



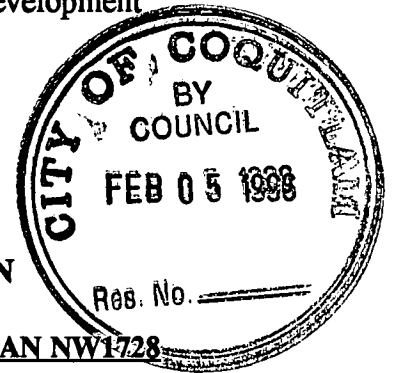
T-1

Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, January 03, 1996 in the Planning Department Committee Room, with the following persons present:

- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic Technologist
- Dave Palidwor - Leisure & Parks Services
- Jason Cordoni - Site Grading Technologist
- Tom Hawkins - Planning Assistant



**8-4501**

**EDGEFUND REALTY INVESTMENT CORPORATION  
3030 LINCOLN AVENUE  
STRATA LOTS 1-48 DL 384A GROUP 1 NWD STRATA PLAN NW1728**

The Subdivision Committee defers the proposed strata subdivision shown on sketch 8-4501, for the following:

1. The Permits & Licences Department to conduct an on-site inspection of the existing commercial building to identify any building code deficiencies as required under Council's Strata Conversion Guidelines and the Condominium Act;
2. The Fire Department to conduct an on-site inspection of the existing commercial building to identify any fire code deficiencies;
3. The Planning Department to review the existing off-street parking and loading situation in relation to the Zoning Bylaw.

The Committee notes that Lincoln Avenue is planned to be widened to four travel lanes with left turn channelization and medians. As a result of these roadworks, the access to the development at 3020 and 3030 Lincoln will be subject to right-in only access and the lane at the east side of the development will be subject to right-in, right-out access only. Construction of these roadworks will occur as the development to the north proceeds.



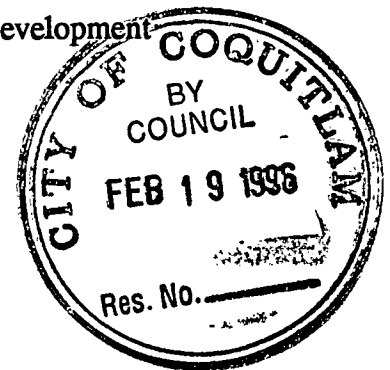
Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

T-2

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 16, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Design Technician
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-4045**

**JUDITH K. HURDLE**  
**913 FOSTER AVENUE**  
**W½ OF LOT 28 DL 366 BLK 10 NWD PLAN 6908**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4045, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Foster Avenue and Spruce Avenue to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, storm and sanitary sewer connections to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
3. Payment of any current, delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

1996 January 16  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**8-4463A**      **BC BUILDING CORPORATION**  
**70 AND 200 COLONY FARM ROAD**  
**LOT 1 DL 22 & 23 PLAN LMP 23950 LOT 34 EXCEPT PART SUBDIVIDED**  
**BY PLAN LMP 23950 DL 22, 23, 60 & 170 GP 1 NWD PLAN 70578**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4463A, subject to the signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to the signing of the survey plans by the City Approving Officer.

**8-4500**      **NEIL DINSDALE**  
**720 AUSTIN AVENUE**  
**LOT 166 DL 3 GP 1 NWD PL 35281**

The Subdivision Committee considered a request by the applicant to eliminate the requirement for a reciprocal access easement in conjunction with the proposed subdivision. In order to protect access to the existing garage on proposed Lot 1, the Committee will not consider elimination of this preliminary approval requirement. The Committee notes that a modification of the access easement to eliminate the driveway could be considered in the future, if the existing garage and house are removed. At that time, a minimum 3.5 metre easement from Austin Avenue at a width which corresponds with the driveway letdown will be required. This will allow the manoeuvring of vehicles over the property line and will prevent the installation of fencing which could block visibility.

The Subdivision Committee therefore continues to approve the proposed subdivision shown on sketch 8-4500, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical reconstruction of the existing driveway letdown in a westerly direction, to a minimum width of 7 metres and a maximum width of 9 metres;
  - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;

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MEETING MINUTES

**8-4500** cont'd/

2. Registration in the Land Title Office of a reciprocal access easement along the existing driveway, to the satisfaction of the Traffic Section of the Engineering Department, noting that the subdivision will be restricted to one access only to Austin Avenue;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209. (Transportation Charge - \$3,349.; Parkland Charge - \$3,860.);
4. Payment of any current, delinquent or outstanding taxes and estimated 1996 taxes prior to final approval.

**8-4501** **EDGEFUND REALTY INVESTMENT CORPORATION**  
**3030 LINCOLN AVENUE**  
**STRATA LOTS 1-48 DL 384A GROUP 1 NWD STRATA PLAN NW1728**

The Subdivision Committee recommends that Council as Approving Authority under Section 9 of the Condominium Act, approve the proposed strata subdivision shown on sketch 8-4501, subject to the following:

1. Compliance with Council's Strata Title Conversion Guidelines including:
  - a) compliance with the requirements of the Fire Department as follows:
    - i) the fire alarm system is to be serviced and tested in accordance with CAN/ULC-S536-m86;
    - ii) the emergency lighting is to be serviced and tested in accordance with BC Fire Code 6.8;
    - iii) the sprinkler system is to be serviced and tested in accordance with BC Fire Code 6.5;
    - iv) a fire safety plan is to be prepared and posted in the common areas in accordance with the BC Fire Code;
    - v) copies of documents regarding the above tests are to be forwarded to the Fire Prevention Division of the Fire Department on completion;

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SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4501 cont'd/

- b) compliance with the requirements of the Permits & Licences Department as follows:
  - i) the applicant applying for and securing a building permit for any proposed demising walls to be created with the subdivision;
  - ii) the applicant applying for and securing a building permit for all existing plumbing pipes passing through the underground parking slab which require fire stopping;
- 2. Registration in the Land Title Office of a new Section 215 covenant which will replace existing covenant Z132279 and subsequent modification covenant #BE243533, in relation to accessory off-street parking, to the satisfaction of the City Solicitor. The new Section 215 covenant shall reference the new strata plan and shall be registered immediately after the registration of the new strata plan.
- 3. All underground and surface parking areas to remain as common property.

The Committee notes that the Planning Department has conducted a detailed parking analysis and has determined that the commercial complex (3020 and 3030 Lincoln and 1124 Westwood) has a shortfall of 10 parking spaces in relation to the Zoning Bylaw requirements. In order to resolve this deficiency, the applicant could apply for a Development Variance Permit, or alternatively provide the City with written assurance that when Douglas College vacates Unit #136, the subsequent use will comply with the parking requirements under the Zoning Bylaw.

**STREET NAME**

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

**HAMPTON GREEN**



**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

T-3

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 06, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Design Technician
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-2540J**

**OLIVIERO HOLDINGS LTD., F. MARIN HOLDINGS LTD. & G. OLIVIERO**  
**1035 LOUGHEED HIGHWAY**  
**LOTS 4 & 5, BLK 5, PL 1531; PCL B, BLK 5 & 6, PL 1531 (EX PL 63067); LT A, BLK 6, PL 1531 (EX PL 8027); LT 57, PL 28077; LT 64, PL 39647; LT 68, PL 48189, PCL 1, 2, 3, 5 & 16, PL 76923; BLK A, B & C; LT 59, PL 33516, GP 1, NWD & PCL C, BLK 5, DL 16, PLAN 54249**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-2540J, subject to the following:

1. The applicant applying for and securing a Development Permit from Council to:
  - a) authorize the proposed subdivision;
  - b) defer the servicing requirements along the Adair Avenue frontage for the two northern lots; and
  - c) supplement the Subdivision Control Bylaw No. 2038 servicing requirements along the south side of Adair Avenue, with the Maillardville Streetscape and Pedestrian Bicycle Corridor Design Guidelines, approved by Council Resolution No. 1294 on October 03, 1994;
2. Council approval of a Road Exchange Bylaw;

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SUBDIVISION COMMITTEE  
MEETING MINUTES

8-2540J cont'd/

3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Lougheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5m travel lanes, sidewalk and street lighting on the north side;
  - b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended for multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
  - c) registration in the Land Title Office of any necessary easements;
  - d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
5. Registration in the Land Title Office of a pedestrian right-of-way, extending east of the Adair Avenue cul-de-sac as shown more particularly on Sketch 8-2540J;
6. Registration in the Land Title Office of a restrictive covenant to prohibit building on the two lots intended for multi-family residential use;
7. Registration in the Land Title Office of a design review covenant in favour of the City, to be registered against the three lots fronting the Lougheed Highway intended for Service Commercial use;
8. Compliance with the requirements contained in the December 20, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a 15.0 metre restrictive covenant is required, or alternatively the applicant relocating Nelson Creek into Mackin Park and providing a \$12,000 compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;



1996 February 06  
SUBDIVISION COMMITTEE  
MEETING MINUTES

8-2540I cont'd/

9. Compliance with the requirements contained in the February 17, 1992 and October 25, 1993 letters from the Water Management Branch of the Ministry of Environment on the Lands & Parks, noting that the registration of a restrictive covenant is required;
10. The removal of all buildings and structures (except those located at 970 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
11. The applicant providing regrading plans to the satisfaction of the Permits & Licences Department;
12. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

The Committee notes the following:

- a) Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
- b) The payment of Development Cost Charges will be required prior to issuance of any building permit;
- c) In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

8-3903A

**YEOW-LEE CHAN AND HUA GEK NGOW  
1940 JASPER COURT  
LOT 2 DL 358 GROUP 1 NWD PLAN 72313**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-3903A, subject to the following:

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

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MEETING MINUTES

8-3903A cont'd/

- a) cash payment for the future construction of Jasper Court to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the August 02, 1995 and November 06, 1995 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the construction of an additional fence;
  3. Compliance with the requirements contained in the April 10, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
  4. Registration in the Land Title Office of a restrictive covenant which outlines the recommendations in the United Pacific Geotechnical Engineering Ltd. report dated September 07, 1995 for this property;
  5. The removal of all buildings and structures, including the pool, prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition. The Committee requires receipt of a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined in the above noted geotechnical report in relation to the pool removal has been completed to their satisfaction;
  6. The applicant removing the existing asphalt pavement which borders the proposed southern lot and the property at 1930 Jasper Court, to the satisfaction of the Engineering Department;
  7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
  8. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

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

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SUBDIVISION COMMITTEE  
MEETING MINUTES

**8-4429B**      **GERALD AND CAROLE FARIS**  
**1288 OXFORD STREET**  
**LOT 6 SEC 12 TWP 39 NWD PL LMP 18855**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4429B, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Oxford Street to the standards of the Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank as required by the recommendations outlined in the HBT Agra Visual Slope Assessment report dated July 02, 1993 for this property;
3. Registration in the Land Title Office of a restrictive covenant restricting the construction on the proposed lots to development which meets the recommendations outlined in the HBT Agra Visual Slope Assessment report dated July 02, 1993 for this property;
4. The applicant installing a permanent 1.8m high chain link fence, 3m from the top of bank to the satisfaction of the Permits & Licences Department;
5. The applicant installing a temporary fence along the covenant boundary outlined in No. 3 above to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval to the satisfaction of the Permits & Licences Department;
6. Compliance with the requirements contained in the April 06, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
7. Payment of any current, delinquent or outstanding taxes prior to final approval;
8. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);
9. The removal of all building and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition.

**8-4477C      RICHARD POLLARD, JOHN POLLARD, SHARON BROOKS  
1265 JOHNSON STREET  
LOT 46 DL 386 GROUP 1 NWD PLAN 24421**

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The Subdivision Committee approves the proposed subdivision shown on sketch 8-4477C, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Michigan Drive and the lane to the standards of the Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. The removal of the existing shed prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Registration in the Land Title Office of a restrictive covenant to require the removal of the existing driveway letdown to Johnson Street when the existing house is either rebuilt or removed. The Committee notes upon further subdivision of the westerly lot, direct access to Johnson Street will be prohibited;
4. The applicant supplying regrading plans to the satisfaction of the Permits & Licences Department;
5. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
6. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

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SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4489

**CARMAN EASTON  
226 NELSON STREET  
PARCEL A EXP. PL. 8960 LOTS 9 & 10 DL 45 BLK 24 GP 1 NWD PLAN 1481**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4489, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Nelson Street and the adjacent lane to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of a water, storm and sanitary sewer connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the August 16, 1995 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high chain link fence;
3. The applicant providing regrading plans and a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations in relation to proposed residential foundation design and slope stability to the satisfaction of the Permits & Licences Department;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
5. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

1996 February 06  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**8-4494B**      **NEIL ROGIC**  
**2957 GLEN DRIVE**  
**LOT 1 DL 386 GP 1 NWD PL 71741**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4494B, subject to the following:

1. Council approval of Development Permit DP-26-95, as required by policy H-1 of the Southwest Coquitlam - Town Centre Official Community Plan. The Development Permit will supplement the Subdivision Control Bylaw servicing standards for Glen Drive;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Glen Drive, Pacific Street and Burlington Drive, to the standards of the Subdivision Control Bylaw No. 2038, except as supplemented by Development Permit under Item 1. above;
  - b) cash payment for future construction of one half of the median to be located in Glen Drive;
  - c) construction of water, storm and sanitary sewer connections for the newly created lots;
  - d) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of a pedestrian right-of-way through the site, to the satisfaction of the Planning Department;
4. Registration in the Land Title Office of a joint access and parking easement to the satisfaction of the Planning Department;
5. Payment of the estimated 1996 taxes, prior to final approval.

The Committee notes the following:

- a) The applicant should ensure the main floor elevation for the store front commercial along Glen Drive is determined from their Civil Engineer's road design for Glen Drive, to the satisfaction of the Engineering Department;
- b) Access to Glen Drive will be limited to a right-in/right-out access only;
- c) The payment of Development Cost Charges will be required prior to the issuance of any building permit.

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SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4495            **BRAD COOK**  
**1322 AUSTIN AVENUE**  
**LOT 12 DL 109 PLAN 20681**

The Subdivision Committee considered a request by the applicant to eliminate the requirement for a statutory right-of-way for future pedestrian and creek access, in conjunction with the proposed subdivision. The Committee deferred the request for comments from the Leisure & Parks Services Department.

8-4502            **F2590 CO-EQUITY INC.**  
**632 HILLCREST STREET**  
**LOT 204 DL 358 GP 1 NWD PL 30916**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4502, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Hillcrest Street to a collector standard;
  - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

The Committee recommends that the applicant make every effort to retain the existing mature stand of trees with the redevelopment of the subject property.



