13, 1984 for information on proposed uses and for review of traffic implications by the Engineering Department. The Planning Department reported back by report dated February 21, 1984, which is attached to the Public Hearing Agenda. At that time, the Land Use Committee tabled the application once again for the Engineering Department report previously requested. The Engineering Department report is dated March 22, 1984 and is also attached to the Public Hearing Agenda. Upon review of this report, the Land Use Committee recommended and Council passed, by resolution:

"That Council now refer application Z-4-84 to Public Hearing, and that the applicant be requested to amend the plans as recommended in Mr. Edwards' report of March 22, 1984."

The matter was therefore placed before this Public Hearing.

The Planning Department wrote the applicant and requested a change in plans to reflect the Council resolution. These plans were received in the Planning Department April 18, 1984, and at the time of writing this report were being reviewed by municipal staff in relation to Zoning By-law requirements. A cursory review of the plans by my staff indicates that the plans have been revised to comply with Mr. Edwards' report, but in doing so, the development may well be short one accessory off-street parking space. This matter will have to be rectified at the building permit application stage, either by the provision of an additional accessory off-street parking space or by the reduction in the gross floor area of the building to accommodate the number of parking spaces now supplied.

PLANNING DEPARTMENT BRIEF TO PUBLIC HEARING - THURSDAY, APRIL 26, 1984

ITEM #1 cont'd

SERVICING

Servicing of this site will be included as a specific condition of a development permit if the rezoning application proceeds. The Engineering Department has provided a preliminary estimate of servicing, which could be generally summarized as follows:

1. removal and replacement of the three existing driveway letdowns to the existing property on Austin Avenue and North Road with normal curb and gutter and sidewalk section;
2. installation of two new driveway letdowns as per the recommendation for location by the Engineering Department;
3. underground hydro and telephone services into the site.

A preliminary order-of-magnitude costs, as estimated by the Engineering Department would be approximately \$10,000.

RECOMMENDATION

The Planning Department recommends that three readings be given to By-law No. 1434, 1984.



ITEM #2 - Z-8-84 - BY-LAW NO. 1435. 1984

APPLICANT: H. & H. Niemann
ADDRESS OF PROPERTY: 2931 Fleming Avenue
PRESENT ZONING: RS-2
REQUESTED ZONING: RS-3

SUMMARY

This application has been modified by the Planning Department for reasons which will be explained under background. The application is now for rezoning of the entire property shown on the sketch attached to this report to RS-3 One-Family Residential (555 m²) lots.

TO: Land Use Committee

FROM: D.M. Buchanan, Planning Director

SUBJECT: Preliminary Report on Application for Zoning By-law Amendment

File No. Z-14-84

Date: May 7/84

Name of Applicant: Amadon Developments Ltd.

Address of Applicant: #630 - 1176 West Georgia St., Vancouver, B.C. V6E 4A2

Legal Description of Property: Lot 91, D.L. 5, Pl. 41556

Address of Property: 501 North Road

Present Zoning Category: CS-1

Requested Zoning Category: CS-2

Proposed Development: _____

Services: _____


RECOMMENDATION TO COUNCIL:

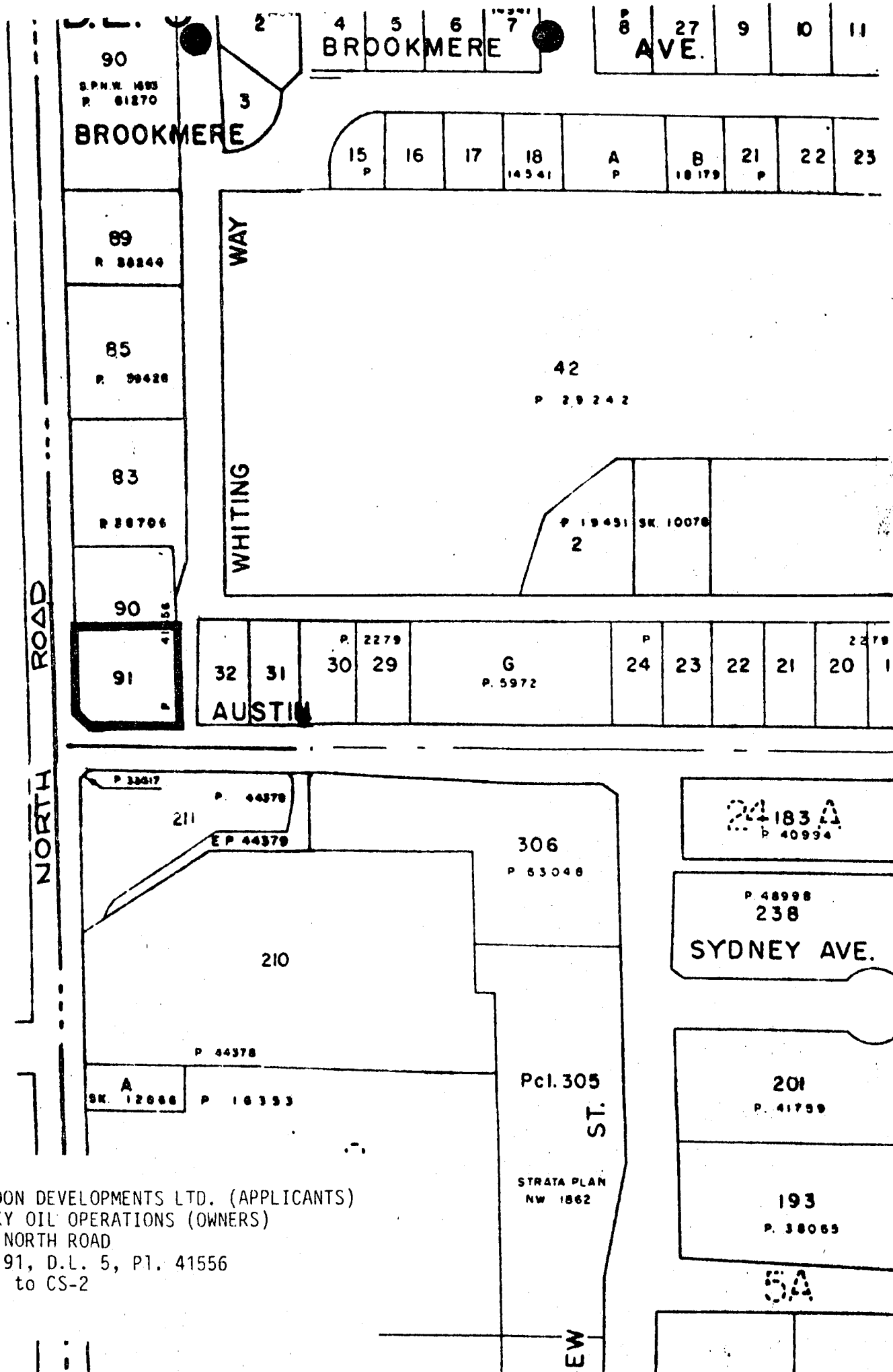
This is a re-application of the development considered under file Z-4-84 after the Public Hearing of April 26, 1984. On April 30, 1984, Council declined first reading of the rezoning by-law pertaining to this site.

