

JULY 12, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Monday, July 12, 1976 at 9:30 a.m., with the following persons present:

- A. Phillips, Municipal Engineer
- V. A. Kersey, Subdivision and Development Technologist
- S. Jackson, Community Planner

8-786B

J. MAXWELL (OWNER)
 449 WALKER STREET
Lot D, Block 14, D.L. 3, Grp. 1, Pl. 16520, N.W.D.

Tabled, for comments from adjoining property owners, as provided for in Section 96 of the Land Registry Act.

The Committee notes that interested persons residing on Fairway and Corning Avenues, have earlier this year registered their concern with the Municipality that the area is inadequately served by roads. The Planning Department has also expressed its concern that the plans for future roads in the area indicate provision of a road between Fairway and Walker Street, contrary to the subdivision proposed by the applicant.

504-11

JULY 20, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 20, 1976, at 9:30 a.m., with the following persons present:

- D. A. Kersey, Subdivision and Development Technologist
- S. Jackson, Community Planner
- A. Phillips, Municipal Engineer
- E. Tiesen, Deputy Planner Director

8-3447
&
8-3447A

VOLKAMMER CONSTRUCTION LTD. (OWNER)
610 - 618 SMITH AVENUE
Lot M, Pl. 15527; Lot 4, Pl. 15449; W $\frac{1}{2}$ & E $\frac{1}{2}$ Lot 4, Pl. 3967;
W $\frac{1}{2}$ Lot C, Pl. 5619; Lot 42, Pl. 42117, all in D.L. 7

The Committee wishes to clarify to the applicant that both Application 8-3447 (approval date May 28, 1976) and 8-3447A (approval date July 6, 1976) are valid for a period of 90 days from the approval date.

The Subdivision Committee considered 8-3447A as a result of the need for the pedestrian access expressed by people in the area at the Public Hearing on June 24, 1976. This alternative is preferred by the Committee but is not binding on the applicants since both have been given preliminary approval, and either one can be pursued by the applicants.

8-3244D

ENGINEERED HOMES AND B.A.C.M. DEVELOPMENT CORPORATION LTD.
HARBOUR VILLAGE - STAGE 6 (OWNERS)
Portion of Lot 317, D.L. 372 & 373, Pl. 44332

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) The physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads within the subdivision, and for the full width of Hull Court through to Dewdney Trunk Road.
 - b) The applicant providing a survey plan showing dedication of the west half of Hull Court on the Municipally owned property.
 - c) The physical construction of water mains.
 - d) Payment of 1976 Municipal taxes before final approval, noting that if final approval is not secured prior to September 1, 1976, the payment of 1977 taxes will be required, as set out in By-law No. 198.
- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of parkland acquisition fee of \$100.00 per lot being created.

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8-3244D cont'd

- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet Municipal By-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving, fencing and lighting of the walkway from Dolphin Street to the east property line.

The Committee notes that in view of the steep hillsides in this subdivision, the Committee emphasizes the importance for the applicant to retain as much of the natural growth in the area as possible.

8-786C

J. MAXWELL (OWNER)
449 WALKER STREET
Lot D, Block 14, D.L. 3, Group 1, Plan 16520, N.W.D.

Tabled for further investigation of the possibilities of creating three lots with a dedication of an additional 40 ft. for road along the southerly boundary of the property.

In view of the revised application, which is different from the application shown in Sketch 8-786B, the Planning Department is requested to write to the owners of property immediately adjoining the lot, requesting comment on whether or not the proposed subdivision "would injuriously affect the established amenities" in the area.

8-3188E

H.A. ROBERTS GROUP LTD. (OWNER)
WESTWOOD & BEDFORD STREETS
Parcel E, E. Sk. 7392 & Rem. S.E. portion of D.L. 378

This application was lifted from the table to receive a letter from Mr. G. Sixta, dated July 8, 1976, and re-tabled for a response from the Canadian Transport Commission to a letter to be sent by the Planning Department.