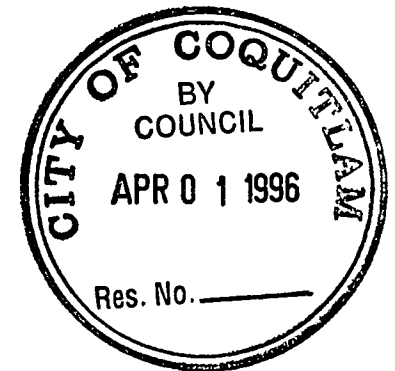
T-2

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 20, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-3968B**

**NICOL AND VERALENA D'ONOFRIO**  
**654-656 CHAPMAN AVENUE**  
**LOTS 2 & 3 OF LOT 8 BLK 3 DL 106 PLAN 14042**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-3968B, subject to the following:

1. Registration in the Land Title Office of any necessary easements;
2. Payment for the installation of regulatory parking signs on Nicola Avenue to the satisfaction of the Traffic Section of the Engineering Department;
3. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
4. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval;
5. Removal of the two existing garages and shed prior to final approval. The applicant is required to apply for any necessary permits from the City to complete this demolition.

The Committee notes that the survey plans are required to be re-inspected by a British Columbia Land Surveyor, prior to being submitted for final approval.



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SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4461

**DOUBLE ALPHA HOLDING CORPORATION  
PARCEL 7A WESTWOOD PLATEAU  
LOT A SEC 23 TWP 39 NWD PLAN LMP 17171**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4461, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of the internal roads and the two northern walkways to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, sanitary and storm sewer connections to the newly created lots;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicant to provide a concept plan for the southern pedestrian walkway to the satisfaction of the Leisure & Parks Services Department, noting that the walkway will be required to be lighted and constructed by the applicant;
3. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the toe of slope as required by Section 519 of the Zoning Bylaw;
4. The applicant to complete the tree removal and replanting in relation to the recommendations outlined in the arborist report prepared by Susan M. Murray dated May 08, 1995, to the satisfaction of the Leisure & Parks Services Department;
5. The applicant to submit a security in the amount of \$30,000.00 to ensure the completion of the works required by the above noted arborist report;
6. The applicant installing a 1.8 metre high chain link fence along the west boundary of the subdivision to the satisfaction of the Leisure & Parks Services Department;
7. The applicant installing a temporary protective fence along the west boundary of the required interceptor drainage ditch to the satisfaction of the Leisure & Parks Services Department;

1996 February 20  
SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4461 cont'd/

8. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations in relation to road construction and residential foundation design, to the satisfaction of the Engineering and Permits & Licences Departments;
9. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

8-4484A **RIVEREDGE HOLDINGS CORPORATION**  
**17 FAWCETT ROAD**  
**LOT 21 DL 20 & 21 GP 1 NWD PL 85182 EXCEPT LMS PLAN 1898**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase 2 strata plans subject to the owner providing written assurance and a \$5,250.00 security towards the reinstatement of the park edge abutting the property, to the satisfaction of the Leisure & Parks Services Department.

8-4492A **DOUBLE ALPHA HOLDING CORPORATION**  
**PARCEL 6A WESTWOOD PLATEAU**  
**LOT A SEC 15 TWP 39 NWD PLAN LMP 9891**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4492A, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of all internal roads and walkway to the standards of the Subdivision Control Bylaw No. 2038, except as varied by Development Variance Permit DVP-23-95, authorized by Council on October 16, 1995;
2. Registration in the Land Title Office of a restrictive covenant on proposed lots 26-37, 40-53, 55-60, to prohibit vehicular access from the southerly road;
3. Registration in the Land Title Office of a restrictive covenant requiring that the homes to be located on proposed lots 26-37, 40-53, 55-60, to "face" the northern road;

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SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4492A cont'd/

4. The applicant constructing retaining walls and fencing in keeping with the other single loaded subdivisions on the Plateau, however, with the following modifications:
  - a) the installation of a street tree on the north side of all single loaded roads, to be located behind the sidewalk. The retaining wall and fence therefore must be recessed to provide for the tree, at a size to be determined by the Leisure & Parks Services Department;
  - b) the installation of a ground cover between the fence and retaining wall;
  - c) the fencing to be painted green to match the fences in Parcels 2T and 2U;all to the satisfaction of the Planning and Leisure & Parks Services Department;
5. The applicant providing detailed regrading plans which includes the retaining wall locations noted above, with cross sections and drainage information, to the satisfaction of the Permits & Licences Department;
6. The applicant installing a combination of wood rail and chain link fence along the park boundaries and along the west boundary of the subdivision, to the satisfaction of the Leisure & Parks Services Department;
7. The applicant removing the abandoned roadway and culvert over Noons Creek, north of Panorama Drive and revegetating the area to the satisfaction of Ministry of Environment, Lands & Parks and Leisure & Parks Services Department;
8. The applicant constructing stairway connections to the pedestrian trail, west of the two northern cul-de-sacs, to the satisfaction of Leisure & Parks and Permits & Licences Departments;
9. The applicant installing temporary protective fencing around the park boundaries to the satisfaction of the Leisure & Parks Services Department, noting that the park areas are to remain treed;
10. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

1996 February 20  
SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4492A cont'd/

The Committee notes the following:

- i) the applicant should ensure that storm water drainage is diverted into Noons Creek during low flows, to the satisfaction of the Engineering Department;
- ii) the Leisure & Parks Services Department would request that the standard residential lawn be installed behind the sidewalk to the property line adjacent the lands to be designated Park.

8-4495      **BRAD COOK AND GINA WIDEEN**  
**1322 AUSTIN AVENUE**  
**LOT 12 DL 109 PLAN 20681**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4495, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of an additional water, sanitary and storm sewer connection to the newly created lot;
  - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a reciprocal joint access easement, as the subdivision will be restricted to one access to Austin Avenue;
3. The applicant submitting plans for the proposed retaining wall reconstruction in conjunction with the proposed driveway widening, to the satisfaction of the Permits & Licences Department;
4. Compliance with the requirements contained in the October 2nd, 1995 and November 1st, 1995 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high chain link fence;
5. Compliance with the requirements contained in the October 16, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration of a restrictive covenant;

1996 February 20  
SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4495 cont'd/

6. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank as required by Section 519 of the Zoning Bylaw, noting the covenant will specify that no fill will be placed in the rear yard;
7. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
8. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
9. Payment of any delinquent or outstanding taxes and estimated 1996 taxes prior to final approval.

8-4500

**ALICE ANNAL, MARY DEARDON  
720 AUSTIN AVENUE  
LOT 166 DL 3 GP 1 NWD PLAN 35281**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4500, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical reconstruction and extension of the driveway letdown 5 metres in a westerly direction;
  - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicant constructing an asphalt parking area on the proposed western lot to provide for the parking and manoeuvring of two cars, to the satisfaction of the Traffic Section of the Engineering Department;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.



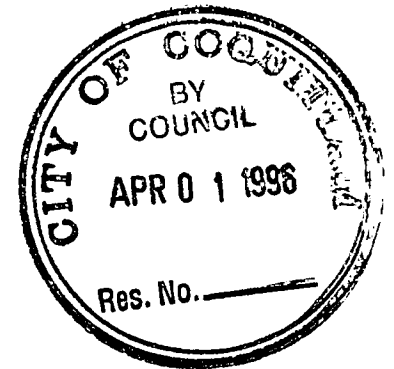
Mayor L. Sekora

T-3

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 5, 1996 held in the Planning Department Committee Room with the following persons present:

- Deb Day - Planning Director
- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic Technologist
- Jason Cordoni - Site Gr. Technologist
- Dave Palidwor - Parks Planner
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



**8-3532I**

**BURKE MOUNTAIN INVESTMENTS LTD.  
3300 HIGHLAND DRIVE  
REMAINDER OF L.S. 7, SECTION 13, TWP 39,  
GP. 1, NWD, PLAN 39**

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-3532I, for the following:

1. Comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks;
2. Comments from the Leisure and Parks Services Department as to potential parkland acquisition.

**8-4441A**

**ZEPHYR ENTERPRISES LTD.  
195 SCHOOLHOUSE STREET  
LOT 7, D.L. 47, GP. 1, NWD, PLAN 9286**

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-4441A, for the following:

1. Updated comments from the Planning, Engineering, Permits and Licences and Leisure and Parks Services Departments, since the present application has been deferred since May 17, 1994;

1996 March 5  
**SUBDIVISION COMMITTEE  
MEETING MINUTES**

**8-4441A** cont'd/

2. The applicant providing a revised building envelope plan for proposed Lot 1, which demonstrates a potential building configuration including accessory off-street parking and loading requirements, noting that the required setback from the top of bank along Booth Creek will be 21 metres (15 metre covenant plus 6 metre setback) as outlined in the letter dated June 24, 1994 from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks;
3. The applicant to provide an updated environmental site assessment report to the satisfaction of the Environment Section of the Engineering Department.

The Committee notes the following:

- a) Council approval of Development Variance Permit DVP-17-94, which varies the right-of-way width for the proposed Lucille Starr Drive extension and the minimum industrial lot size will be required, as a condition of preliminary approval;
- b) Council direction as to whether the 5% dedication of parkland or cash-in-lieu under Section 992 of the Municipal Act will be required;
- c) the provision of a sidewalk on the south side of the proposed Lucille Starr Drive extension will be a servicing requirement of the subdivision.

**96 043796** **EUGENIE THOMPSON**  
**1027 FOSTER AVENUE**  
**LOT C, D.L. 365, LD. 26, GP. 1, PLAN 23109**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4503, subject to the following:

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

1996 March 5  
**SUBDIVISION COMMITTEE  
MEETING MINUTES**

96 043796

1. cont'd/
  - b) construction of an additional water, sanitary and storm sewer connection for the newly created lot, noting that the connection should be located out of the Trans Mountain Pipeline right-of-way;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicants securing any necessary approvals from the Trans Mountain Pipeline Company Ltd. in relation to the proposed subdivision, and advising the City of the same;
3. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (transportation charge \$3,349.00; parkland charge - \$3,860.00);
5. Payment of any delinquent or outstanding taxes and estimated 1996 taxes prior to final approval.

The Committee recommends that the applicant make every effort to retain the existing trees, particularly along Folsom Street, with the redevelopment of the subject property.





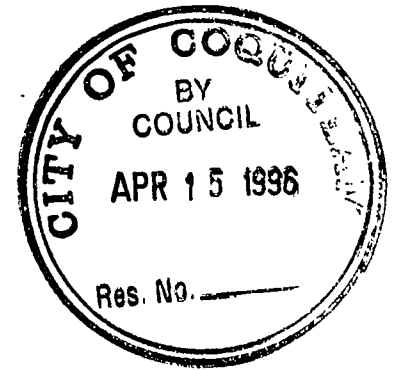
T-1

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 19, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Jason Cordoni	-	Site Grading Technologist
Tom Hawkins	-	Planning Assistant

**96 043949**

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

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 043949 SD, subject to the following:

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

1996 March 19  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 043949 cont'd/

6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993 and March 01, 1994 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires an approval under Section 7 of the Water Act to work in and around Hockaday Creek;
8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Written confirmation that the above noted fence has been installed to the satisfaction of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
10. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
11. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
12. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval;
13. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks;
14. The requirements of Section 992 of the Municipal Act noting the owner shall pay to the City an amount that equals 5% of the market value of the land being subdivided, as required by Council;

1996 March 19  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 043949** cont'd/

15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

**96 043977** **NARLAND PROPERTIES LTD.**  
**1541-1553 BOOTH AVENUE**  
**PARCEL A DL 47 GP 1 NWD PLAN LMP 16544 LOTS 28 29 35 36**  
**DL 47 GP 1 NWD PLAN 13202 AND LANE CLOSURE**

The Subdivision Committee approves the proposed consolidation shown on sketch 96 043997 SD, subject to the following:

1. Council's approval of a Road Exchange Bylaw;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition.

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

**96 043992** **TOWN GROUP MANAGEMENT LTD.**  
**101 - 204 CAYER STREET**  
**STRATA LOT 1 STRATA PLAN NW 1456**

The Subdivision Committee deferred the proposed strata subdivision shown on sketch 96 043992 ST, for the following:

1. The Permits & Licences Department to conduct an on-site inspection to determine any building code deficiencies;
2. The Planning Department to conduct an on-site inspection to determine any landscape deficiencies.

1996 March 19  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 044435**      **EVANGEL CHURCH**  
**1294 JOHNSON STREET**  
**LOT B SECTION 10 TOWNSHIP 39 EXCEPT 82089 NWD PLAN 80264**

The Subdivision Committee finds the plan to establish required road dedication and rights-of-way shown on sketch 96 044435 SD, technically feasible.

The Committee notes that the provision for servicing of the road dedication and future pedestrian link, must be provided for prior to the Approving Officer's signature. Contiguous servicing of the Walton and Johnson Street frontages must be provided for prior to the issuance of a building permit.

**STREET NAME**

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

**CARDINAL COURT**

TANAGER CRT.

PLACE

FINCH CRT

WREN PL

SANDPIPER CRT

BLUE JAY

CARDINAL CRT.

LANE

ARROWSMITH PL

WARBLER

NEW STREET NAME

LANE

PINE

PINETREE WAY



T-1

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 02, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**96 043992**

**TOWN GROUP MANAGEMENT LTD.  
101 - 204 CAYER STREET  
STRATA LOT 1 STRATA PLAN NW 1456**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for the proposed strata subdivision shown on sketch 96 043992 ST.

**96 044360**

**VILLA VENTURES  
515 EBERT AVENUE  
WEST HALF OF LOT 2 DL 7 GP 1 NWD PLAN 6422**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 044360 SD, subject to the following:

1. The requirements of Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Ebert Avenue, Whiting Way and the rear lane to the standards of the Subdivision Control Bylaw No. 2038, noting the driveway letdown on the northern lot should be located on the south side of the lot or should be accessed from the lane;
  - b) construction of water, sanitary and storm sewer connections to the newly created lots;

1996 April 02  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 044360 cont'd/

- c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
5. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

96 044461 **S. & C. THOMPSON and M. & L. MACMILLAN**  
**1988-1998 CAPE HORN AVENUE**  
**LOT 84 DL 63 GRP 1 NWD PLAN 32080**  
**LOT 3 EXCEPT PLAN 32080 DL 63 GRP 1 NWD PLAN 13516**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 044461 SD, for the following:

1. Written comments from the Ministry of Transportation & Highways as to future highway widening;
2. The applicant providing the following:
  - a) a plan which demonstrates physical access to the proposed lots;
  - b) regrading plans which include cross sections through the lots to demonstrate existing and final contours. The plans should indicate housing concepts, any required earth retention structures and proposed driveway location and grades, noting the maximum driveway grade is 15%;
  - c) demonstration of how both lots can be serviced to the standards of the Subdivision Control Bylaw No. 2038;
  - d) a report from a Professional Engineer, with experience in geotechnical engineering, investigating sub-surface soil conditions, to the satisfaction of the Permits & Licences Department.