Mr. Tomachewski of Amadon Developments Ltd. was in touch with me following the Council meeting of April 30, and is prepared to be more specific as to proposed uses in the building.

Mayor Sekora had contacted me earlier with regard to this development, so I spoke again with him following the Council meeting of April 30. On May 4, he indicated that I should report to the Land Use Committee and he also authorized staff to begin preparations for placing this application on the May 24, 1984 Public Hearing. The Land Use Committee is being asked to confirm the arrangements and recommend referral to said Hearing.

DMB/ci
Encl.


D.M. Buchanan
Planning Director



14-84

AMADON DEVELOPMENTS LTD. (APPLICANTS)
 HUSKY OIL OPERATIONS (OWNERS)
 501 NORTH ROAD
 Lot 91, D.L. 5, P1. 41556
 CS-1 to CS-2

4 / TEM #2
To Sandra
for Public Hearing
2407 Cape Horn Ave
Coquitlam, B.C.
V3K 1J9.

Dear Sir

re. Rezoning application for grocery store 2400 block
Cape Horn Avenue. Mine of 2-10-84 2425 Cape Horn

I would like to register my strong opposition to
the above rezoning application. My grounds are
concern about the traffic access to that lot and
pedestrian access. The intersection at the bottom of
Dawes Hill is already quite difficult to negotiate
-visibility is quite poor & traffic does travel far
too fast along Cape Horn. For pedestrians, the
section of Cape Horn between Dawes Hill & Mundy
is narrow, poorly lit with in most places no
sidewalk.

I do hope my views will be given some consideration
as I am very concerned about the positioning of
a grocery store on that lot.

Yours truly

Beverly Browning

1/15/84 #2.

2410 Dawes Hill Road,
Lot 62, D. L. 65, Pl. 30586,
Coquitlam, B. C.

B. A. Phillips (owner and applicant)
2425 Cape Horn Avenue,
Lot 29, D. L. 65, Pl. 2743,
RS-1 to C-1

May 23 1984

Dear Sir/Madam,

Re Rezoning Application for 2425 Cape Horn Avenue

Thank you for the official notification of this application which I received last Friday evening. I should like to point out that three business days is very short notice in which to consider the ramifications of this matter. In fact it is such short notice that my husband, who is the property owner of Lot 62 which adjoins 2425 Cape Horn Avenue, is totally unaware of this application since he has been out of the province for two weeks and has thus been denied the right to present his views.

I strongly oppose this application for several reasons. This is an entirely residential area with rather sparsely scattered houses. The corner of Dawes Hill and Cape Horn Avenue is both an unnecessary and an unsuitable place for a corner store for reasons outlined below. It would be far more logical to have a store in a more densely populated area.

Public safety should be a major concern in this matter. Dawes Hill is a most dangerous road as those of us who are resident on it can testify. It is frequently the scene of accidents so much so that I have taken first aid courses in order to assist injured victims prior to the arrival of emergency services.

We have had four cars crashing into our property in the past four years, and at least two of these accidents had serious consequences for the drivers. One involved a car which became suspended in a tree hanging over a twenty feet drop adjoining 2425 Cape Horn Avenue. Last year, \$1,500 worth of damage was done to our driveway alone. On occasion, cars have driven off the side of Dawes Hill, landing thirty feet below in the property under discussion at 2425 Cape Horn Avenue.

Tragically, children have also been hit by traffic as they walk up Dawes Hill to school and back. The speed limit is never enforced and is blatantly ignored. Also emergency vehicles regularly use Dawes Hill at great speed.

I submit that a corner store at this location would further increase the dangers inherent in walking and driving on Dawes Hill, particularly for children who would be attracted to the store. As the mother of two small children, I am thoroughly appalled at the idea of youngsters wandering around at an intersection with such fast traffic approaching the intersection on a steep down hill gradient.

Furthermore there have been a considerable number of break-ins in this area already, and this situation could hardly be improved by teenagers hanging around a cornerstore with time on their hands.

With regard to Lot 29 itself, I trust that the planners are aware that the property is under water for a considerable part of the year, and that there is a creek flowing down along the property line of Lots 61/62 and Lot 29. I would like to know where storm water run-off will be drained once the property is filled. Also how is the sewage to be disposed of from this property? It would be necessary to erect a fence along the property line of Lot 29 with Lots 61 and 62 in order to prevent people from cutting across these properties.

It would also be essential to build a retaining wall along the side of 2425 Cape Horn Avenue adjoining Dawes Hill Road to prevent cars driving off the road and landing down on the property. I would strongly suggest that the Mayor and the planner should visit this property in order to see how difficult it will be to landscape this northern boundary safely and adequately.

Lastly, there will be an increase in traffic onto Cape Horn Avenue where it enters and exits from the proposed development which will interfere with the normal traffic flow on Cape Horn Avenue and Dawes Hill Road.

Yours truly,

Janet Zemcov

Janet Zemcov

4 TERM #4

PROPOSED DEVELOPMENT: 501 N

HIGHEST AND BEST USE



AMADON
DEVELOPMENTS
LTD.

M. W. (MAX) TOMASZEWSKI
PRESIDENT

Suite 630, 1176 W. Georgia St., Vancouver, B.C. V6B 4A2
Telephone: 688-1451

A. PRESENT USE: CLEARLY NOT VIABLE

B. ALTERNATE USES:

OFFICE BUILDING: A) ECONOMICALLY NOT FEASIBLE

B) PHYSICALLY NOT FEASIBLE

PROBLEMS: PARKING, TRAFFIC, SITE SIZE,
LACK OF DEMAND, LOW RENTS,
LAND COST, CONSTRUCTION COST.