8-1331C

FARWEST DEVELOPMENT LTD. (OWNER)
3031 DEWDNEY TRUNK ROAD
Rem. Lot 2, D.L. 381, Pl. 9706

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including the physical construction of the required services for Dewdney Trunk Road.
- 2) Payment of the parkland acquisition fee for the three lots being created.
- 3) Payment of 1976 Municipal taxes before final approval, noting that if final approval is not secured prior to September 1, 1976, the payment of 1977 taxes will be required, as set out in By-law No. 198.

JULY 20, 1976

8-3430 A. GOYETTE (OWNER)
1313 CARTIER AVENUE
Lot 10, Block 9, D.L. 46, Pl. 2624

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment of 1976 Municipal taxes before final approval, noting that if final approval is not secured prior to September 1, 1976, the payment of 1977 taxes will be required as set out in By-law No. 918.

8-2976C THE COLUMBIAN COMPANY LIMITED (OWNER)
329 NORTH ROAD
1) Lot 204, D.L. 3, Grp. 1, Pl. 41078, N.W.D. and 2) A portion of Lot 110, D.L. 3, Grp. 1, Pl. 29398, except Parcel A, Ref. Pl. 33617, and part subdivided by Pl. 41078.

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930.
- 2) Approval from the Department of Highways as required under the Controlled Highways Access Act, including:
 - "a) Consolidation of remainder of Lot 110, Plan 29398 and Lot 204, Plan 41078; and,
 - b) Legalization of permit for access after subdivision is registered."

The Committee notes that the requirements of the Department of Highways were received in a letter dated July 5, 1976 from the District Highways Manager, Department of Highways.

8-3266 ENGINEERED HOMES LTD. (OWNERS)
WEST SIDE OF MARINER WAY NORTH OF COMO LAKE AVENUE
Site 2, Block 261, D.L. 361, Plan 40139

The Committee lifted this item from the table to hear the letter from the Manager, Engineered Homes Ltd., dated July 8, 1976, and tabled the application for a clear indication from the applicant of the intended use of the B. C. Hydro right-of-way both for the current application and for a future application for the land west of the right-of-way.

8-2963E L. COTE & J. O'BRIAN, R. TIMEWELL, A. CATHERS, RICHELLE
HOMES LTD., GENERAL FOODS (OWNERS)
916 GRANT STREET
Lot K and Lot J (portion of), Plan 24153, Parcel A (Exp1. Plan 9563) and Lot G, Plan 14714; and Lot 248, Plan 40505
Pcl. A, Exp1. Pl. 9563 & Rem. Lot 5, Pl. 7153, all in D.L. 367
Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Physical construction of pavement or pavement widening, curb walk, storm sewers, underground wiring and street lighting for the frontage of the properties on Grant Street, Sproule

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8-2963E cont'd

- 1) Avenue and Miller Avenue.
- 2) Physical construction of the lanes north of Miller Avenue and east of Clarke Road.
- 3) Payment of the parkland acquisition fee.
- 4) Payment of 1976 Municipal taxes before final approval, noting that if final approval is not secured prior to September 1, 1976, the payment of 1977 taxes will be required as set out in By-law No. 198.
- 5) Water main charges and construction.
- 6) Extension to the sanitary sewer if required.
- 7) Registration in the Land Registration Office of any necessary easements.
- 8) Removal of the existing dwelling on the remainder of Lot 5.

AUGUST 4, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Wednesday, August 4, 1976 at 9:30 a.m., with the following persons present:

- D. M. Buchanan, Planning Director
- A. Phillips, Municipal Engineer
- L. Scott, Subdivision Co-ordinator
- K. McLaren, Planning Assistant

8-3139
A & B

COQUITLAM MANAGEMENT & DEVELOPMENT LTD. (OWNERS)
1062 RIDGEWAY AVENUE
Lot A. D.L. 356, Group 1, Plan 14679, N.W.D.

Tabled for the Planning Department to write to adjacent property owners to solicit their opinions on this proposed lane cancellation.