1996 April 02  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 044482**      **INTRACORP PROPERTIES**  
**2050 AND 2080 HARTLEY AVENUE**  
**LOT 101 DL 20 GP 1 LMP 26260 AND LOT 65 DL 20 GP 1 LMP 24728**

The Subdivision Committee approves the subdivision shown on sketch 96 044482 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including physical construction of new service connections for the proposed easterly lot;
2. Registration in the Land Title Office of any necessary easements;
3. Payment of any delinquent, outstanding and estimated 1996 taxes, prior to final approval.

**96 044774**      **INTRACORP DEVELOPMENTS LTD.**  
**68, 78, 88 BRIGANTINE DRIVE**  
**LOTS 39, 40 AND 41, DL 18 GROUP 1 NWD PLAN LMP 21581**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 044774 SD, subject to payment of any delinquent, outstanding and estimated 1996 taxes, prior to final approval.

**96 044928**      **INTRACORP DEVELOPMENTS**  
**1578 AND 1650 HARTLEY AVENUE**  
**LOTS 52 AND 53 DL 19 GP 1 NWD LMP 21581**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 044928 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) construction of an additional storm sewer connection to the easterly lot;
  - b) registration in the Land Title Office of any necessary easements;
2. Payment of any outstanding, delinquent and estimated 1996 taxes prior to final approval.



1996 April 02  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 045239      **CITY OF COQUITLAM**  
**621 ROBINSON STREET**  
**LOTS 1-38 DL 355 GP 1 NWD PLAN 2776**

The Subdivision Committee approves the proposed consolidation and road and lane closure shown on sketch 96 045239 SD, subject to Council's approval of a Road Exchange Bylaw.

The Committee notes that a statutory right-of-way over the existing pedestrian pathway through the site will be required.

8-4107B      **LORRAINE MURPHY**  
**644 CHAPMAN AVENUE**  
**LOT 2 PL 14832 BLK 3 DL 106**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4107B, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Chapman Avenue and Nicola Avenue to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. Removal of the existing shed, with the applicant applying for and securing any necessary permits to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any delinquent or outstanding taxes and estimated 1996 taxes prior to final approval.

1996 April 02  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**8-3874A**      **SHAWN AND CARRIE CHURSINOFF**  
**3415 GALLOWAY AVENUE**  
**LOT 2 SEC 18 TWP 40 GP 1 NWD PL 72281**

At the request of the Approving Officer, the subdivision proposal at 3415 Galloway Avenue, under file 8-3874A, was referred to the Subdivision Committee for further review and consideration. This application was previously declined by the Committee based on recommendations from the Simon Fraser Health Unit, outlined in their letter of January 12, 1994. The applicant, Mr. Shawn Chursinoff, submitted a package of information dated March 27, 1996, on innovative and alternative sewerage disposal systems currently in use in the Lower Mainland. Mr. Chursinoff states that he would be willing to install one of these systems in order to receive preliminary approval of his subdivision. Section 14.0, entitled Sewage Collection and Disposal System, of the current Subdivision Control Bylaw No. 2038, maintains that on lots greater than 4,050 m<sup>2</sup> in area, a private sanitary sewer system may be permitted subject to Ministry of Health approval. The Committee therefore recommends that the applicant secure an approval from the Health Unit on a private sanitary sewer system, prior to reapplying for subdivision of the property.



**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

T-2

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 16, 1996 in the Planning Department Committee Room, with the following persons present:

- Deb Day - Planning Director
- Rosa Telegus - Assistant Engineer - Environment & Development
- Catherine Mohoruk - Traffic Technologist
- Dave Palidwor - Parks Planner
- Jason Cordoni - Site Grading Technologist
- Chad Braley - Subdivision Development Technologist
- Neil Maxwell - Planning Assistant



8-4441A

**TOWN GROUP REALTY  
195 SCHOOLHOUSE STREET  
LOT 7 DL 47 GP 1 NWD PLAN 9286**

The Subdivision Committee reviewed verbal information from the Planning Department regarding setback requirements from Booth Creek and their effect on the building envelopes of the first two sites. The Committee recommends that the Leisure & Parks Services Department contact the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks to determine if the reduced setback from the habitat protection area is possible if the protection area were to become PARK.

The application remains deferred pending resolution of the above and the following:

1. Traffic & Transportation review of long range turning lane requirements at the intersection of Lucille Starr Drive and Schoolhouse Street;
2. Leisure & Parks Services Department comments in support of possible park acquisition of the leave strips adjacent to Booth Creek;
3. The submission of an updated environmental site assessment report to the satisfaction of the Environment Section of the Engineering Department, noting that a more detailed assessment should be undertaken of the proposed parkland area prior to the City finalizing any recommendations to Council on possible acquisition.

1996 April 16  
SUBDIVISION COMMITTEE  
MEETING MINUTES

8-4441A cont'd/

The Committee notes the following:

- a) Council approval of Development Variance Permit DVP-17-94, which varies the right-of-way width for the proposed Lucille Starr Drive extension and the minimum industrial lot size will be required, as a condition of preliminary approval;
- b) Council direction as to whether the 5% dedication of parkland or cash-in-lieu under Section 992 of the Municipal Act will be required;
- c) the provision of a sidewalk on the south side of the proposed Lucille Starr Drive extension will be a servicing requirement of the subdivision.

96 043801      **BURKE MOUNTAIN INVESTMENTS LTD.**  
(8-3532I)      **3300 HIGHLAND DRIVE**  
                  **REMAINDER OF LS 7 SECTION 17 TWP 39 GP 1 NWD PLAN 39**

The Subdivision Committee heard verbal reports from the Planning Department and the Leisure & Parks Services Department on the matter of the previous deferral items. The application remains deferred for comments from the Leisure & Parks Services Department on possible parkland acquisition.

96 044964      **BLAINE BERTRAM**  
                  **3345 THOR COURT**  
                  **LOT 5 SECTION 13 TWP 39 NWD PLAN LMP 13946**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 044964 SD, subject to the following:

1. Completion of any outstanding service requirements on Thor Court to the standards of Subdivision Control Bylaw No. 2038;
2. Registration in the Land Title Office of any necessary easements;
3. Removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete the demolition;

1996 April 16  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 044964 cont'd/

4. Payment of any delinquent, outstanding and estimated 1996 taxes, prior to final approval;
5. The City refunding the previous overpayment of Development Cost Charges at the rate of \$955.00 for two lots plus any applicable interest paid with the initial subdivision approval;
6. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

96 045399  
(8-4448A)

**ALEX TOTOVIC**  
**623, 625, 627 THOMPSON AVENUE**  
**LOT 154 PL 54923 LOTS 158 & 159 PL 56003 ALL IN DL 106 GP 1 NWD**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 045399 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Nicola Avenue and Thompson Avenue;
  - b) registration of any necessary easements;
  - c) physical construction of water, storm and sanitary sewer connections for the newly created lots;
2. The applicant securing a right-of-way for access from the adjacent lots at 629 Thompson Avenue and/or 622 Chapman Avenue;
3. The applicant installing "no parking" signs along Nicola Avenue to the satisfaction of the Fire Department;
4. Payment of a Development Cost Charge for each of the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
5. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval on all three existing parcels.

1996 April 16  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 045590**      **NANCY ELLIS**  
**(8-4451A)**      **1312 OXFORD STREET**  
**PART OF N 1/2 OF LOT 2 EXCEPT PLAN LMP 26234**  
**SEC 12 TWP 39 NWD PL 20399**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 045590 SD, subject to the following:

1. Registration in the Land Title Office of any necessary easements;
2. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, to the satisfaction of the Permits & Licences Department. The fence shall be installed along the rear property line of the lots in those areas where the top of bank is beyond the 3 metre distance and installed prior to final approval;
3. The applicant installing a temporary fence along the existing geotechnical setback covenant boundary to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yard during building construction. This fence is to be installed prior to final approval to the satisfaction of the Permits & Licences Department;
4. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
5. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$13, 240.00 (Transportation Charge - \$5,520.00; Parkland Charge - \$7,720.00);
6. Payment of any delinquent or outstanding taxes and estimated 1996 taxes prior to final approval.



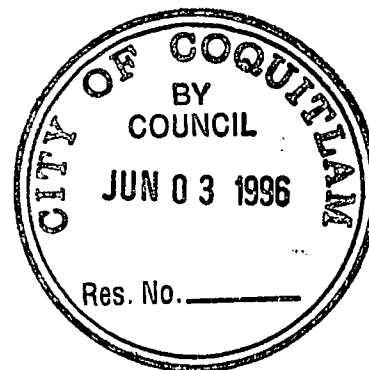
**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

*T-2*

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 07, 1996 in the Planning Department Committee Room, with the following persons present:

- Deb Day - Planning Director
- Catherine Mohoruk - Traffic Technologist
- Dave Palidwor - Parks Planner
- Jason Cordoni - Site Grading Technologist
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



**96 046698 CITY OF COQUITLAM**  
**(8-3511E) 3030 GORDON AVENUE**  
**PARCEL B DL 381 GP 1 REF PL 64662**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 046698 SD, for the City Solicitor to contact the potential purchaser and request more information on the proposed car wash facility with regard to landscaping, access and internal circulation.

**96 046707 CITY OF COQUITLAM**  
**(8-4457A) 1111 BRUNETTE AVENUE**  
**LOT 52 EXC PLAN 62717 DL 46 PLAN 49996**

The Subdivision Committee approves the plan to establish site boundaries shown on sketch 96 046707 SD, noting that the payment of Development Cost Charges and the provision for services of contiguous frontages must be provided for prior to issuance of any building permit.

**96 046701 POLYGON SILVER OAK HOMES LIMITED**  
**(8-4490A) 1465 PARKWAY BOULEVARD**  
**PARCEL 1 SECTION 15 TWP 39 NWD LMP 23733**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the amended Form E Phasing Declaration.

1996 May 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 043801**      **BURKE MOUNTAIN INVESTMENTS LTD.**  
**(8-3532)**        **3300 HIGHLAND DRIVE**  
**REMAINDER OF LS 7 SECTION 17 TWP 39 GP 1 NWD PLAN 39**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 043801 SD, subject to the following:

1. Registration in the Land Title Office of a restrictive covenant to defer the dedication and construction of Oxford Street to the satisfaction of the City Engineer and City Solicitor. The covenant would restrict the following:
  - a) no building on both lots;
  - b) no further subdivision of both lots; and
  - c) no separate sale of either lot until Oxford Street has been dedicated and constructed to City standards at the owner's expense;
2. Compliance with Section 991 of the Municipal Act including:
  - a) the applicant depositing a \$10,000.00 security towards the construction costs of Oxford Street; and
  - b) the applicant entering into an agreement with the City to construct and install the required works and services by May 01, 2001 or forfeit to the City the amount secured under paragraph 2a) above;
3. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval;
4. Compliance with the requirements contained in the April 13, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
5. Compliance with the requirements contained in the April 02, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant.



1996 May 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 046351**      **CARRERA PROPERTIES**  
**1136 BRUNETTE AVENUE**  
**LOTS A, B & C PLAN 21635 DL 46 LD 36 GRP 1 PLAN 21635**

The Subdivision Committee approves the proposed consolidation shown on sketch 96 046351 SD, subject to the following:

1. Council's approval of a Road Exchange Bylaw;
2. Registration in the Land Title Office of a 3.5 metre wide statutory right-of-way along Brunette Avenue to provide for possible future road widening.

The Committee notes the following:

- a) Access to the site will be limited to the Begin Street frontage, not less than 30 metres from Brunette Avenue;
- b) Payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to issuance of any building permit.

**96 046851**      **ZEPHYR ENTERPRISES LTD.**  
**(8-4441B)**      **195 SCHOOLHOUSE STREET**  
**LOT 7 DL 47 GP 1 NWD PLAN 9286**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 046851 SD, subject to the following:

1. Council's approval of a Development Variance Permit which varies the minimum right-of-way width for the proposed Lucille Starr Drive extension, the minimum industrial lot size, and the required additional 3.5 metre setback along Schoolhouse Street, prior to final approval;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Schoolhouse Street, Lucille Starr Drive and Myrnam Street to the standards of the Subdivision Control Bylaw No. 2038, except as varied under Item 1. above;

1996 May 07  
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MEETING MINUTES

8-4441B cont'd/

- b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
  - c) registration in the Land Title Office of any necessary easements;
3. Compliance with the requirements contained in the July 04, 1994 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
  4. Council direction as to whether the 5% dedication of parkland or cash-in-lieu under Section 992 of the Municipal Act will be required, noting the Committee recommends dedication;
  5. Registration in the Land Title Office of a restrictive covenant in favour of the City which establishes a minimum 2.5 metre setback from the park boundary, assuming Council approval of dedication in No. 4. above;
  6. The applicant providing an updated environmental site assessment report to the satisfaction of the Leisure & Parks Services Department and the Environment Section of the Engineering Department, which provides a more detailed assessment of the proposed parkland area, prior to the City finalizing any recommendations to Council on possible dedication. The Committee notes that if the report identifies any need for remediation, the applicant will be responsible for this work;
  7. The applicant installing a 1.8 metre high black vinyl chainlink fence along the proposed park boundaries, to the satisfaction of the Leisure & Parks Services Department;
  8. Payment of any delinquent, outstanding and estimated 1996 taxes, prior to final approval.

The Committee notes the following:

- a) Access to the proposed western lot will be restricted to Lucille Starr Drive only;
- b) The payment of Development Cost Charges will be required prior to issuance of any building permit.



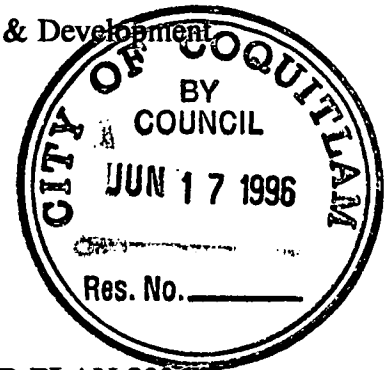
**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

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A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, May 22, 1996 in the Planning Department Committee Room, with the following persons present:

Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



96 044435

**EVANGEL CHURCH**

**1294 JOHNSON STREET**

**LOT B SECTION 10 TWP 39 EXCEPT 82089 NWD PLAN 80264**

The Subdivision Committee approves the plan to establish required road dedication and rights-of-way shown on sketch 96 044435 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) cash payment for the future construction of the future local road and pedestrian walkway along the western boundary, prior to final approval;
  - b) registration in the Land Title Office of any necessary easements, including an easement to provide for drainage of the future subdivision to the north;
2. Registration in the Land Title Office of a statutory right-of-way in favour of the City, to provide for the future lane system in the northwest corner of the property.

The Committee notes that the provision for servicing of the Walton and Johnson Street frontages must be provided for prior to issuance of any building permit.

1996 May 22  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 046874 RONALD AND ROSA ELLOWAY  
1539 PIPELINE ROAD  
PARCEL C (634271E) OF THE SOUTH ¼ OF LS 3 AND PARCEL B (634271E)  
OF THE S/E ¼ OF LS 4 EXCEPT FIRSTLY PARCEL A (REF PL 10466) AND  
ROAD SECONDLY PART SUBDIVIDED BY PLAN 10049 SECTION 24  
TOWNSHIP 39 NWD**

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The Subdivision Committee deferred the proposed subdivision shown on sketch 96 046874 SD, for the following:

1. Comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks;
2. The applicant securing written approval from the Simon Fraser Health Unit with regard to the proposed private sanitary sewer system;
3. Comments from the Leisure & Parks Services Department on possible parkland acquisition along the Coquitlam River.