RESIDENTIAL BUILDING:

A) PHYSICALLY AND ECONOMICALLY NOT FEASIBLE

SINGLE USER
COMMERCIAL FACILITY:

A) ECONOMICALLY NOT FEASIBLE

PROBLEMS: LAND COST, CONSTRUCTION COST,
LOW RENTALS

RESTAURANT:

FAMILY RESTAURANT OR FAST FOOD:

A) PHYSICALLY AND ECONOMICALLY NOT FEASIBLE

C. PROPOSED USE:

A) PHYSICALLY FEASIBLE

B) ECONOMICALLY FEASIBLE

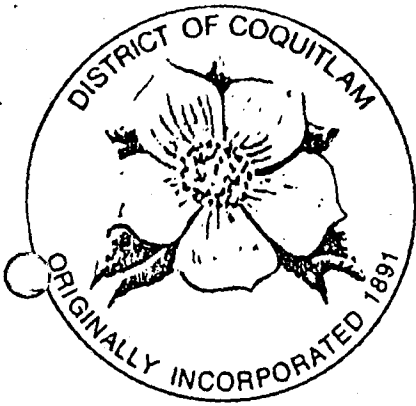
C) HIGH QUALITY

D) AESTHETICALLY PLEASING AND HIGHLY LANDSCAPED

E) FUNCTIONAL: RESPONDS TO NEEDS IN AREA

F) GOOD INTERIM LAND USE: 20 YEARS

G) FULL APPROVAL OF DISTRICT STAFF



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE,

COQUITLAM, B.C.

V3K 1E9

PHONE 526-3611

1984 02 20

Our File: Z-4-84

Mr. Rick Jones,
Urban Design Group - Architects,
#210 - 18 Gostick Place,
North Vancouver, B.C.
V7M 3G3.

13 RECEIVED FEB 23 1984

Dear Sir:

re: Preliminary Review of Proposed
Commercial Building on Northeast
Corner of North Road and Austin
Avenue at 501 North Road, Coquitlam

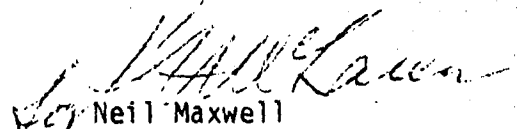
We wish to advise that the Design Committee recorded the following statement at their meeting of February 14, 1984:

"The Committee reviewed the revised plans received in the Planning Department February 7, 1984 and the updated coloured perspective submitted February 14, 1984.

The Committee recommends acceptance of the proposal in preliminary and would commend the project architect on the high level of design proposed for this prominent corner."

I believe you have been discussing the rezoning process with Mr. McLaren of this office in an attempt to expedite your application. If I can be of any assistance, please do not hesitate to contact me.

Yours truly,


Neil Maxwell
Planning Assistant

NM/ci

c.c. D. Jackson, Fire Chief
N. Nyberg, Municipal Engineer
R. White, Chief Building Inspector
Amadon Developments Ltd., #630, 1176 W. Georgia St., Vancouver, B.C. V6E 4A2
Husky Oil Operations, c/o T. Meckling Property Tax Dept., Box 6525,
Station D, Calgary, Alberta T2P 3G7

PROPOSED DEVELOPMENT: 501 NORTH ROAD

TRAFFIC IMPLICATIONS

- A. NORTH ROAD: A COMMERCIAL VEHICULAR ORIENTED STRIP:
TRAFFIC EXISTS.

- B. PROPOSAL REDUCES AND OPTIMALLY RELOCATES PRESENT INGRESSES/
EGRESSES.

- C. PROPOSAL HAS BLESSING OF TRAFFIC EXPERTS:
DISTRICT ENGINEERING DEPARTMENT
B.C. DEPT. OF HIGHWAYS

3.00 DISCUSSION

3.01 Until the developer provides us with exact details of the proposed land use for this site, it is difficult to measure the traffic effect on adjacent roadways. A retail development at the northeast corner of North Road and Austin Avenue is anticipated to have a similar impact on adjacent roadways as a successful service station would have. Therefore, this development will not have a greater degree of negative influence on the intersection at North Road and Austin Avenue than the existing Esso Service Station on the southwest corner of the intersection.

3.02 However, it is necessary to widen Austin Avenue to accommodate westbound through traffic lanes at this location to alleviate existing traffic congestion in the morning. The Municipality could offer the dedication of this development in lieu of that required for the proposed parking development should be deleted at the North Road access. (See

DISTRICT OF COQUITLAM

Inter-Office Communication

DEPARTMENT: Planning

DEPARTMENT: Engineering

501-3
DATE: 1984 03 22

YOUR FILE: 501 NORTH

OUR FILE: 03 09 09

TO: D. M. Buchanan
FROM: A. J. Edwards
SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT AT 501 NORTH ROAD

4.01 The traffic generated by this development should not adversely effect the intersection of North Road and Austin Avenue any more than the existing Esso Service Station located diagonally across the intersection.

4.02 A future road widening will be required on Austin Avenue to accommodate three (3) westbound through traffic lanes at this location. The Municipality should either offer a land exchange to acquire this road allowance or at least require that the needed road dedication be protected by building setback parameters.

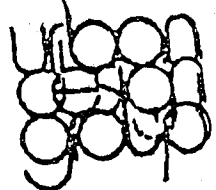
YOUR FILE

14-21-50-Gen.

OUR FILE

January 7, 1984
received

JAN - 9 1984



Urban Design Group,
Architects,
210 - 18 Gostick Place,
North Vancouver, B.C.
V7M 3G3

Attention: Rick Jones

Dear Sir:

Re: Proposed Rezoning CS-1 to CS-2
N.E. Quad. Austin & North Roads

In response to your letter of December 16, 1983 and as outlined in our subsequent telephone conversation, this Ministry would not object to the noted rezoning. The sites current zoning, building area and separation from the provincial transportation concerns provide an adequate buffer.

It is suggested that a greater magazine length be created at the North Road entrance in order to avoid conflict with the downstream bus stop and lack of on site parking.

We trust this satisfies your request.