8-2122A

P. WALLSMITH (OWNER) I. McDONALD (OWNER)
762 COTTONWOOD AVENUE
Lot 67, Plan 27091 & Lot 292, Plan 44604 of Lot
14, Plan 443 of D.L. 366, Group 1, N.W.D.

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

- (1) Physical construction of storm sewer, curb walk, pavement, water mains, street lighting and underground wiring on Spruce Avenue, and the approximately 73.2 ft. frontage on Cottonwood Avenue.
- (2) Registration in the Land Registry Office of any necessary easements.
- (3) Payment of the parkland acquisition fee.
- (4) Payment of 1977 Municipal taxes before final approval.

8-1290

R. & H. ROSS
1317 WINSLOW AVENUE
Lot 9, Block 2 & Block 3, D.L. 357, Pl. 8093

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

- (1) Cash payment for the future installation of storm sewer, pavement widening, curb, sidewalk and street lighting for the approximately 54.6 ft. frontage along Winslow Avenue.
- (2) Cash payment for the future paving of the lane.
- (3) Payment of the parkland acquisition fee.
- (4) Payment of 1977 Municipal taxes if final approval is not secured prior to September 1, 1976.
- (5) Payment for any necessary driveway culverts.

AUGUST 4, 1976

8-3091B FARWEST DEVELOPMENTS LTD. (OWNERS)
CAPE HORN AVENUE
East part Lot 7 (Ref. Plan 7486), D.L. 65 & 66,
Plan Sk. 52168C

Approved subject to:

- (1) The proposed new lots being rezoned to RS-3, one-family residential (6,000 sq. ft. lots).
- (2) The requirements of Subdivision Control By-law No. 1930 including:
 - (a) Physical construction of all services required under that By-law.
 - (b) Payment of the parkland acquisition fee.
 - (c) Payment of 1977 Municipal taxes before final approval.
 - (d) Registration in the Land Registry Office of any necessary easements.
- (3) Removal of all existing buildings on the property or their relocation to comply with Municipal By-laws where required.

8-1776F J. & J. BULL (OWNERS)
AUSTIN AVENUE
Lot 130, D.L. 109, Plan 42914

Approved subject to:

- (1) The requirements of Subdivision Control By-law No. 1930 including:
 - (a) Physical construction of storm sewer, sidewalk, curb, pavement widening and street lighting for the frontage of the property on Charland Avenue.
 - (b) The paving and curbing of the lane for its length fronting the subdivision.
 - (c) Provision of a storm drainage facility to serve the lane and the abutting properties.
 - (d) Payment of the parkland acquisition fee for the four lots being created.
 - (e) Payment of 1977 Municipal taxes before final approval.
 - (f) Stabilizing the ravine slopes below the existing culvert, thereby retaining the existing natural ravine at the south end of the property.
- (2) Minimal filling of the site to create building sites and to facilitate construction of the lane, all to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
- (3) Foundations in fill areas being designed by a professional engineer (soils consultant) will be required prior to building permit issuance.

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8-1776F
cont'd

- (4) The applicant obtaining the necessary authorization from the owners of abutting properties for encroachment of fill as may be required for filling the property in the creation of building sites.
- (5) The Committee notes that this subdivision will retain the open watercourse without provision of additional enclosure.
- (6) Access to all new dwellings to be from the proposed lane or Charland Avenue only.
- (7) The Approving Officer waiving the frontage requirements for any frontages less than ten percent of the perimeter of the lot.
- (8) Removal or relocation of any buildings not in conformity with Municipal By-laws.

The Committee notes that final approval of this subdivision will be granted upon completion of the above noted conditions.