The Committee notes the following:

- a) registration in the Land Title Office of a restrictive covenant to ensure the existing house and any future dwelling will connect to a sanitary sewer provided to the property line will be required;
- b) any future application for a building permit will be subject to all applicable fees under the building bylaw with regard to servicing.

**8-2365G DENNIS AND ELIZABETH RATCLIFFE  
3655 CROUCH AVENUE  
SUBDIVISION 6 SECTION 17 TOWNSHIP 40 EXCEPT PART SHOWN OF  
PLAN WITH BYLAW FILED NO. 35359 NWD**

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The Subdivision Committee deferred the proposed subdivision shown on sketch 8-2365G, for the following:

1. Comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks;
2. The applicant providing a detailed plan showing the exact location of the existing septic tank and septic field in relation to the proposed property lines.

The Committee notes that access to the existing house must be located within the newly created lot boundaries.



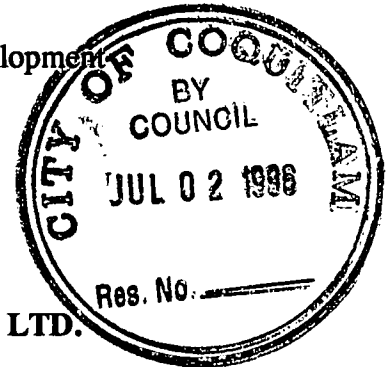
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Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 04, 1996 in the Planning Department Committee Room, with the following persons present:

- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic Technologist
- Dave Palidwor - Parks Planner
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



**8-4442B      POLYGON MARLBOROUGH HOUSE DEVELOPMENT LTD.  
3098 GUILDFORD WAY  
LOT 1 SECTION 11 TOWNSHIP 39 GROUP 1 PLAN LMP 20200**

The Subdivision Committee recommends that the Strata Title Approving Officer approve the amended Form E Phasing Declaration in relation to the proposed phased strata subdivision shown on sketch 8-4442B, subject to the following:

1. The applicant providing written approval from the existing Strata Corporation on the proposed amended Form E;
2. The Planning Department conducting a site inspection to determine whether the interim landscape treatment of the proposed Phase 2 and 3 area will be sufficient.

**96 047311      NEIL AND JULIE DINSDALE  
812 RUNNYMEDE AVENUE  
LOT 156 GROUP 1 DL 366 NWD PL 33780**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 047311 SD , subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Runnymede Avenue and the rear lane;

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SUBDIVISION COMMITTEE  
MEETING MINUTES

96 047311 cont'd/

- b) construction of additional utility connections for the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
  3. Payment of a Development Cost Charge for the one additional dwelling unit permitted to be constructed in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
  4. Payment of any delinquent, outstanding and current 1996 taxes, prior to final approval.

96 046698 CITY OF COQUITLAM  
(8-3511D) 3030 GORDON AVENUE  
PARCEL B DL 381 GP 1 REF PL 64662

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 046698 SD (8-3511D), subject to the following:

1. Council's approval of a Development Permit, as required by Policy H-1 of the Southwest Coquitlam - Town Centre Official Community Plan;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Gordon Avenue and Westwood Street to the standards of the Subdivision Control Bylaw No. 2038, for the full frontages of the property;
  - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
  - c) registration in the Land Title Office of any necessary easements.

1996 June 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 046698 cont'd/

The Committee notes the following:

- a. Access to the proposed eastern lot is to be limited to Gordon Avenue adjacent to the west property line;
- b. The payment of Development Cost Charges, a lot grading plan and a geotechnical report must be provided prior to the issuance of any building permit;
- c. The Greater Vancouver Water District has no objection to the construction of an asphalt parking area over their statutory right-of-way No. BE22661, as outlined in their letter dated May 04, 1995;
- d. The subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

96 047484     **LEO & WENDY VAN TONGEREN**  
(8-1969C)     **2003 COMO LAKE AVENUE**  
                 **LOT 12 DL 2 TWP 39 GRP 1 NWD PLAN 12542 EXC. PLAN 28790 & 70393**

The Subdivision Committee recommends that the Strata Title Approving Officer approve the proposed subdivision shown on sketch 96 047484 SD, subject to the following conditions:

1. The applicant applying for and securing a Tree Cutting Permit from Council to allow tree removal below the existing top of bank;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Como Lake Avenue to include the provision for a right-in/right-out access to the satisfaction of the Traffic Section of the Engineering Department;
  - b) registration in the Land Title Office of any necessary easements;

1996 June 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 047484  
(8-1969C) cont'd

3. The applicant submitting a detailed regrading and revegetation plan prepared by a Professional Engineer, with experience in geotechnical engineering which indicates:
  - a) the existing and proposed elevations ensuring adjacent properties are not affected by any regrading and soil removal;
  - b) the areas of cuts and fill;
  - c) the details of the "new slope" including required revegetation for slope stabilization;
  - d) site drainage;all to the satisfaction of the Permits & Licences Department;
4. The registration of a restrictive covenant which ensures that the recommendations outlined in the January 14, September 30 and October 12, 1993 HBT Agra Ltd. reports are met including the supervision of any earthworks and site grading by a Professional Engineer and restrictions on the placement and construction of buildings and structures in relation to the newly defined top of slope;
5. Prior to signing of the registerable bare land strata subdivision plans, the applicant providing the following:
  - a) a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering which states that all required earthworks and recommendations as outlined within the three geotechnical reports outlined in No. 4 above have been completed to their satisfaction;
  - b) an as-constructed plan of the newly defined slope;all to the satisfaction of the Permits & Licences Department;
6. The applicant providing a detailed landscape plan prepared by a landscape architect, for the proposed buffer area adjacent to the private access driveway, to the satisfaction of the Planning Director;



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SUBDIVISION COMMITTEE  
MEETING MINUTES

96 047484  
(8-1969C) cont'd/

7. The installation of a 1.22 metre high chain link fence along the newly defined top of slope, to the satisfaction of the Permits & Licences Department;
8. Submission of plans which indicate that the private road is designed and is capable of being constructed in accordance with the standards generally accepted as good engineering practice;
9. The applicant submitting a site development security to ensure that the above noted fencing, landscape buffer and private road have been installed to the satisfaction of the Planning Director. The applicant should also provide a cost estimate for the above noted works in order to determine the required security;
10. The installation of "no parking" signs along the private access driveway to the satisfaction of the Planning Department;
11. Registration of a restrictive covenant indemnifying the City against any liability in regard to possible slope failure to the satisfaction of the City Solicitor which was undertaken to be provided by the applicant's consultant;
12. Registration of a restrictive covenant to ensure that two accessory off-street parking spaces and two visitor parking spaces are provided for on each strata lot;
13. Registration of an easement to provide for a turnaround for garbage/fire trucks, in a location acceptable to the Fire Department and the Engineering Department;
14. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
15. Payment of any delinquent, outstanding and current 1996 taxes, prior to final approval;
16. The requirements of Section 992 of the Municipal Act, noting the owner shall pay to the City an amount that equals the market value of 5% of the land being subdivided as required by Council;

1996 June 04  
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MEETING MINUTES

96 047484  
(8-1969C) cont'd/

17. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine the market value in relation to No. 16 above. The fee should be submitted to the Planning Department with the submission of servicing drawings which should include a servicing cost estimate;
18. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

96 045399 **TOTOVIC, HIGHAM, CERNOVEC**  
(8-4448) **623, 625 AND 627 THOMPSON AVENUE**  
**LOT 154 PL 54923 LOTS 158 & 159 PL 56003 ALL IN DL 106 GP 1 NWD**

The Committee reviewed a letter from the applicant dated May 27, 1996 which requests the elimination of the requirement for a right-of-way for access from the adjacent lots at 629 Thompson Avenue and/or 622 Chapman Avenue, subsequent to removal of an existing fence and shed which is apparently located partially on the road allowance. The Committee deferred comment for review by the City Approving Officer and the City Solicitor.

96 047351 **BRENDA BECK**  
**634 ROCHESTER AVENUE AND 388 RICHARD STREET**  
**LOT 271 DISTRICT LOT 3 PLAN 48570 GROUP 1 NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 047351 SD, for the following:

1. The Traffic Section of the Engineering Department to review access and parking requirements for the property at 388 Richard Street;
2. The Engineering Department to review drainage requirements and to report on the carport encroachment over the existing easement in favour of the City.

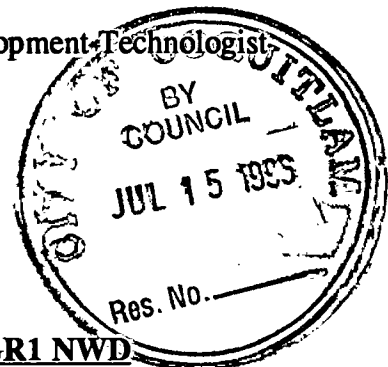
**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

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A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 18, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Chad Braley	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Tom Hawkins	-	Planning Assistant



**8-41250 MOLNAR ENTERPRISES INC.  
3085 PRIMROSE CRESCENT  
PART OF LOT 1 LMP 4018 SEC 11 TWP 39 GR1 NWD**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase 8 strata plans.

**96 047351 BRENDA BECK  
634 ROCHESTER AVENUE AND 388 RICHARD STREET  
LOT 271 DISTRICT LOT 3 PLAN 48570 GROUP 1 NWD**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 047351 SD, subject to the following:

1. Registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a restrictive covenant in relation to the existing carport located within statutory right-of-way plan 53861 and easement plan 48571 for storm and sanitary sewer purposes. The covenant will specify that the carport can remain on the understanding that any damage caused to the sewer lines as a result of the carport will be the responsibility of the owner and if the City requires access to the sewer lines, the owner will be responsible for removal of the carport at no cost to the City;
3. Payment of any delinquent, outstanding and current 1996 taxes, prior to final approval.

1996 June 18  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 047620 HIRVONEN HOMES LTD.  
1265 JOHNSON STREET  
LOT C DL 386 GP 1 NWD LMP**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 047620 SD , subject to the following:

1. Registration of the subdivision under file 8-4477C, prior to final approval;
2. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
3. Payment of any delinquent, outstanding and current 1996 taxes, prior to final approval.

The Committee notes that the existing house will require a new address, as a result of this subdivision.

**96 047700 LCY PROPERTY DEVELOPMENT CORPORATION  
630 PORTER STREET  
PARCEL A DL 356 GP 1 NWD PL EXP 27141 OF LOT 57 PLAN 25459**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 047700 SD, subject to the following:

1. The submission of an updated arborist report on the condition of all existing trees. The report to be supplemented by a detailed landscape plan prepared by a landscape architect as to the methods proposed for replanting of the disturbed areas including the understory of the trees which have been heavily pruned. The arborist report must also make recommendations as to protective fencing and take into consideration that the new driveway on the southern lot would be a maximum of 3.5 metres in width and be in a location and of a type which would cause the least disturbance to the existing vegetation and provide the maximum opportunity for replanting. All of the foregoing to be to the satisfaction of the Leisure & Parks Services Department;

1996 June 18  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 047700 cont'd/

2. The registration of a covenant which includes the arborist report and landscape plan referred to in Item 1. above. Furthermore, the covenant should make provision for the construction of protective fencing prior to *any* on site works being carried out, including existing house removal or new construction taking place;
3. The registration of a restrictive covenant which would require that all construction activity on the southern lot utilize the existing northern driveway until such time as the works are completed, at which time the City would consider removal of the covenant;
4. Registration in the Land Title Office of a restrictive covenant which provides for the following:
  - a) limits the placement of any new buildings and structures to a building envelope to be determined by the Planning Department;
  - b) limits the maximum height of any new buildings and structures which would be no higher than the elevation of the existing house at 624 Porter Street, to be confirmed by a BC Land Surveyor;
  - c) the applicant submitting concept plans which demonstrates the required objectives referred in a) and b) above, to the satisfaction of the Planning Director;
  - d) prior to building permit issuance, the building permit plans submitted must comply with the concept plans referred in c) above, to the satisfaction of the Planning Director;
  - e) at the time of framing inspection, the framed house must comply with the building permit plans as well as all other applicable bylaws to the satisfaction of the Planning Director and the Permits & Licences Director;
5. The submission of a refundable security in the amount of \$10,000.00 per lot to ensure compliance with the terms of the covenants on tree preservation, use of the existing access, replanting of the areas to be landscaped or any areas which were damaged during construction and house construction are all completed in a satisfactory manner;

1996 June 18  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 047700 cont'd/

6. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) cash payment for the future construction of Porter Street to the standards of the Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
7. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition, including the removal of the existing pool;
8. Payment of any current, delinquent, or outstanding taxes prior to final approval;
9. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).



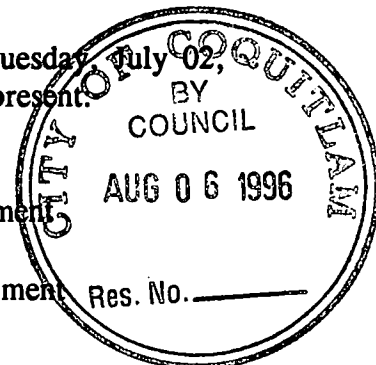
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Mayor L. Sekora

## SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 02, 1996 in the Planning Department Committee Room, with the following persons present:

- |                   |   |  |
|-------------------|---|--|
| Catherine Mohoruk | - | Traffic Technologist                     |
| Lorne Scott       | - | Supervisor - Subdivision & Development   |
| Jason Cordoni     | - | Site Grading Technician                  |
| Mike Nihls        | - | Assistant Director - Parks & Environment |
| Neil Maxwell      | - | Planning Assistant                       |



96 046874

**MR. & MRS. ELLOWAY  
1539 PIPELINE ROAD**

**PARCEL B (634271E) S¼ LS 4, SEC. 24, TP. 39, EXCEPT: FIRSTLY; PARCEL 'A' (REFERENCE PLAN 10466) AND ROAD SECONDLY: PART SUBDIVIDED BY PLAN 10049, NWD**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 046874 SD, subject to the following:

1. Payment of any delinquent outstanding and current 1996 taxes prior to final approval;
2. Registration in Land Titles Office of restrictive covenants to achieve the following:
  - a. The requirements contained in the June 29, 1996 letter from the Fish and Wildlife Branch of the Ministry of Environment;
  - b. A "Safe Harmless" covenant in favour of the City in the event of future flooding over both parcels;
  - c. Any requirements of the Water Management Branch or the Ministry of the Environment noting that their letter of approval has not yet been received.
3. A right-of-way in favour of the City of Coquitlam for public access purposes for a future trail within the western 2.5 meters of the Fish and Wildlife covenant area described in item 2a above.