Yours truly,

M. G. Briscoe,
Regional Planning Technician

for H. R. Hunter,
Senior Approving Technician

MGB/bl

PROPOSED DEVELOPMENT: 501 NORTH ROAD

THE PROJECT'S TENANTS

FOUR TENANTS:

1. 7-ELEVEN: DIVISION OF SOUTHLAND CORPORATION
2. RAYMONDS SALONS LTD.: TOPPY'S DIVISION(\$6)
LARGEST WHOLLY OWNED SALON CHAIN IN CANADA; 48 UNITS
3. COMPU-SOFTWARE INC.:
FASTEST GROWING COMPUTER SOFTWARE RETAILER AND
INSTRUCTOR IN CANADA; 16 STORES
4. UMBERTINO'S (PASTA PASSION): UMBERTO MENGHI'S CHAIN
RETAILER OF FRESH PASTA, BREADS, COFFEES AND ITALIAN
SPECIALITIES: LITTLE OR NO SEATING

LANE (CLASH)

REMOVE OTHER
LOW WALL
TO EXPOSE
CONCRETE WALL

REMOVE 20' OF
BRICK WALL
TO EXPOSE
CONCRETE WALL

100'

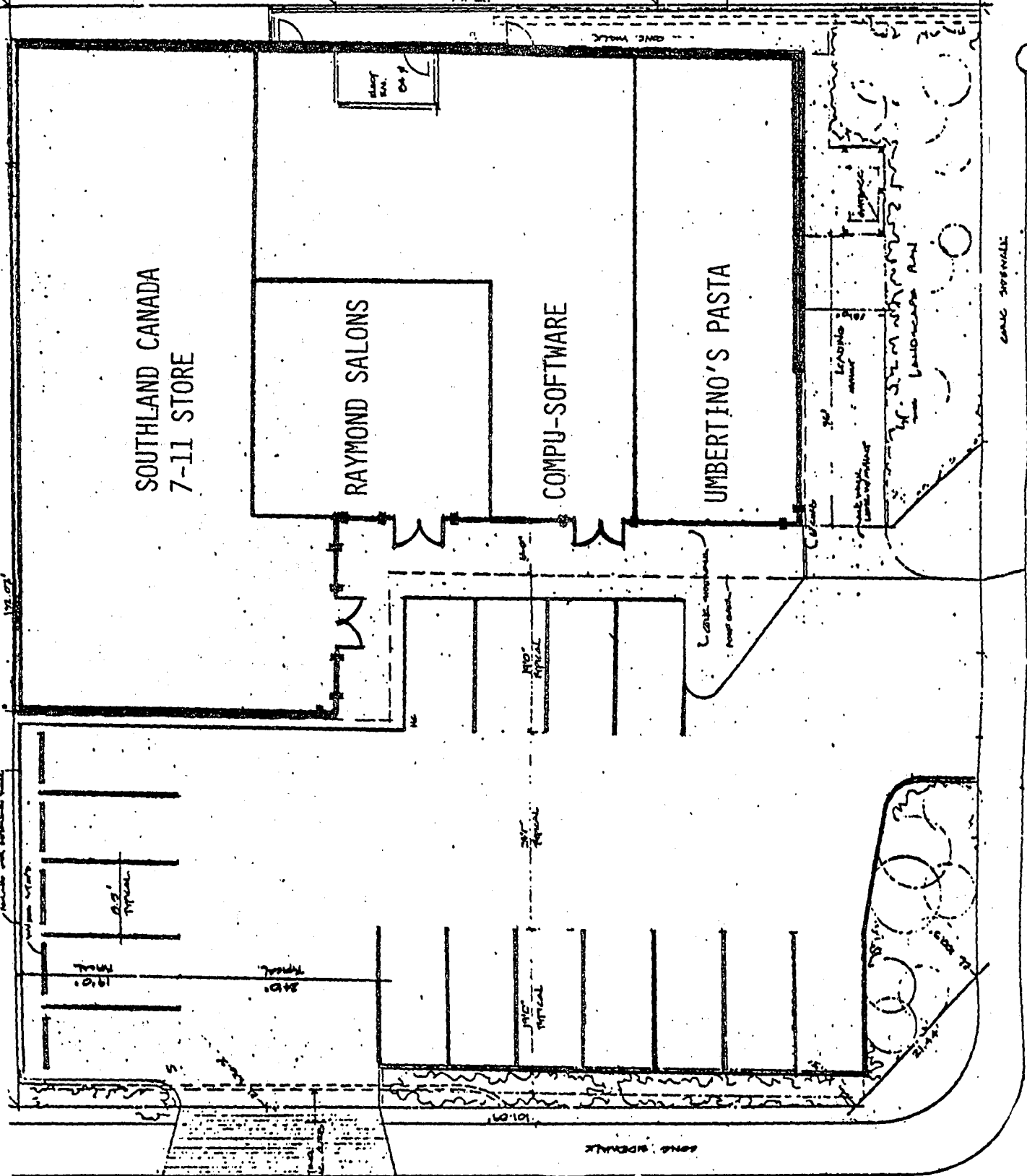
SOUTHLAND CANADA
7-11 STORE

RAYMOND SALONS

COMPU-SOFTWARE

UMBERTINO'S PASTA

CONC. SPREAD



WORTH RD.

PROPOSED DEVELOPMENT: 501 NORTH ROAD

ALTERNATE GROCER

THE DEVELOPER, AMADON DEVELOPMENTS LTD., UNDERTAKES TO REPLACE THE MAJOR CONVENIENCE TENANT WITH ANY EXISTING GROCERY MERCHANT IN THE IMMEDIATE AREA WISHING TO RELOCATE TO THIS PLAZA.

PROPOSED DEVELOPMENT: 501 NORTH ROAD

R.C.M.P. COMMENTS

SOURCE: STAFF SARJEANT WAZNEY
R.C.M.P.
3000 CHRISTMAS WAY
464-3461

COMMENTS:

- . 7-11 OPERATE GOOD STORES/RUN VERY WELL/ORGANIZED
- . SOMEWHAT MORE OF A NUISANCE THAN NORMAL STORES IN TERMS OF POLICE MAN-HOURS ONLY
- . NOT A PROBLEM WITH LOCAL RESIDENTS (RESIDENTS DON'T COMPLAIN)
- . NOT A CRIME SITUATION - NO ARMED ROBBERIES/BECAUSE OF WAY MONEY IS HANDLED
- . 24 HOUR ASPECT IS SIGN OF TIMES IE, RESTAURANTS, CABARETS ETC., GENERAL WORK LOAD HAS INCREASED AND THIS IS EXPECTED.