1996 July 02  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 046874 cont'd/

4. The applicants demonstrating to the satisfaction of the City Engineer where the existing and proposed accesses are to be located noting that if the access to the southern lot is over the northern site, a reciprocal access agreement and covenant will be required.

The Committee also notes the following:

- a. Any future application for a building permit on the southern lot will be subject to compliance with the requirements of the Simon Fraser Health Unit in regards to the private sanitary sewer system and that the building permit would be subject to all applicable fees under the Building Bylaw in regards to the provision of servicing for Pipeline Road.
- b. The future home on the southern lot must meet the Zoning Bylaw requirements for setbacks and flood elevations from the Coquitlam River being 30.0 meters from the natural boundary of the river and the underside of any habitable floor area being no less than 0.6 meters above the 200 year flood elevation.

96 044461 **MR. & MRS. S. THOMPSON  
MR. & MRS. M. MATTHEW  
1988 - 1998 CAPE HORN AVENUE  
LOT 84, D.L. 63, GP. 1, NWD, PLAN 32080 and LOT 3, EXCEPT PLAN  
32080, D.L. 63, TP. 1, NWD, PLAN 13516**

The Subdivision Committee, after reviewing the various reports and surveys, continues to defer the proposed subdivision shown on sketch 96 044461 SD for the following:

1. A plan which demonstrates physical access to both lots including provision of an adequate turn around area noting that the maximum driveway grade is 15%. The plan must be accompanied by a detailed geotechnical report which assesses the potential impact of the driveways, cut and fill areas and any retaining walls may have on the cut slopes of both Brunette Avenue and the Loughheed Highway.
2. Clarification from the author of the geotechnical report dated 1996 05 24 as to the siting requirements in paragraph 4.0 for both lots as there appears to be a discrepancy between that information and the cross-section drawing provided by the civil engineer.



1996 July 02  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 044461 cont'd/

3. The applicants demonstrating that an adequate building envelope meeting Zoning Bylaw standards can be achieved on both parcels.

96 048081 **CITY OF COQUITLAM**  
**ALLARD STREET AND RODERICK AVENUE**  
**LOTS 5 & 6, D.L. 45, GP. 1, NWD, PLAN 2726**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 048081 01 SD subject to the applicants registering a no-build covenant on the proposed new lot.



Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 16, 1996 in the Planning Department Committee Room, with the following persons present:

Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Site Grading Technician
Dave Palidwor	-	Park Planner
Chad Braley	-	Subdivision Development Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

96 048225

**PING CHANG & HUI MEI CHEN**  
**637 CHAPMAN AVENUE**  
**LOT 132, D.L. 106, GRP. 1, NWD, PLAN 34800**



The Subdivision Committee approves the proposed subdivision shown on sketch 96 048225 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) construction of Chapman Avenue and the lane to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of an additional water, sanitary and storm sewer connection for the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge in the amount of \$7,209 (Transportation Charge - \$3,349; Parkland Charge - \$3,860);
4. Payment of any current, delinquent, or outstanding taxes prior to final approval.

1996 July 16  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 043758      MR. & MRS. G. SARAN  
(8-4429B)      1284 OXFORD STREET  
                    LOT 6, SEC. 12, TWP 39, NWD, PL. LMP 18855

The Subdivision Committee reapproves the proposed subdivision shown on sketch 96 043758 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of any outstanding works along Oxford Street, to the standards of the Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
2. The applicant installing a temporary fence along the existing covenant boundary (BH32655), to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval, to the satisfaction of the Permits & Licences Department;
3. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, to the satisfaction of the Permits & Licences Department;
4. The removal of all building and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
5. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.



T-1

**SUBDIVISION COMMITTEE MEETING MINUTES**

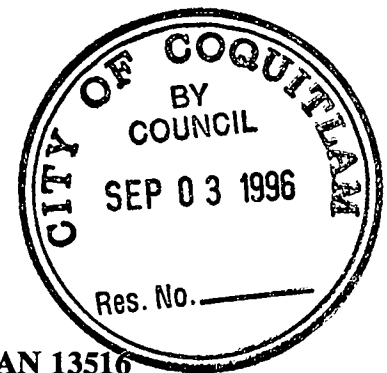
Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, August 07, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Assistant Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Jason Cordoni	-	Site Grading Technician
Tom Hawkins	-	Planning Assistant

96 044461

**S. & C. THOMPSON and M. & L. MacMILLAN  
1988-1998 CAPE HORN AVENUE  
LOT 84 DL 63 GP 1 NWD PLAN 32080 AND  
LOT 3 EXCEPT PLAN 32080 DL 63 GP 1 NWD PLAN 13516**



The Subdivision Committee approves the proposed subdivision shown on sketch 96 044461 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) cash payment for the future construction of Cape Horn Avenue to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, sanitary and storm sewer connections to the newly created lots;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicant applying for and securing a Development Variance Permit from Council to delete the servicing requirements along the Brunette Avenue frontage;
3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;

1996 August 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 044461 cont'd/

4. Physical construction of the proposed driveway and hammerhead on both lots including the provision of curbing and a guard rail on the south side of said driveway, prior to final approval;
5. Registration in the Land Title Office of an access easement over the above noted driveway, to provide physical access to the proposed eastern lot;
6. The applicant providing detailed regrading plans to the satisfaction of the Permits & Licences Department, noting that the two proposed lots must be regraded to a maximum 15% and any retaining wall construction associated with the subdivision must be constructed prior to final approval. The Committee also notes that the rear yard areas should not contain slopes in excess of 5% for a minimum distance of 6 metres;
7. Removal of the existing pond and landscape features located on the western lot, to the satisfaction of the Permits & Licences Department;
8. Registration in the Land Title Office of a "no build" covenant for the proposed eastern lot, which would restrict buildings within the hammerhead driveway;
9. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
10. Payment of any current, delinquent or outstanding taxes prior to final approval.

96 045399  
(8-4448)

**TOTOVIC, HIGHAM, CERNOVEC**  
**623, 625 AND 627 THOMPSON AVENUE**  
**LOT 154 PL 64923 LOTS 158&159 PL 56003 ALL IN DL 106 GP1 NWD**

In response to the letter from the applicant dated May 27, 1996, and after reviewing a plan showing improvements prepared by the City Land Surveyor, the Approving Officer asked whether the Committee supports the plan to eliminate the requirement for a right-of-way for access from the adjacent lots at 629 Thompson Avenue and/or 622 Chapman Avenue, subject to the removal of the existing shed and its footings located at 629 Thompson Avenue. This shed or replacement shall be sited not less than 4.25 metres from the north property line and 1.2 metres from the east or west property lines. The Subdivision Committee defers comment on this issue until receiving further advice and input from the City Solicitor.

1996 August 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 048510      CITY OF COQUITLAM  
(8-3633E)      2668 DELAHAYE DRIVE  
                  LOT B SECTION 10 TWP 39 PLAN 77245

The Subdivision Committee approves the proposed subdivision shown on sketch 96 048510 SD , subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Delahaye Drive and all internal roads, to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, sanitary and storm sewer connections for the newly created lots;
  - c) registration in the Land Title Office of any necessary easements, including any necessary drainage rights-of-way through adjoining properties;
2. The applicant providing, to the satisfaction of the Permits & Licences Department, regrading plans which demonstrate:
  - a) road slope works in plan;
  - b) existing and proposed final contours;
  - c) any necessary earth retaining structures;
  - d) by way of cross sections at regular intervals, existing and final ground profile, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a usable finally graded state and integrated into potential development on adjacent lots, noting that the rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 metres;
3. The applicant providing an arborist report which addresses potential tree retention in conjunction with the subdivision, as required by Council Resolution 573, 1991;

1996 August 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 048510 cont'd/

4. Payment of a Development Cost Charge for the 23 additional lots to be created in the amount of \$165,807.00 (Transportation Charge - \$77,027.00; Parkland Charge - \$88,780.00);
5. The requirements of Section 992 of the Municipal Act, noting the owner of the land being subdivided shall, at the option of Council:
  - i) provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council; or
  - ii) pay to the City an amount that equals 5% of the market value of the land being subdivided;
6. The applicant obtaining an independent appraisal to determine the market value in relation to No. 5.(ii) above, if Council chooses this option.

96 048639  
(8-2365)

**DENNIS AND ELIZABETH RATCLIFFE**  
**3655 CROUCH AVENUE**  
**SUBDIVISION 6 SECTION 17 TOWNSHIP 40 EXCEPT PART**  
**SHOWN OF PLAN WITH BYLAW FILED NO. 35359 NWD**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 048639 SD, subject to the following:

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

1996 August 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 048639 cont'd/

3. Compliance with the requirements contained in the August 24, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks;
4. Registration in the Land Title Office of an access easement over the existing driveway to provide legal access to the proposed western lot;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge - \$2,760.00; Parkland Charge - \$3,860.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

96 048642 **YEOW-LEE CHAN AND HUA GEK NGOW**  
**1940 JASPER COURT**  
**LOT 2 DL 358 GROUP 1 NWD PLAN 72313**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 048642 SD, subject to the following:

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



1996 August 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 048642 cont'd/

3. Compliance with the requirements contained in the April 10, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
4. Registration in the Land Title Office of a restrictive covenant which outlines the recommendations in the United Pacific Geotechnical Engineering Ltd. report dated September 07, 1995 for this property;
5. The removal of all buildings and structures, including the pool, prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition. The Committee requires receipt of a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined in the above noted geotechnical report in relation to the pool removal has been completed to their satisfaction;
6. The applicant removing the existing asphalt pavement which borders the proposed southern lot and the property at 1930 Jasper Court, to the satisfaction of the Engineering Department;
7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
8. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.

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

1996 August 07  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 048837    **HENDERSON CIVIC CENTRE LTD.**  
**1151 PINETREE WAY**  
**LOT 2 DL 384A GRP 1 NWD PLAN 85929**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 048837 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Pinetree Way, Heffley Crescent and Lincoln Avenue, to the standards of the Subdivision Control Bylaw No. 2038, except as supplemented by Development Permit DP-57-91 and Development Variance Permit DVP-54-93;
  - b) construction of individual and separate service connections to each proposed lot;
  - c) the installation of traffic signals and the provision for pedestrian crossings to the satisfaction of the Traffic & Transportation Section of the Engineering Department;
  - d) registration in the Land Title Office of any necessary easements as required by the Engineering Department and the City Solicitor;
2. The applicant satisfying the Permits & Licences Department as to Building Code implications with the creation of the proposed internal lot lines through the development;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the payment of Development Cost Charges must be provided for prior to issuance of any building permit.

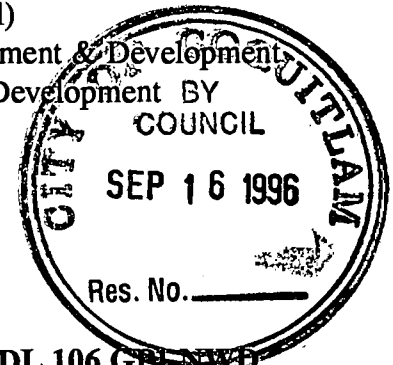


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Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 20, 1996 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director (for partial)
Rosa Telegus	-	Assistant Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development BY
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Tom Hawkins	-	Planning Assistant



96 045399  
(8-4448)

**TOTOVIC, HIGHAM, CERNOVEC  
623, 625 AND 627 THOMPSON AVENUE  
LOT 154 PL 64923 LOTS 158&159 PL 56003 ALL IN DL 106 GRNWD**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 045399 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Nicola Avenue and Thompson Avenue;
  - b) registration of any necessary easements;
  - c) physical construction of water, storm and sanitary sewer connections for the newly created lots;
2. The removal of the existing shed and its footings located in the northwest corner of the property at 629 Thompson Avenue. Any shed shall be sited not less than 4.25 metres from the north property line and 1.2 metres from the east or west property lines;
3. The applicant installing "no parking" signs along Nicola Avenue to the satisfaction of the Fire Department;
4. Payment of a Development Cost Charge for each of the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
5. Payment of any delinquent or outstanding taxes and 1996 taxes, prior to final approval on all three existing parcels.

1996 August 20  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 049131**      **GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT**  
**(8-4320I)**      **1001 UNITED BOULEVARD**  
                  **PCL 1 (REF PL 49372) OF PCL 'D' PL 4724**  
                  **S & E PL 85537 DL 16 GR 1 NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed lease area shown on sketch 96 049131 SD, subject to the applicant constructing the existing access driveway through the site to a 6 metre wide asphalt standard, to the satisfaction of the Engineering Department.

**96 048939**      **DOUBLE ALPHA HOLDING CORPORATION**  
                  **1410 PARKWAY BOULEVARD**  
                  **LOT F SECTION 15 TOWNSHIP 39 NWD LMP 18245**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 048939 SD, for the applicant to provide a detailed regrading plan which identifies any necessary earth retention structures associated with the subdivision, to the satisfaction of the Permits & Licences Department.

**8-4200E**        **CITY OF COQUITLAM**  
                  **2986 GUILDFORD WAY**  
                  **LOT A & B DISTRICT LOT 386 LMP 25615**

The Subdivision Committee approves sketch 8-4200E, subject to Council's approval of a Road Exchange Bylaw.

The Committee notes that several Subdivision Committee members raised concerns relative to the provision of Burlington Drive within a statutory right-of-way, as opposed to road dedication. This is due to the fact that BC Hydro and BC Gas prefer to have their services located within a road allowance.

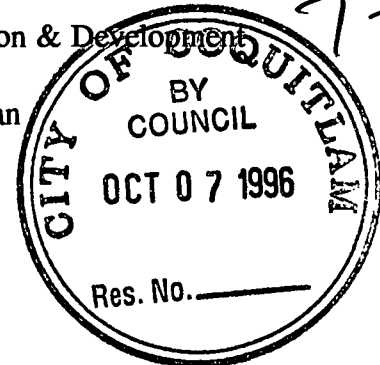


Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, September 04, 1996 in the Planning Department Committee Room, with the following persons present:

- |                   |   |  |
|-------------------|---|--|
| Lorne Scott       | - | Supervisor - Subdivision & Development |
| Catherine Mohoruk | - | Traffic Technologist                   |
| Jason Cordoni     | - | Site Grading Technician                |
| Neil Maxwell      | - | Planning Assistant                     |
| Tom Hawkins       | - | Planning Assistant                     |



**96 046698**  
**(8-3511)**  
**CITY OF COQUITLAM**  
**3030 GORDON AVENUE**  
**PARCEL B DL 381 GP 1 REF PL 64662**

The Subdivision Committee declines the proposed subdivision shown on sketch 96 046698 01 SD, since the proposed access on the easterly lot would be located too close to the intersection of Westwood Street and Gordon Avenue.

**96 046698**  
**(8-3511)**  
**CITY OF COQUITLAM**  
**3030 GORDON AVENUE**  
**PARCEL B DL 381 GP 1 REF PL 64662**

The Subdivision Committee approves the proposed subdivision on sketch 96 046698 02 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Gordon Avenue and Westwood Street to the standards of the Subdivision Control Bylaw No. 2038, for the full frontages of the property;
  - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
  - c) registration in the Land Title Office of any necessary easements.

The Committee notes the following:

1996 September 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 046698 cont'd/

- a. Access to the proposed eastern lot is to be limited to Gordon Avenue adjacent to the west property line;
- b. The payment of Development Cost Charges, a lot grading plan and a geotechnical report must be provided prior to the issuance of any building permit;
- c. The Greater Vancouver Water District has no objection to the construction of an asphalt parking area over their statutory right-of-way No. BE22661, as outlined in their letter dated May 04, 1995;
- d. The subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

96 048939 **DOUBLE ALPHA HOLDING CORP.**  
**1410 PARKWAY BOULEVARD**  
**LOT F SEC 15 TWP 39 NWD PLAN LMP 18245**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 048939 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) construction of sanitary, storm sewer and water service connections to each individual lot;
  - b) registration in the Land Title Office of any necessary easements;
2. The applicant constructing the access driveway to the easterly property, noting that this will require the construction of a side by side left-hand turn bay within Parkway Boulevard, the removal of the existing median within Parkway Boulevard and the installation of a traffic signal at the intersection of Johnson Street and Parkway Boulevard;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

1996 September 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 048939 cont'd/

The Committee notes that the applicant must provide a detailed regrading plan which identifies any necessary earth retention structures, prior to the issuance of any building permit on either of the resulting parcels.

96 049287 **OXFORD STREET HOLDINGS LTD.**  
**206 LEBLEU STREET**  
**LOT 13 EXCEPT PART DEDICATED AS ROAD**  
**ON REF PLAN 56681 DL 45 & 16 GP 1 NWD PLAN 5784**

The Subdivision Committee approves the plan to establish site boundaries and required rights-of-way as shown on sketch 96 049287 SD.

96 049359 **JOHN AND SHARON GUSHUE**  
**2959 STARLIGHT WAY**  
**LOT 27 BLOCK 17 DL 374 GRP 1 NWD PLAN 16613**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 049359 SD for the Planning Department to write and seek comments from the adjacent property owners.

96 049691 **DOUBLE ALPHA HOLDING CORPORATION**  
(8-4486) **PARCEL 7L WESTWOOD PLATEAU**  
**LOT L SEC 23 TWP 39 NWD PLAN LMP 17172**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4486, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of the internal road to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
2. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;

1996 September 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 049691  
(8-4486)

cont'd/

3. Registration in the Land Title Office of a maximum yield covenant to be registered against the proposed townhouse parcel (Lot 25) limiting the maximum number of dwelling units to ten. The registration of this covenant would allow the discharge of the existing maximum yield covenant No. BH217436 for this block parcel only;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that subsequent to the registration of the subdivision plan, a discharge of the existing design review covenant no. BH217427 on proposed Lots 1 through 24 will be required.

96 049710  
(8-4461)

**DOUBLE ALPHA HOLDING CORP.  
PARCEL 7A WESTWOOD PLATEAU  
LOT A SEC 23 TWP 39 NWD PLAN LMP 17171**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 049710 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of the internal roads and the two northern walkways to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, sanitary and storm sewer connections to the newly created lots;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicant to provide a concept plan for the southern pedestrian walkway to the satisfaction of the Leisure & Parks Services Department, noting that the walkway will be required to be lighted and constructed by the applicant;
3. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the toe of slope as required by Section 519 of the Zoning Bylaw;



1996 September 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 049710  
(8-4461)

cont'd/

4. The applicant to complete the tree removal and replanting in relation to the recommendations outlined in the arborist report prepared by Susan M. Murray dated May 08, 1995, to the satisfaction of the Leisure & Parks Services Department;
5. The applicant to submit a security in the amount of \$30,000.00 to ensure the completion of the works required by the above noted arborist report;
6. The applicant installing a 1.8 metre high chain link fence along the west boundary of the subdivision to the satisfaction of the Leisure & Parks Services Department;
7. The applicant installing a temporary protective fence along the west boundary of the required interceptor drainage ditch to the satisfaction of the Leisure & Parks Services Department;
8. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations in relation to road construction and residential foundation design, to the satisfaction of the Engineering and Permits & Licences Departments;
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

96 049711  
(8-4460)

**WESBILD HOLDINGS LTD.  
PARCEL 7K WESTWOOD PLATEAU  
LOT K SEC 23 TWP 39 NWD PLAN LMP 17172**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 049711 SD, subject to the following:

1. The provisions of the Westwood Plateau Development Agreement dated 1988-08-18, along with any existing and subsequent amendments to said Agreement prior to final approval, including:
  - a) the registration in the Land Title Office of a design review covenant for both block parcels as required by Section 3.07 of the Agreement;

1996 September 04  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 049711  
(8-4460)

cont'd/

- b) the registration in the Land Title Office of a maximum yield covenant for the proposed townhouse block parcel limiting the maximum number of dwelling units to 22, as required by Section 3.10 of the Agreement;
  - c) the applicant providing all of the provisions of the Development Agreement to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
    - a) physical construction of any outstanding works on Plateau Boulevard to the standards of the Subdivision Control Bylaw No. 2038;
    - b) construction of water, sanitary sewer and storm sewer connections to the newly created block parcels;
    - c) registration in the Land Title Office of any necessary easements;
  3. Registration in the Land Title Office of a reciprocal access agreement required for the proposed commercial block parcel and Parcel 7K;
  4. Registration in the Land Title Office of a restrictive covenant which would allow bare land strata subdivision subject to meeting certain conditions including requirements for a Development Variance Permit, performance security and a replacement covenant;
  5. Payment of any current, delinquent or outstanding taxes prior to final approval.



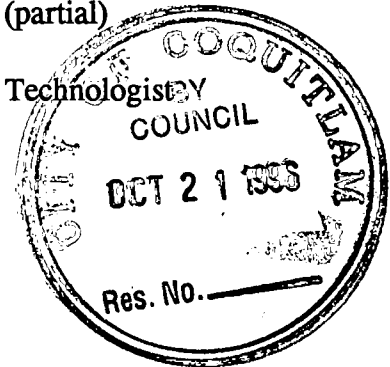
**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 17, 1996 in the Planning Department Committee Room, with the following persons present:

- Deb Day - Planning Director
- Rosa Telegus - Asst City Engineer - Development
- Mike Iviney - Engineering Technologist (partial)
- Catherine Mohoruk - Traffic Technologist
- Chad Braley - Subdivision Development Technologist
- Tom Hawkins - Planning Assistant

T-2



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

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 043949 SD, subject to the following:

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

1996 September 17  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 043949 cont'd/

6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993 and March 01, 1994 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires an approval under Section 7 of the Water Act to work in and around Hockaday Creek;
8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Written confirmation that the above noted fence has been installed to the satisfaction of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
10. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
11. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
12. Payment of any current, delinquent or outstanding taxes prior to final approval;
13. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks;
14. The requirements of Section 992 of the Municipal Act noting the owner shall pay to the City an amount that equals 5% of the market value of the land being subdivided, as required by Council;

1996 September 17  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 043949 cont'd/

15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

**96 049540 CRANE CANADA INC.  
225 NORTH ROAD  
PARCEL C (REF PL 12509) BLK 30, 63, 70 TO 73  
PL 874 PORTION OF DL 1 PL 14356F**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 049540 SD, for the following:

1. Comments from the City Approving Officer in relation to site servicing and the proposed access easement;
2. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks and the Department of Fisheries & Oceans Canada;
3. The Leisure & Parks Services Department to conduct a site investigation;
4. Comments from the Traffic & Transportation Section of the Engineering Department;
5. Comments from BC Transit in relation to a potential future LRT alignment which may affect the site;
6. The applicant providing a copy of the landfill closure report, to the satisfaction of the Environment Section of the Engineering Department. In addition, an updated report which confirms that future Lot 1 meets the acceptable contamination levels for industrial use.

1996 September 17  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 049741     SIMONNE LEVESQUE  
                 949 QUADLING AVENUE  
                 LOT 12 DL 3 LD 36 GP 1 PLAN 23893 LANE CLOSURE**

The Subdivision Committee approves the proposed lane cancellation shown on sketch 96 049741 SD, subject to Council's approval of a Road Closure Bylaw.

The Committee notes that the applicant will be responsible for all associated costs including land registry fees, surveys, legal costs and any other disbursements.

**96 049768     WAYNE TULLIS  
                 2140 ELKHORN AVENUE  
                 LOT 61 DL 64 GP 1 PLAN 25560**

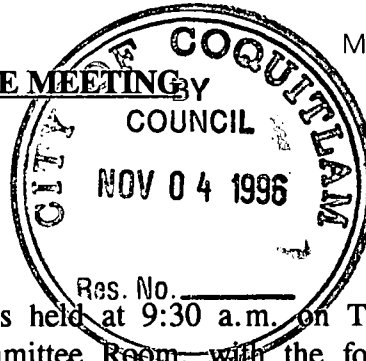
The Subdivision Committee deferred the proposed subdivision shown on sketch 96 049768 SD for the Planning Department to write and seek comments from the adjacent property owners.



Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES



A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 08, 1996, in the Planning Department Committee Room, with the following persons present:

- Deb Day - Planning Director
- Rosa Telegus - Engineer - Environment & Development
- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic Technologist
- Dave Palidwor - Parks Design Technician
- Jason Cordoni - Site Grading Technologist
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant

**96 049131    GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT**  
**1001 UNITED BOULEVARD**  
**PCL 1 (REF PL 49372) OF PCL D PL 4724 S&E PL 85537 DL16 GR1 NWD**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed lease area shown on sketch 96 049131 SD, subject to the applicant paving the existing access driveway from United Boulevard through to the proposed entrance of the golf course, to a 6 metre wide standard, to the satisfaction of the Engineering Department.

The Committee notes that an easement will be required over the Domtar lands to provide for underground servicing to United Boulevard, prior to issuance of any building permit.

96 049800    **DOUBLE ALPHA HOLDING CORPORATION**  
**2561 PANORAMA DRIVE (PARCEL 6A)**  
**LOT A SEC 15 TWP 39 NWD PLAN LMP 9891**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 049800 SD, for the following:

1. The applicant submitting a servicing concept to the satisfaction of the Subdivision & Development Section of the Engineering Department, noting that retaining walls will not be permitted within utility rights-of-way;
2. The applicant providing a plan which identifies the location of driveway on the cul-de-sac lots to the satisfaction of the Traffic Section of Engineering Department. The Committee notes that the large cul-de-sac on road B is unacceptable and should be redesigned;
3. The applicant providing a report which demonstrates that the existing off-site utilities are sufficient to handle additional capacity, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
4. The applicant modifying the lotting layout, in particular along Hoy Creek, to provide all lots with a rear yard area with slopes not to exceed 5 percent for a minimum distance of 6 metres. The Committee notes that retaining walls may not be located within the existing setback covenant;
5. The applicant providing east/west cross sections on all proposed pedestrian walkways, to the satisfaction of the Leisure & Parks Services Department;
6. The applicant providing a plan which demonstrates how surface drainage will be handled, to the satisfaction of the Permits & Licences Department;
7. The Permits & Licences Department to review and comment on the recently submitted regrading plans;
8. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks.



1996 October 08  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 049939     **ANTUN AND JELICA PERIC**  
(8-4434)       **428 FAIRWAY STREET**  
                  **REM 139 (EXCEPT PLAN 58134) DL 1 & 16 GP 1 NWD PLAN 30445**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 049939 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) cash payment for the future construction of Fairway Street to the standards of the Subdivision Control Bylaw No. 2038;
  - b) registration in the Land Title Office of any necessary easements;
  - c) payment of water, sanitary sewer and storm sewer connections;
2. Registration in the Land Title Office of a restrictive covenant which outlines the recommendations in the arborist's report prepared by Dunster & Associates dated May 20, 1994, and identifies a covenant boundary to ensure tree retention in keeping with the plan entitled "428 Fairway Street" received August 09, 1994 in the Planning Department;
3. The applicant to install temporary protective fencing as required by the above noted arborist report, prior to any on-site construction activities to the satisfaction of the Leisure & Parks Services Department;
4. Payment of any current, delinquent or outstanding taxes prior to final approval;
5. Payment of Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

96 050291     **VINAY AND REKHA CHHATRE**  
                  **550 SUNSET AVENUE**  
                  **LOT 84 DL 1 LD 36 GP 1 NWD PL 30467**

The Subdivision Committee approves the proposed road cancellation shown on sketch 96 050291 SD, subject to the following:

1. Council approval of a Road Cancellation Bylaw;
2. Registration in the Land Title Office of a "no build" covenant to prevent building within 8.50 metres from the newly established Sunset Avenue property line.

1996 October 08  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 050343     **OLIVIERO HOLDINGS LTD., F. MARIN HOLDINGS LTD. & G. OLIVIERO**  
**1035 LOUGHEED HIGHWAY**  
**LOTS 4 & 5, BLK 5, PL 1531; PCL B, BLK 5 & 6, PL 1531 (EX PL**  
**63067); LT A, BLK 6, PL 1531 (EX PL 8027); LT 57, PL 28077; LT 64, PL**  
**39647; LT 68, PL 48189, PCL 1, 2, 3, 5 & 16, PL 76923; BLK A, B & C;**  
**LT 59, PL 33516, GP 1, NWD & PCL C, BLK 5, DL 16, PLAN 54249**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 050343 SD, subject to the following:

1. The applicant applying for and securing a Development Permit from Council to:
  - a) authorize the proposed subdivision;
  - b) defer the servicing requirements along the Adair Avenue frontage for the two northern lots; and
  - c) supplement the Subdivision Control Bylaw No. 2038 servicing requirements along the south side of Adair Avenue, with the Maillardville Streetscape and Pedestrian Bicycle Corridor Design Guidelines, approved by Council Resolution No. 1294 on October 03, 1994;
2. Council approval of a Road Exchange Bylaw;
3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Lougheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5m travel lanes, sidewalk and street lighting on the north side;
  - b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended for multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
  - c) registration in the Land Title Office of any necessary easements;

1996 October 08  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 050343 cont'd/

- d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
- 5. Registration in the Land Title Office of a pedestrian right-of-way, extending east of the Adair Avenue cul-de-sac as shown more particularly on sketch 96 050343 SD;
- 6. Registration in the Land Title Office of a restrictive covenant to prohibit building on the two lots intended for multi-family residential use;
- 7. Registration in the Land Title Office of a design review covenant in favour of the City, to be registered against the three lots fronting the Lougheed Highway intended for Service Commercial use;
- 8. Compliance with the requirements contained in the April 12, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a restrictive covenant is required.
- 9. The applicant providing a \$12,000 compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;
- 10. Compliance with the requirements contained in the February 17, 1992 and October 25, 1993 letters from the Water Management Branch of the Ministry of Environment on the Lands & Parks, noting that the registration of a restrictive covenant is required;
- 11. The removal of all buildings and structures (except those located at 970 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
- 12. The applicant providing regrading plans to the satisfaction of the Permits & Licences Department;
- 12. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a) Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;

1996 October 08  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 050343 cont'd/

- b) The payment of Development Cost Charges will be required prior to issuance of any building permit;
- c) In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

96 050353 **ZAHIR KARIM**  
**557 CHAPMAN AVENUE**  
**LOT 6 DL 55 GP 1 NWD PLAN 15046**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050353 SD, for the following:

1. The applicant submitting a servicing concept to the satisfaction of the Subdivision & Development Section of the Engineering Department, which demonstrates the following:
  - a. construction of the half road cul-de-sac;
  - b. construction of a sidewalk along Chapman Avenue;
2. The applicant providing a lot grading plan to the satisfaction of the Permits & Licences Department;
3. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks, noting that the Fish & Wildlife Branch has indicated that they will consider reduction in covenant boundaries;
4. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, investigating soil and slope stability adjacent the Stoney Creek ravine in relation to the building setbacks, taking into account the above noted Fish & Wildlife covenant;
5. The applicant providing a survey plan certified correct, which demonstrates that all lots will contain the minimum rectangular 100m<sup>2</sup> building envelope taken into account other agency requirements.