- 1) insurance, satisfactory to the District, for all work to be done on public property. An outline of the insurance requirements is enclosed. When the documents have been completed, they are to be sent directly to our insurance advisor, Sedgwick, Alexander, 800 West Pender Street, Vancouver.
- 2) a signed declaration stating that services to be constructed will be assigned to the District upon their acceptance. A copy of this form is also enclosed.
- 3) cash payment of an inspection fee based on 4% of your contract tender price or 4% of the District's estimated cost of construction, whichever is the lesser.

Upon completion of construction either you or your contractor must provide a one-year maintenance bond in favour of the District of Coquitlam having a value of 50% of the cost of constructed works. This maintenance bond may be in the form of cash, one-year Letter of Credit or surety bond. Should a surety bond be desired please note that the maintenance bond must be provided on appropriate forms supplied by the District. (See the enclosed samples).

If you wish to receive your development permit prior to completing the construction of the required services, then a performance bond must be deposited with the District having a value equal to the District estimated cost of the uncompleted works. The bond may be deposited as a one year Letter of Credit or in cash. The amount of the bond required is \$10,000.00.

Please note that our Treasury Department does not accept Letters of Credit from all Financial institutions.

Finally, the Engineering Department will be recommending to the Planning Department that they consider exchanging the lane allowance to the east of your site for a 3,5 meter road widening along your south boundary line. The purpose of this exchange would be to eliminate the unused and unsightly portion of lane to the rear of your site and to improve access into the site.

If you have any questions concerning the above please contact Mr. Lorne Scott or Mr. Mike Carver of this office.

Yours truly,

A. J. Edwards, P. Eng.,
Assistant Municipal
Engineer

By: *L. T. Scott*

L. T. Scott,
Supervisor - Subdivision &

*under discussion
with
engineering/planning
see*

NORTH ROAD

CONC. SIDEWALK

TWO STALLS TO BE DELETED

under discussion with engineering/planning

CONC. SIDEWALK

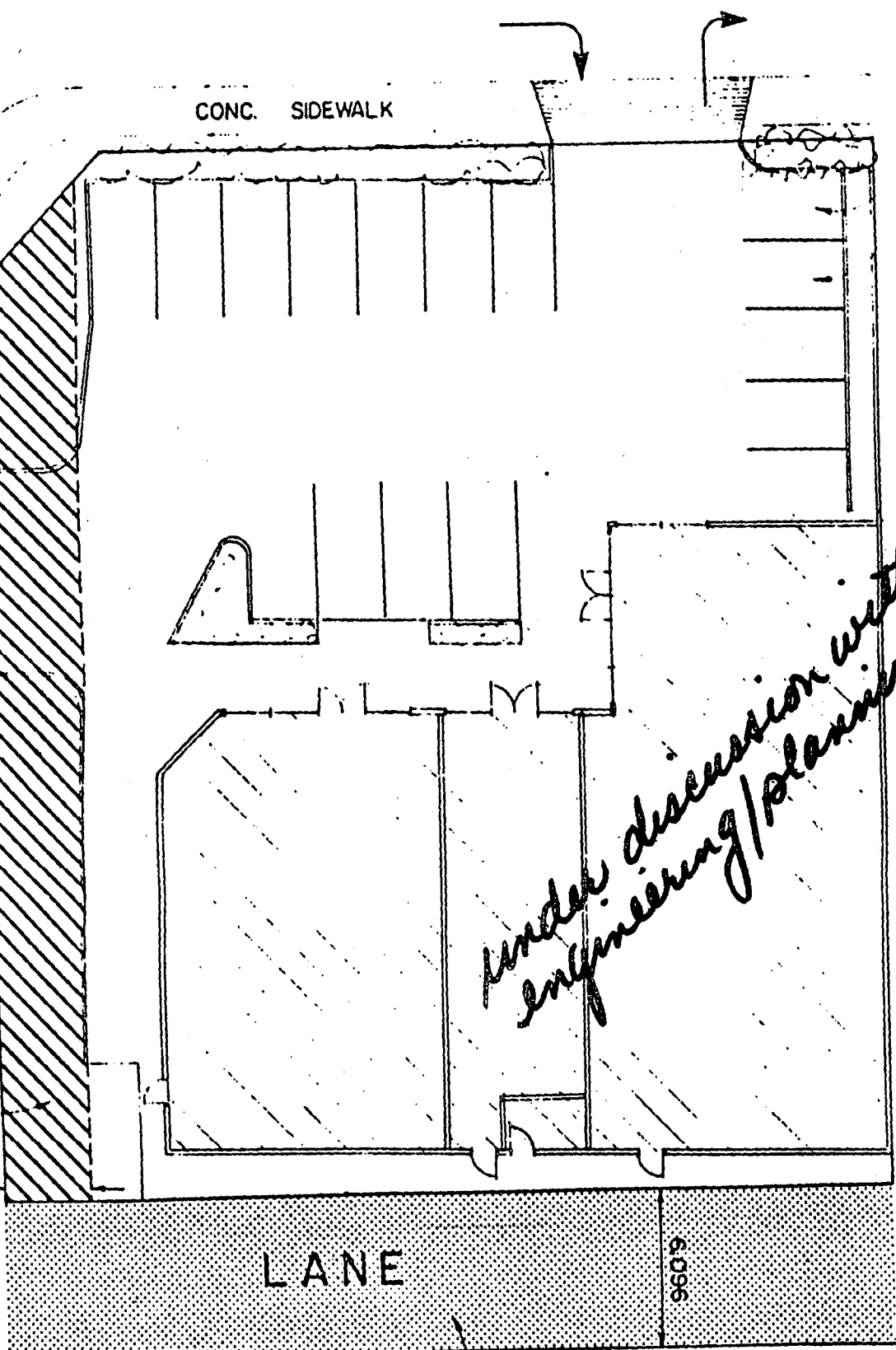
AUSTIN AVE WIDENING

350

LANE

6,096

POSSIB
AUSTIN



JUNE 13, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on June 13, 1984, with the following persons present:

- L.T. Scott, Supervisor, Subdivision & Development
- D.M. Buchanan, Planning Director
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant
- E. Tiessen, Deputy Planning Director (for advance street plan for Johnson Street west and 8-1326)
- T. Murphy, Supervisor, Traffic & Transportation (for advance street plan for Johnson Street west)

JOHNSON STREET WEST ADVANCE STREET PLAN

The Committee finds the plan generally acceptable in terms of the overall road pattern. However, Mr. Murphy identified the need for an extra right-of-way on the southern portion of Johnson Street, on Glen Drive, and on the north leg of the Lansdowne-Guildford Way intersection. Mr. Murphy was requested to provide required right-of-way dimensions so that these can be incorporated into a final version of the advance street plan.