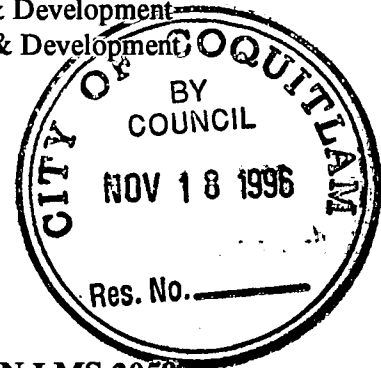


**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 22, 1996, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



**96 046701**     **POLYGON SILVER OAK HOMES LIMITED**  
**(8-4490)**     **1465 PARKWAY BOULEVARD**  
**PARCEL 1 EXCEPT PHASE ONE STRATA PLAN LMS 2058**  
**SECTION 16 TWP 39 NWD LMP 23733**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase II.

**96 048837**     **HENDERSON CIVIC CENTRE LTD.**  
**(8-4251)**     **1151 PINETREE WAY**  
**LOT 2 DL 384A GROUP 1 NWD PLAN 85929**

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

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

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

1996 October 22  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 049359     JOHN AND SHARON GUSHUE  
2959 STARLIGHT WAY  
LOT 27 BLOCK 17 DL 374 GP 1 NWD PL 16613**

The Subdivision Committee, after reviewing the responses from the adjacent property owners, recommends to the Approving Officer that this subdivision be declined under Section 86 of the Land Title Act, since the majority of the property owners canvassed have shown themselves to be opposed to the subdivision on the basis that it would injuriously affect the established amenities of the neighbourhood.

The Committee notes that the Approving Officer is not prepared to waive the perimeter ruling as set out in Section 7.04 of the Subdivision Control Bylaw No. 2038.

**96 049768     WAYNE TULLIS AND DENISE VISCOUNT  
2140 ELKHORN AVENUE  
LOT 61 DISTRICT LOT 64 GROUP 1 PLAN 25560**

The Subdivision Committee, after reviewing the responses from the adjacent property owners, identifying their concerns related to parking, house size and tree retention, deferred the proposed subdivision shown on sketch 96 049768 SD, for comments from the Approving Officer.

**96 050413     DOUBLE ALPHA HOLDINGS & CITY OF COQUITLAM  
2950 PANORAMA DRIVE  
LOT C LMP 19435 LOT D LMP 18245 LOT X PLAN 86685 ALL IN  
SECTION 15 TOWNSHIP 39 NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050413 SD, for the following:

1. The applicant demonstrating that the on-site access to Parkway Boulevard will be sufficient to accommodate the volumes of traffic proposed to be generated from the apartment project, to the satisfaction of the Traffic Section of the Engineering Department;
2. The applicant providing a concept plan which shows the future apartment location and demonstrates on-site circulation;

1996 October 22  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 050413 cont'd/

3. The applicant providing a cross section drawing of the proposed driveway in the north/south alignment, which indicates the proposed grade and the depth of fill to be located over the existing sanitary and storm sewer, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
4. Written approval from the Fire Department on the proposed driveway grade;
5. The City Solicitor to provide comments on the proposed public consultation process involved with the disposition of "open space" lands;
6. The applicant providing proof that an access easement over Parcel 4B has been secured;
7. The applicant submitting a landscaping concept for the proposed cut and fill slopes;
8. The applicant providing written approval from the Ministry of Environment, Lands & Parks, noting the driveway will be located within existing covenant areas.

The Committee notes that a tree cutting permit will be required as a condition of preliminary approval.

**96 050473 HOOSHANG AND JAMILEH ASKARIAN**  
**1510 and 1512 AUSTIN AVENUE**  
**LOT C LMP 13940 & REM 1 PLAN 11542 BOTH OF DL 110 GP 1 NWD**

The Subdivision Committee finds the subdivision shown on sketch 96 050473 SD, technically feasible noting that Council's approval of RS-3 zoning is required.

The Committee notes that the City is planning to construct new left-hand turn bays on Austin Avenue at Schoolhouse Street and therefore the proposed lots will be restricted to right-in/right-out access at that time. In addition, the provision of a joint access for two of the proposed lots will be required as a condition of preliminary approval.

1996 October 22  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 050576     **STAN AND BARBARA HOLTBY**  
                  **752 GATENSBURY STREET**  
                  **LOT C DL 365 LD 36 GROUP 1 PLAN 17251**

The Subdivision Committee recommends the declining of the proposed lane cancellation as shown on sketch 96 050576 SD, since the proposed cancellation will eliminate the potential extension of the existing lane system from the west.

96 050798     **POLYGON MARLBOROUGH HOUSE DEVELOPMENT LTD.**  
(8-4442)       **3098 GUILDFORD WAY**  
                  **LOT 1 SEC 11 TOWNSHIP 39 GROUP 1 PLAN LMP 20200**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase II strata plans.



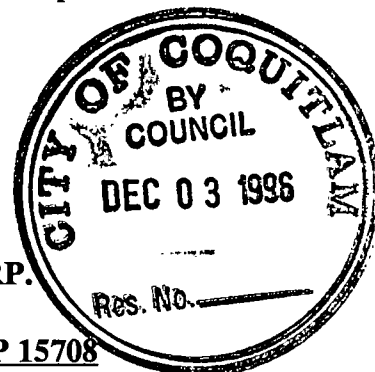


**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 05, 1996, in the Planning Department Committee Room, with the following persons present:

- |                   |   |  |
|-------------------|---|--|
| Lorne Scott       | - | Supervisor - Subdivision & Development |
| Catherine Mohoruk | - | Traffic Technologist                   |
| Dave Palidwor     | - | Parks Planner                          |
| Jason Cordoni     | - | Site Grading Technologist              |
| Scott Sheppard    | - | RCMP (Guest)                           |
| Neil Maxwell      | - | Planning Assistant                     |
| Tom Hawkins       | - | Planning Assistant                     |



8-4279 **INTERGULF DEVELOPMENT (DEERCREST) CORP.**  
**1470 JOHNSON STREET**  
**LOT A SECTIONS 14&15 TWP 39 NWD PLAN LMP 15708**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase 9.

96 050778 **DENNIS BRALIC**  
**1133 and 1137 CHARLAND AVENUE**  
**LOTS 5 & 6 DL 109 GP 1 NWD PL 11988**

The Subdivision Committee finds the proposed subdivision shown on sketch 96 050778 SD, technically feasible subject to Council's approval of RS-3 zoning.

96 050814 **PETER AND FAITH LEE**  
**1451 PIPELINE ROAD**  
**LOT D SECTION 13 TWP 39 NWD PL 14303**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050814 SD, for the following:

1. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks;
2. The applicant providing a servicing concept showing the location of driveway and letdowns on the proposed cul-de-sac, to the satisfaction of the Traffic & Transportation Section of the Engineering Department;
3. The applicant providing a plan which demonstrates on-site parking for all five proposed lots.

1996 November 05  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 050865 VERN NEUMANN  
1639 AUSTIN AVENUE  
LOT A EXCEPT PART SUBDIVIDED BY  
PLAN 27678 DL 357 GP 1 NWD PLAN 14820**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 050865 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) construction of water, sanitary and storm sewer connection to the newly created lot;
  - b) widening of the existing eastern driveway letdown, to a minimum 4.5 metre width;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing an on-site paved parking area and turnaround, prior to final approval, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
3. Registration in the Land Title Office of a 3.5 metre wide statutory right-of-way along Austin Avenue in favour of the City, to provide for future road widening;
4. The removal of the existing dwelling prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
5. Payment of a development cost charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

1996 November 05  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 101128 CITY OF COQUITLAM  
2647 AUSTIN AVENUE  
LOTS 28 & 29 DL 360 PL 1230;  
LOT 1 DL 360 LMP 11680 EXCEPT PCL C LMP \*\*\*\*  
PARCEL 1 EXCEPT PART SUBDIVIDED BY PL 78679, PART  
DEDICATED ROAD ON PLAN 85096, PARCEL B LMP \*\*\*\*  
DL 306 REF PL 71371 AND ROAD EXCHANGE**

The Subdivision Committee deferred the proposed road and park exchange shown on sketch 96 101128 SD, for the following:

1. The Traffic & Transportation Section of Engineering Department to determine the required corner cut radius at Austin Avenue and Mariner Way;
2. The Leisure & Parks Services and Engineering Departments to review the proposed park exchange areas in relation to future park development.

# COQUITLAM



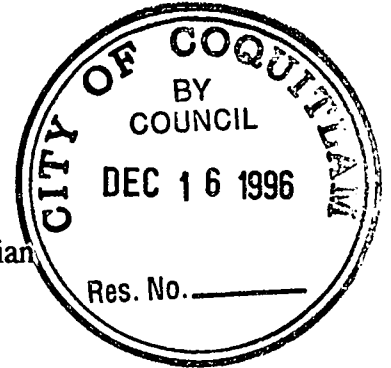
Mayor L. Sekora

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## SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 19, 1996, in the Planning Department Committee Room, with the following persons present:

- |                   |   |                                |
|-------------------|---|--------------------------------|
| Deb Day           | - | Planning Director              |
| Catherine Mohoruk | - | Traffic Technologist           |
| Dave Palidwor     | - | Parks Planner                  |
| Jason Cordoni     | - | Subdivision Technologist       |
| Ken McLaren       | - | Development Control Technician |
| Neil Maxwell      | - | Planning Assistant             |
| Tom Hawkins       | - | Planning Assistant             |



8-4279

### **INTERGULF DEVELOPMENT (DEERCREST) CORP.**

**1470 JOHNSON STREET**

**LOT 1 SECTIONS 14&15 TWP 39 NWD PLAN LMP 24161 (EXCEPT LMS 1222)**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase 10 strata plans.

The Committee notes that the final phase will not be approved until all outstanding issues with regard to visitor parking, retaining walls and drainage have been resolved to the satisfaction of the Planning and Permits & Licences Departments.

96 049800

### **DOUBLE ALPHA HOLDING CORPORATION**

**2561 PANORAMA DRIVE (PARCEL 6A)**

**LOT A SEC 15 TWP 39 NWD PLAN LMP 9891**

Due to the late submission of plans from the applicant, the Subdivision Committee was unable to provide comments at this meeting. The Committee therefore continues to defer the proposed subdivision shown on sketch 96 049800 SD, for the following:

1. Comments from the Subdivision & Development Section of the Engineering Department, on the recently submitted servicing concept and letter addressing the issue of capacity of off-site services;

1996 November 19  
SUBDIVISION COMMITTEE  
MEETING MINUTES

96 049800 cont'd/

2. The applicant removing the proposed median within Road A at Panorama Drive, since the median compromises the access to the first three lots. The road width in this area should be revised to 19 metres;
3. The applicant providing cross section drawings for proposed Lots 165 to 172 to demonstrate the grades from the roadway down to Noons Creek;
4. The applicant to provide the Committee with a schedule for the timing of construction for all retaining walls;
5. Comments from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that their comments are outstanding;
6. Comments from the Permits & Licences Department on the recently submitted lot grading plans.

96 050881

**POLYGON DEVELOPMENT 83 LTD.  
1681 SUGARPINE COURT (PARCEL 5F)  
LOT F SECTIONS 14 & 23 TWP 39 DL 6769 GP 1 NWD LMP 17171**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050881 SD, for the following:

1. Comments from the Planning and Engineering Departments on the proposed fee simple subdivision within the RT-2 Townhouse zone;
2. The applicant providing a preliminary road centre line design to the satisfaction of the Subdivision & Development Section of the Engineering Department;
3. The applicant providing a preliminary regrading plan which identifies the location of any retaining walls;
4. The applicant providing a servicing concept which identifies all driveway locations, to the satisfaction of the Traffic Section of the Engineering Department.

1996 November 19  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 050898      DOUBLE ALPHA HOLDING CORPORATION  
1825 PARKWAY BOULEVARD (PARCEL 8C)  
LOT C SECTION 23 TWP 39 NWD LMP 26645**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 050898 SD, subject to the following:

1. The applicant applying for and securing a Development Variance Permit from Council, which varies certain provisions of the Zoning Bylaw for an apartment use;
2. The applicant providing a plan which confirms that all existing driveway letdowns are within the proposed property lines;
3. The applicant providing a regrading plan, to the satisfaction of the Permits & Licences Department;
4. Council direction as to whether the 5 percent provision of parkland under Section 992 of the Municipal Act is required;
5. Council approval of cancellation of the existing design review covenant registered against the block parcel, while noting the applicant will be required to register a building scheme as a replacement to the covenant to provide for control of house siting, massing and exterior design;
6. Registration in the Land Title Office of a restrictive covenant which stipulates that two units must be constructed on each lot;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

**96 050899      DOUBLE ALPHA HOLDING CORPORATION  
2109, 2163, 2275 PARKWAY BOULEVARD (PARCELS 8J, 8N & 8P)  
LOTS J, N & P SECTION 23 TWP 39 NWD PLAN LMP 26646**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050899 SD, for the following:

1. The applicant to provide a servicing concept, including profiles for proposed storm and sanitary services and a plan which identifies access locations in relation to proposed lot lines, to the satisfaction of the Traffic and Subdivision & Development Sections of the Engineering Department;
2. The applicant providing an arborist report which identifies any potential danger trees along the park edge, to the satisfaction of the Leisure & Parks Services Department.

1996 November 19  
SUBDIVISION COMMITTEE  
MEETING MINUTES

**96 050934 HOBBS & SONS MANAGEMENT LTD.  
518-524 SMITH AVENUE  
LOT 3 NWD PL 11275; LOTS B&C NWD PL 10404 E98' OF LOT 10  
NWD PL 3967; ALL OF DL 7 LD 36 GP 1**

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The Subdivision Committee deferred the proposed consolidation shown on sketch 96 050934 SD, for the following:

1. The Planning Department to determine density and setback requirements if the proposed cul-de-sac is dedicated versus being within a statutory right-of-way;
2. The Engineering Department to determine whether additional lane dedication is required at the southwest corner of the subject property.

The Committee notes that public signage for the proposed pedestrian/bicycle right-of-way will be required as a condition of the Development Permit.

**96 101229 BEEDIE CONSTRUCTION CO. LTD.  
1200 OXFORD STREET  
LOT 26 PL 61475 SEC 12 & 13 TWP 39 GR 1 NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 101229 SD, for the Traffic & Transportation Section of the Engineering Department to provide comments regarding potential future arterial road alignments affecting the site.

Once the above has been determined, further information related to geotechnical matters may be required.

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

The Subdivision Committee recommends that the Strata Title Approving Officer approve the Form E and Phase 1 strata plans, subject to the following:

1. The City Solicitor providing comments on the draft Parking Stall Management Agreement submitted by the applicant;
2. The applicant amending the Form E Phasing Declaration by eliminating the reference to common facilities in Section (4) of Schedule B.

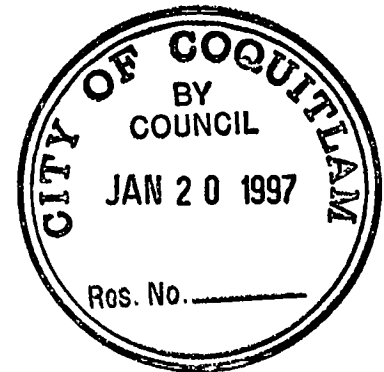


Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 03, 1996, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Sub. & Dev.
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Parks Planner
Jason Cordoni	-	Subdivision Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



**8-4103G HASEMAN INVESTMENT CORPORATION  
1217 BRUNETTE AVENUE  
LOT 2 BLK 5 DL 46 GROUP 1 NWD PL 85264**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase 6 strata plans.

**96 049800 DOUBLE ALPHA HOLDING CORPORATION  
2561 PANORAMA DRIVE (PARCEL 6A)  
LOT A SEC 15 TWP 39 NWD PLAN LMP 9891**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 96 049800 01 SD, for the applicant to redesign the proposed subdivision to comply with the density provisions of the Zoning Bylaw, to the satisfaction of the Planning Department.

**96 049710 DOUBLE ALPHA HOLDINGS CORP.  
CAMELBACK COURT (PARCEL 7A)  
LOT A SEC 23 TWP 39 NWD PLAN LMP 17171**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 049710 01 SD, subject to the following:

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



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96 049710 cont'd/

- b) construction of water, sanitary and storm sewer connections to the newly created lots;
  - c) registration in the Land Title Office of any necessary easements;
2. The applicant to provide a concept plan for the southern pedestrian walkway to the satisfaction of the Leisure & Parks Services Department, noting that the walkway will be required to be lighted and constructed by the applicant;
  3. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the toe of slope as required by Section 519 of the Zoning Bylaw;
  4. The applicant to complete the tree removal and replanting in relation to the recommendations outlined in the arborist report prepared by Susan M. Murray dated May 08, 1995, to the satisfaction of the Leisure & Parks Services Department;
  5. The applicant to submit a security in the amount of \$30,000.00 to ensure the completion of the works required by the above noted arborist report;
  6. The applicant installing a 1.8 metre high chain link fence along the west boundary of the subdivision to the satisfaction of the Leisure & Parks Services Department;
  7. The applicant installing a temporary protective fence along the west boundary of the required interceptor drainage ditch to the satisfaction of the Leisure & Parks Services Department;
  8. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations in relation to road construction and residential foundation design, to the satisfaction of the Engineering and Permits & Licences Departments;
  9. Payment of any current, delinquent or outstanding taxes, prior to final approval.

The Committee notes that the Traffic & Transportation Section of the Engineering Department will be reviewing traffic impact in relation to the remaining development of the Westwood Plateau and may require an updated traffic impact study prior to final approval.

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**96 049768 WAYNE TULLIS  
2140 ELKHORN AVENUE  
LOT 61 DISTRICT LOT 64 GROUP 1 PLAN 25560**

The Subdivision Committee, after receiving direction from the Approving Officer, continues to defer the proposed subdivision shown on sketch 96 049768 SD, for the Planning Department to invite the adjacent property owners to a public meeting in order for the Approving Officer to determine more fully the neighbourhood's concerns.

**96 043801 BURKE MOUNTAIN INVESTMENTS LTD.  
(8-3532) 3300 HIGHLAND DRIVE  
LS 7 SECTION 13 TWP 39 GP 1 NWD PLAN 39**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 043801 SD, subject to the following:

1. Registration in the Land Title Office of a restrictive covenant to defer the dedication and construction of Oxford Street to the satisfaction of the City Engineer and City Solicitor. The covenant would restrict the following:
  - a) no building on either lot;
  - b) no further subdivision of either lot; and
  - c) no separate sale of either lot until Oxford Street has been dedicated and constructed to City standards at the owner's expense;
2. Compliance with Section 991 of the Municipal Act including:
  - a) the applicant depositing a \$10,000.00 security towards the construction costs of Oxford Street; and
  - b) the applicant entering into an agreement with the City to construct and install the required works and services by May 01, 2001 or forfeit to the City the amount secured under paragraph 2a) above;
3. Payment of any current, delinquent or outstanding taxes prior to final approval;
4. Compliance with the requirements contained in the April 13, 1996 and June 06, 1996 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;

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96 043801 cont'd/

5. Compliance with the requirements contained in the April 02, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant.

96 050900 **DOUBLE ALPHA HOLDING CORP.**  
**2125 PARKWAY BOULEVARD (PARCEL 8D)**  
**LOT I SECTION 23 TWP 39 NWD LMP 26646**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050900 SD, for the following:

1. The applicant to provide a site servicing concept, including driveway locations, to the satisfaction of the Traffic and Subdivision & Development Sections of the Engineering Department;
2. The applicant providing an arborist report which identifies any potential danger trees along the park edge, to the satisfaction of the Leisure & Parks Services Department;
3. The applicant to provide confirmation that fencing will be provided at the rear of proposed lots 16 and 17, to the satisfaction of the Leisure & Parks Services Department.

96 050902 **DOUBLE ALPHA HOLDING CORP.**  
**1991 PARKWAY BOULEVARD (PARCEL 8E)**  
**LOT E SEC. 22 & 23 TWP 39 NWD LMP 26645**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 050902 SD, subject to the following:

1. The applicant applying for and securing a Development Variance Permit from Council, which varies certain provisions of the Zoning Bylaw for an apartment use;
2. The applicant providing a plan which confirms that all existing driveway letdowns are within the proposed property lines;

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96 050902 cont'd/

3. The applicant providing a regrading plan, to the satisfaction of the Permits & Licences Department;
4. Council direction as to whether the 5 percent provision of parkland under Section 992 of the Municipal Act is required;
5. Council approval of cancellation of the existing design review covenant registered against the block parcel, while noting the applicant will be required to register a building scheme as a replacement to the covenant to provide for control of house siting, massing and exterior design;
6. Registration in the Land Title Office of a restrictive covenant which stipulates that two units must be constructed on each lot;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

96 050934 **HOBBS & SONS MANAGEMENT LTD.**  
**518-524 SMITH AVENUE**  
**LOT 3 NWD PL 11275; LOTS B&C NWD PL 10404 E98' OF LOT 10**  
**NWD PL 3967; ALL OF DL 7 LD 36 GP 1**

The Subdivision Committee continues to defer the proposed consolidation shown on sketch 96 050934 SD, for the following:

1. The applicant to provide a concept plan for the proposed pedestrian/bicycle connection, to the satisfaction of the Planning Department and Traffic & Transportation Section of the Engineering Department. The Committee notes that a minimum 6 metre width for the pedestrian/bicycle connection will be required;
2. The applicant to contact the adjacent property owner at 508 Clarke Road to discuss possible land exchange.

The Committee notes that the proposed cul-de-sac and extension of the existing east/west lane must be dedicated on the subdivision plan as opposed to being in the form of a statutory right-of-way.

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**96 101541 MARGARET DOUCETTE  
3415 GALLOWAY AVENUE  
LOT 2 SECTION 18 TWP 40 GP 1 NWD PL 72281**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 101541 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
  - a) physical construction of Galloway Avenue to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of a storm sewer and water connection to the newly created lot;
  - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the November 26, 1996 letter from the Simon Fraser Health Unit, noting that this requires the registration in the Land Title Office of a restrictive covenant;
3. The applicant providing confirmation that the existing house and carport comply with the setback requirements of the Zoning Bylaw in relation to the new property line, to the satisfaction of the Permits & Licences Department;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge - \$2,760.00; Parkland Charge - \$3,860.00);
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

**96 101629 BURROWES HUGGINS ARCHITECTS  
405 NORTH ROAD  
LOT 3 PL 12780 EXCEPT PARTS SUBDIVIDED BY PL 15812, 49908, 68155  
AND LOT A PL 68155 BOTH OF DL 3 GP 1 NWD**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 101629 SD, subject to registration in the Land Title Office of a statutory right-of-way over the existing storm sewer, to the satisfaction of the Subdivision & Development Section of the Engineering Department.

The Committee notes that the provision of a pedestrian access right-of-way, payment of Development Cost Charges and provision for servicing of contiguous road frontages must be provided prior to the issuance of any building permit.

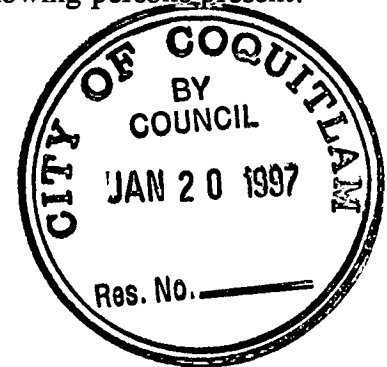


T-5  
Mayor L. Sekora

**SUBDIVISION COMMITTEE MEETING MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 17, 1996, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Subdivision Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



**96 050353 01 ZAHIR KARIM**  
**557 CHAPMAN AVENUE**  
**LOT 6 DL 55 GP 1 NWD PLAN 15046**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 050353 01 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
  - a) physical construction of Chapman Avenue and the new road, noting the provision of a sidewalk on both roads will be required, to the standards of the Subdivision Control Bylaw No. 2038;
  - b) construction of water, sanitary and storm sewer connections to the newly created lots;
  - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. The applicant providing a lot grading plan to the satisfaction of the Subdivision & Development Section of the Engineering Department;

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96 050353 01 cont'd/

4. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures within 5 metres of the top of bank as recommended in the Terra Engineering Ltd. geotechnical report dated November 20, 1996, for this property;
5. Council direction as to whether the 5 percent provision of land or cash-in-lieu shall be provided under Section 992 of the Municipal Act;
6. Compliance with the requirements contained in the May 18, 1994 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
7. Compliance with requirements from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that their comments are outstanding and requires the registration in the Land Title Office of a restrictive covenant;
8. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a. All lots contain limited building envelopes and therefore care must be taken in choosing house plans which meet setback requirements;
- b. For the purposes of determining the rear setback on proposed Lot 2, the setback shall be 7.6 metres from the north and east property lines;
- c. The Subdivision & Development Section of the Engineering Department requires receipt of a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and the placement of the proposed lock block wall have been completed to their satisfaction.

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**96 050413 01 CITY OF COQUITLAM**  
**PARCEL 4C WESTWOOD PLATEAU**  
**LOT C SECTION 15 TWP 39 NWD LMP 19435**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 050413 01 SD, subject to the following:

1. Registration in the Land Title Office of an easement over Parcel 4D to provide legal access to the newly created lot;
2. Registration in the Land Title Office of an access easement over the property located at 1465 Parkway Boulevard, to provide physical access to the newly created lot;
3. The applicant providing a security, to the satisfaction of the Planning Department and Subdivision & Development Section of the Engineering Department, to ensure the proposed driveway, culvert and re-landscaping is completed in accordance with plans acceptable to the City;
4. The proposed driveway and creek crossing is located within a Tree Cutting Bylaw area, therefore a tree cutting permit will be required to be secured from Council prior to removal of any trees within this area;
5. Registration in the Land Title Office of an access easement over the newly created lot, to the satisfaction of the City Solicitor, noting the following:
  - a) cash payment for the value of the easement will be based on an appraisal acceptable to Council;
  - b) recognition that the City is released from its obligation under the Westwood Plateau Development Agreement, as amended, to dedicate the area as "park" for the duration of the easement;
  - c) the easement life will be the life of the development with reversion to the City on substantial destruction (without rebuilding) or demolition;
  - d) the City will be provided with means of access over the entry way to ensure continuity of trails and stream access for maintenance purposes.

The Committee notes that the applicant will be required to secure any necessary approvals from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks prior to driveway and culvert construction.



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**96 050473 01 HOOSHANG AND JAMILEH ASKARIAN**  
**1510-1512 AUSTIN AVENUE**  
**LOT C LMP 13940 & REM 1 PLAN 11542 BOTH OF DL 110 GP 1 NWD**

The Subdivision Committee finds the subdivision shown on sketch 96 050473 01 SD, technically feasible noting that Council's approval of RS-3 zoning is required.

**96 050473 02 HOOSHANG AND JAMILEH ASKARIAN**  
**1512 AUSTIN AVENUE**  
**LOT \_\_\_\_\_ DL 110 GP 1 NWD LMP**

The Subdivision Committee finds the subdivision shown on sketch 96 050473 02 SD, technically feasible noting that Council's approval of RS-3 zoning is required.

The Committee notes that the City's planning to construct new left-hand turn bays on Austin Avenue at Schoolhouse Street and therefore the proposed lots will be restricted to right-in/right-out access at that time. In addition, the provision of a joint access for the two lots will be required as a condition of preliminary approval.

**96 101793 EARTHBOUND ENTERPRISES LTD.**  
**1280 JOHNSON STREET**  
**LOT A SECTION 10 TWP 39 NWD PL 80264**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 101793 SD, for the following:

1. The applicant to provide an alternate access for proposed Lot 1 as the Traffic Section of the Engineering Department will not permit direct access to Johnson Street and Walton Avenue,;
2. Comments from the Engineering Department on the proposed road closure.

The Committee notes the following:

- a) A comprehensive soils report will be required at the preliminary approval stage, if the application reaches that stage;
- b) A 3.0 metre corner right-of-way at the corner of Johnson Street and Walton Avenue, will be required to restrict fencing in this area;
- c) Noise attenuation may be a consideration at the time of preliminary approval.

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96 101812    STEWART ROUTLEDGE  
                 2299 GALE AVENUE  
                 LOT 185 DL 112 BLK 14 NWD PL 31272

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 101812 SD, for the Planning Department to write and seek comments from the adjacent property owners.