8-1326A G & A PROPERTIES LTD.
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G,
REF. PL. 6021; ALL IN D.L. 386

The Committee reviewed sketch 8-1326A, based on the submission by the applicant's consultant, and indicated that it was not acceptable since:

- 1) the proposed parcel depth for the RT-2 Townhousing area is insufficient to adequately accommodate the intended use;
- 2) the road location does not closely align with the Town Centre Plan designation boundary adopted by Council or the advance plan for this area;
- 3) the lane allowance paralleling Johnson Street is only six metres in width, not the recommended eight metres;
- 4) the lots around the cul-de-sac bulb do not appear to meet the width requirement of 12.5 metres at the building line setback;
- 5) the applicant's plan did not provide for "corner cuts" wherever half-width road allowances intersect.

The Committee requested a further submission relating to the above points and asked that a plan prepared by a B.C. Land Surveyor be supplied at the same time which locates the natural boundaries of Hoy Creek, as well as providing the elevation of both natural boundaries. The plan should also indicate a development line along the eastern side of Hoy Creek which is the greater of either 15 metres from the natural boundary or 18 metres from the stream centre line.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 13, 1984

8-3737 R. & J. KIEWITZ
771 ROCHESTER AVENUE
LOT 15, BLKS. 13 & 14, D.L. 3, PL. 2030

Declined since the applicant has not responded to the Committee's request for further information at their meeting of March 1, 1983.

8-3799A B. JAMES LEE, KENNETH KLEIN
507 ALOUETTE DRIVE
LOTS 199 & 200, D.L. 305, PL. 65905

Approved subject to payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes on both existing properties, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.

8-3802 D. MEUSE, M. MEUSE, L. MEUSE
667 ROBINSON STREET
LOT 2, D.L. 366 (S&E PL. 15497), PL. 8933

Approved subject to:

- 1) registration of the subdivision to the east to provide physical and legal access to the proposed new lots;
- 2) physical construction of Spruce Avenue to the standards required by Subdivision Control By-law No. 1023;
- 3) submission of a plan prepared by a B.C. Land Surveyor which verifies that all buildings and structures which are to remain comply with the siting requirements of the Zoning and Building By-laws;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two new dwelling units permitted to be constructed.

8-3493H FARWEST DEVELOPMENTS LTD.
3019 DEWDNEY TRUNK ROAD
LOT 282, D.L. 381, PL. 65950

Tabled for the Planning Department to research material relative to the creation of the subject lot.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 13, 1984

8-426C LIANA CONSTRUCTION CORP.
567 EBERT AVENUE
LOT A, BLK. 11, D.L. 7, PL. 18209

Reapproved subject to:

- 1) the requirements of Subdivision Control By-law No. 1023 including:
 - a) physical construction of curb, sidewalk, pavement, underground wiring, streetlighting, road and lot drainage, sanitary sewer connection, water connection, all for the frontage of the new lot on Aspen Street;
 - b) cash payment for the future installation of all services required by Subdivision Control By-law No. 1023 on Ebert Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) construction of a chain link fence along the east side of the walkway.

8-3764B D. & G. MICKEY
636 SCHOOLHOUSE STREET
LOT 1, NORTH ONE-HALF BLK. 4, D.L. 357, PLAN 12879

Approved subject to:

- 1) removal of all existing buildings and structures. The Committee notes that they are not prepared to recommend to the Approving Officer a reduction in the required rear yard setback from 6.0 metres to the approximate 2.41 metres proposed if the existing dwelling unit was to remain.
- 2) physical construction of Foster Avenue and Schoolhouse Street to the standards required by Subdivision Control By-law No. 1023. The Committee would note, for the applicant's information that if the owner is residing in a home on one of the proposed lots at the time of final approval, the servicing requirements would be adjusted to exempt the frontage upon which the home is located.
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 13, 1984

8-3764B cont'd

- 5) payment for one additional water connection;
- 6) physical construction of two new storm sewer connections.

8-3186E ZEPHYR MOTORS LEASE (1960) LTD.
1500 LOUGHEED HIGHWAY
PCL.2, PL.11942; PCL.B, PL.5076 (S&E' PL.25983), BOTH IN D.L.61

Approved subject to:

- 1) physical construction of Schoolhouse Street south of Lougheed Highway to the standards required by Subdivision Control By-law No. 1023, and in keeping with Council's resolution in Executive Committee on December 6, 1983 relative to the dedication and construction of the road-works over municipal property;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes on both properties, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 3) compliance with the requirements contained in the letters from Fisheries and Oceans Canada, the Water Management Branch and Fish and Wildlife Branch of the Ministry of Environment dated November 10, 1983, November 18, 1983 and November 15, 1983 respectively;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the Municipal Approving Officer signing the drawings;
- 5) registration in the Land Titles Office of a highway reservation agreement over the southerly portion of the property, in keeping with the requirements of the Ministry of Transportation and Highways.

8-3803 J. KARAMOS
1415 CARTIER AVENUE
LOT 10, BLK. 10, D.L. 46, PLAN 2624

Approved subject to:

- 1) physical construction of Hachey Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) physical construction of storm and sanitary sewer connections to service to the proposed new lot;
- 3) installation of a watermain on Hachey Avenue;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 13, 1984

8-3803 cont'd

- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 6) registration in the Land Titles Office of any necessary easements.

8-2884C

DUMAS HOTELS LTD.
405 NORTH ROAD
LOTS 1 & 3, BLK. 4, PL. 12780; PCL. A, (EX. PL. 10687); LOT 4, PL. 874; LOT 184, PL. 40662; LOT 279, PL. 49908; ALL IN D.L. 3

The Committee reviewed a letter dated June 11, 1984 wherein the applicants requested an adjustment to the lotting layout due to financial complications and disadvantages to the owner. The Committee then approved 8-2884C subject to:

- 1) an acceptable plan of access and circulation being worked out with the Traffic and Fire Departments;
- 2) registration in the Land Titles Office of rights-of-way as may be necessary to protect existing service connections;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer.

The Committee notes that servicing of the proposed corner lot to the standards required by Subdivision Control By-law No. 1023 will be made a specific condition of the issuance of a development permit for the contemplated construction on the corner lot.

8-3790

FARS. F.R. HOLDINGS LTD., FARS R.S. HOLDINGS LTD.
RIVERVIEW CRESCENT, SYLVAN PLACE, CHILKO DRIVE
LOTS 206 & 207, D.L. 305, PLAN 67302

The Committee acknowledges receipt of the soils report which provides information on the location and depth of fill on the westerly enclave. This report resolves the Committee's concerns contained in items 6 and 7 of their approval conditions of April 3, 1984. The Committee then updated their approval conditions to read as follows:

Approved subject to:

- 1) physical construction of all roads lying within the subdivision to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 13, 1984

8-3790 cont'd

- 3) payment of any current, outstanding or delinquent taxes and the estimated 1984 municipal taxes before final approval, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) registration in the Land Titles Office of a covenant over any lots which contain fill material to advise prospective purchasers that the land contains fill material;
- 5) elimination of the "jog" in the rear property line of proposed Lot 36 if possible.

The Committee would note, for the applicant's information, that:

- a) the Building Inspector will be requiring applicants for building permits on the lots along the western side of Cultus Avenue to provide adequate information that the siting requirements of Section 405 of the Zoning By-law have been complied with;
- b) any application to vary the setback requirements of the Zoning By-law must be accompanied by a geotechnical report which "proves out" the proposed variance.

JUNE 26, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on June 26, 1984, with the following persons present:

N. Nyberg, Municipal Engineer
D.M. Buchanan, Planning Director
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant
L. Scott, Supervisor, Subdivision and Development

8-3493H FARWEST DEVELOPMENTS LTD.
3019 DEWDNEY TRUNK ROAD
LOT 282, D.L. 381, PL. 65950

Approved subject to:

- 1) servicing of the property to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one additional water connection if required;
- 3) payment of any outstanding or delinquent taxes and the 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 4) payment of the development cost charge as required by By-law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 5) registration in the Land Titles Office of a covenant to restrict the location of a home which may be constructed on the northern lot. The intent of the covenant is to prevent any injurious effect to the subdivision potential of the adjacent property to the east.

8-3804 HUSKY OIL OPERATIONS
501 NORTH ROAD
LOT 91, D.L. 5, PL. 41550

Tabled for: comments from the owner of Lot 32 in relation to the proposed road exchange.

8-3806 B. AHMAD
1122 WESTWOOD STREET
LOT 70, D.L. 384A, PL. 27446

Approved subject to:

- 1) physical construction of Westwood Street and the lane allowance to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge for drainage, as required by By-law No. 1124;

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8-3806 cont'd

- 2) removal of the existing driveway crossing to Westwood Street and its relocation to the lane allowance;
- 3) payment of any current or delinquent taxes and the 1984 municipal taxes noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.

The Committee notes that there will be a requirement, at the time of the building permit, for the water connection to be upgraded from a residential standard to a commercial standard.

8-3764B

D. & G. MICKEY
636 SCHOOLHOUSE STREET
LOT 1, N. 1/2 BLK. 4, D.L. 357, PL. 12879

The Committee reconsidered their approval conditions of June 13, 1984, particularly the requirement for the removal of the existing building. The Committee then approved sketch 8-3764B subject to:

- 1) cash payment for the future construction of the approximate 21.9 m frontage of the new lot on Foster Avenue;
- 2) payment of any outstanding or delinquent taxes and the 1984 municipal taxes noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 3) payment of the development cost charge as required by By-law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 4) payment for one additional water connection;
- 5) physical construction of two new storm sewer connections;
- 6) removal of the garage prior to final approval or alternatively its relocation onto the proposed corner lot in compliance with the siting requirements of the zoning and building by-laws.

8-3706B

B. SAYANI, N. SAYANI
N. SAYANI, S. SAYANI
1235 JOHNSON STREET
PARCEL "J" (EXPLANATORY PLAN 13224) DISTRICT LOT 386
GROUP 1, N.W.D.

The Committee updated their comments of May 1, 1984 by stating that they have received comments from the Water Management Branch of the Ministry of Environment and the Engineering Department has completed their review of the water pressure for this area. The application, however, remains tabled for:

- 1) comments from the Fish and Wildlife Branch of the Ministry of Environment and Fisheries and Oceans Canada;

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8-3706B cont'd

- 2) comments from the Fire Department;
- 3) review of the proposed road widening along Johnson Street;
- 4) review of the proposed park walkways along the northern boundary of this site on Walton Avenue.

The Committee would draw to the applicants attention the adjustment in the road width of the internal road paralleling Johnson Street and the requirement for the dedication of the required right-of-way for Guildford Way.

The Committee stated further that if a preliminary approval is granted, the conditions would contain, amongst other things, the requirement for the construction of Johnson Street, the internal road allowance, Walton Avenue and a two-lane paving strip along Guildford Way to an interim standard, and a payment of development cost charges for drainage and open space. In addition to the review of the proposed parkways mentioned above, the Committee stated that a review of possible requirements for a pedestrian corridor in the "park strip" is required. The actual review will be initiated by the Planning Department in conjunction with Parks and Recreation.

8-1326B

G AND A PROPERTIES
#202 - 8171 PARK ROAD
LOT 2 AND 3, D.L. 386, PL. 5038, LOT G,
D.L. 386, PL. 6021, GRP. 1

The Committee reviewed the sketch prepared by the Planning Department and the large-scale version supplied by the applicant. The Committee finds sketch 8-1326B technically feasible, however, would draw to the applicant's attention the inclusion of the 3 m wide walkway along the northern boundary of the townhousing area.

The Committee commented further that the dedication requirements along Johnson Street are still being reviewed. In addition, the Committee stated that if the subdivision receives a preliminary approval, one of the conditions may be the granting of an easement by the School Board for water-main purposes in a location acceptable to the Municipal Engineer.

8-3671B

EAGLE MANAGEMENT SERVICES LTD.
615 NORTH ROAD
LOT 188, D.L. 5 & 7, PL. 66314

Tabled for:

- 1) review by the Fire and Building Departments;
- 2) submission of the documents which indicate whether the tenants are in favour or opposed to do the conversion;
- 3) review of the documents referred to in item 2 by the Municipal Solicitor.

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8-2118 KENNETH POON AND VERONICA POON
823 ROBINSON STREET
LOT 5 OF LOT "C" OF LOT 1
BLOCK 9 OF LOT 367, GROUP 1, PLAN 9110

Approved subject to:

- 1) physical construction of Raynor Street and the lane allowance to the standards required by Subdivision Control By-law No. 1023, and the cash payment for the future services on Robinson Street;
- 2) payment of any current or delinquent taxes and the 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 3) payment of the development cost charge as required by By-law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 4) payment of water-main charges on Raynor Street;
- 5) payment for one new water connection;
- 6) payment for one new driveway culvert if required.

8-3644B DANCORP DEV. LTD.
555 CLARKE ROAD
PCL. B, PLAN 57525, LANE ALLOWANCE;
PCL. A. OF LOT 6 & 7, PL. 47864

Tabled for the applicant to clarify:

- 1) why the lane closure does not include the area behind Lots 1 and 2 to the north
- 2) if it is the applicant's intention to divide the lane allowance equally between the proposed commercial site and the apartment area;
- 3) why the western portion of the lane allowance is not being consolidated with the apartment site at this time.

STREET NAMES

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

Ponderosa Street

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8-1903

CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
DAVID AVENUE "UPPER BEECAM"
L.S. 2 OF SEC. 13, TWP. 39, EXCEPT PART SUBDIVIDED BY PLAN 28937

The Subdivision Committee was asked to review the letter of June 5, 1984 to Mr. Tony Edwards, Assistant Municipal Engineer. In order to review correspondence in a timely and expeditious manner, the Committee asked that subdivision inquiries be directed to the Secretary of the Subdivision Committee in the Planning Department.

Pending adoption of a Northeast Sector Community Plan, a policy resolution was adopted by Council after concerns were raised in regard to implementation of the Development Cost Charge By-law for this area. Rather than establish a development cost charge area at this time, Council decided to issue clear guidelines for the development of this area, based on the preparatory design work on water and sewer systems prepared for the development cost charge areas.

The proposed phasing submitted by Camex does not appear to conform to Council's interim policy for development. The more significant departures which were identified by the Subdivision Committee are as follows:

- 1) Council's policy is to establish "Road D" as a collector road running through the subdivision and to require the full dedication of the David-Pathan right-of-way. Neither of these objectives appear to have been incorporated into your proposal. The Committee recommends that road and lot layouts resemble the pre-plan contained within the McElhanney report of May 1984. The McElhanney Advance Road Plan is a concept used primarily for water and sewer calculations, however, it may be utilized as a guide for the preparation of detailed drawings of road alignments and lot layouts.
- 2) While Council has accepted "Option A", which establishes that there will be a future Oxford Street bridge over the David-Pathan connector, there is no intention to construct the bridge at public expense at this time. This means the extension of Oxford north of the David-Pathan should be designed to conform with the existing elevation of the David-Pathan - Oxford Street intersection. The excavation and sub-grade construction of the David-Pathan connector, except at the Oxford intersection, must be constructed such that all escarpment works adjacent to the subdivision are recontoured, and following the reshaping of the lands, slope easements would be registered.
- 3) Prior to further subdivision of lands lying north of the B.C. Hydro right-of-way, we would expect the balance of the escarpment works, including the David-Pathan sub grade, to be completed in keeping with plans of the general nature of those prepared by Binnie & Associates. Escarpment slope setbacks must be staked to prevent adjacent owners from encroaching into the sensitive areas. Pre-planning of the large earthworks will require extensive geotechnical review and serious development plans must include a thorough design of the earthworks by a registered geotechnical engineer. A guide to the level of detail required for the engineering design of earthworks is contained in Schedule C to the Conservation By-law. It should be noted that actual construction, rather than bonding or other legal documents, is a prerequisite to subdivision under Council's interim

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8-1903
cont'd

- 3) policy. In addition, any geotechnical or engineering design must include a thorough written risk analysis of possible hazards to be encountered by the adjoining property owners, both during and after construction, and appropriate counter measures must be devised.
- 4) The McElhanney report established that an improved water supply is required north of the David-Pathan arterial, and Council has adopted the McElhanney water plan as a guide for development. Connections to the proposed development from the municipal trunk water system will be required at Millard Avenue with a pressure-reducing station and an extension across Hyde Creek, as well as a connection to the existing 150 mm diameter watermain at Oxford Street and David Avenue. To obtain minimum fire flows and year-round domestic service, it will be necessary to construct a pumping station on Oxford Street to service your development. For service to those areas beyond your development, consideration will be given to payment for oversizing of components to the dimension and capacity desired by the District. The standards of the design for the pumping station are contained within the McElhanney report.
- 5) The development policy for sanitary sewers is as envisaged in the McElhanney report. The connection location recommended by the McElhanney report is the Mason Street alignment. The elevation of any collector invert at David Avenue must be such that the eventual connection, as per the McElhanney scheme, will be possible for the Oxford Street connection. In the interim, a sanitary sewer connection would be acceptable if constructed in the completed David-Pathan sub-grade, connected eventually to the River Springs system, provided that the existing system can be proven out to the satisfaction of the Municipal Engineer. A right-of-way through the River Springs subdivision in favour of the District of Coquitlam must be obtained over any specific approved sewer line alignment. The inspection of the existing system in River Springs and repair where necessary would be the sole responsibility of the developer.
- 6) A drainage impoundment system with an outfall to Hyde Creek is required. Subdivision Control By-law No. 1023 requires that the post runoff levels equal the predevelopment levels, so buffering of flows from the development is necessary. Detailed drainage calculations will be needed to justify the design.

8-3626

CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
SHAUGHNESSY STREET "LOWER BEECAM"
LOT 16, SEC. 13, TWP. 39, PL. 53172

The preliminary approval for the Lower Beecam subdivision has expired but the phasing sketch attached to your letter of June 5, 1984 might be considered another subdivision proposal. Since the preliminary approval has expired, we require a new application. Any new application should be dimensioned to help review the key areas such as where the lots are intended to encroach into the steep slopes.

The Committee asks the Planning Department to enclose, with its transmitted letter, for the applicant's information, a copy of Council Resolution No. 436 of April 30, 1984, which relates to the above comments, Schedule C to the Conservation By-law, and a copy of the McElhanney study.