8-1694

I. L. & E. FODOR (OWNERS)
619 COTTONWOOD
W 1/2 of Lot C, Block 13, D.L. 7, Group 1, Plan 5619

Approved subject to:

- (1) Rezoning of the property to RS-3, one-family residential (6,000 sq. ft. lots).
- (2) The requirements of Subdivision Control By-law No. 1930 including:
 - (a) Physical construction of storm sewer, sanitary sewer, curb walk, pavement, water mains, underground wiring and street lighting for the frontage of property on the new road.
 - (b) Payment of the parkland acquisition fee.
 - (c) Payment of 1977 Municipal taxes before final approval.
- (3) A successful appeal being made to the Board of Variance on the proposed 16.9 ft. rear yard setback to the existing house.
- (4) Registration in the Land Registry Office of the adjacent subdivision given a preliminary approval by the Subdivision Committee under 8-3447 and 8-3447A.

8-3073D

THE H. A. ROBERTS GROUP LTD. (OWNERS)
AUSTIN/HICKEY
Lot 351, D.L. 113, Plan 44220, N.W.D.

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

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8-3073D
cont'd

- (a) Physical construction of sanitary sewers, storm sewer, curb and gutter, pavement, water mains and underground wiring and street lighting for all roads bounding and lying within the subdivision.
- (b) Payment of the parkland acquisition fee.
- (c) Payment of 1977 Municipal taxes before final approval.
- (d) Registration in the Land Registry Office of any necessary easements.

8-3219J

CRESSEY DEVELOPMENT CORPORATION (OWNERS)
N. SIDE DEWDNEY TRUNK ROAD W. OF LOUGHEED HIGHWAY
Lot 224, D.L. 373 & 381, Group 1, Plan 50338

The Committee recommends that the Strata Title Approving Officer:

- (1) Sign the necessary copies of Form E, Declaration of Intention to Create a Strata Plan by Phased Development.
- (2) Sign Form 10 for each phase of the development as necessary, subject to:
 - (a) Registerable plans being submitted for each phase prior to such signing.
 - (b) Payment of the application fee for the subdivision application.

8-2942D

DISTRICT OF COQUITLAM (OWNERS)
ASPEN STREET
Lot 161, D.L. 7, Plan 48742

The Committee notes that the three lot subdivision proposed was not feasible under the present RS-1, residential single family dwelling. 8-2942D is approvable subject to:

- (1) Physical construction of all services required by Subdivision Control By-law No. 1930 in the portion of road being dedicated, and the walkway.
- (2) Payment of the parkland acquisition fee.

8-3266A

ENGINEERED HOMES LTD. (OWNERS)
WEST SIDE OF MARINER WAY NORTH OF COMO LAKE AVENUE
Site 2, Block 261, D.L. 361, Plan 40139

Approved subject to the payment of 1977 Municipal taxes if final approval is not secured prior to September 1, 1976.

AUGUST 4, 1976

8-3266B

ENGINEERED HOMES LTD. (OWNERS)
WEST SIDE OF MARINER WAY, NORTH OF COMO LAKE AVENUE
Site 2, Block 261, D.L. 361, Plan 40139

The Committee recommends the Strata Title Approving Officer approve this application for strata title subdivision subject to the payment of current year Municipal taxes in accordance with By-law No. 198, 1973 before final approval of the strata plans.

The meeting was adjourned at this point and continued at 9:00 a.m. on August 5, 1976 with the same persons present.

8-2333D

B.A.C.M. LIMITED, SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE AREA (OWNERS)
Lots 37, 38, Pt. 32594, Lot B, Pt. 22328 all in
D.L. 238, 346, 383, 385, Sec. 10, Twp. 39

Approved subject to:

- (1) Council adopting a Road Exchange By-law on the roads proposed for cancellation, including the existing portions of the Lansdowne Street right-of-way which are to be transferred to the ownership of the District of Coquitlam.
- (2) Rezoning of the property involved in the application.
- (3) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision. The extension of the eastwest arterial to the Port Moody boundary as required by the Department of Highways is to be constructed to an interim standard satisfactory to the Municipal Engineer.
- (4) Execution of the two Agreements between the District of Coquitlam and the applicant, and the registration of the schedules containing the restrictive covenants of the Agreement in the Land Registry Office prior to final approval.
- (5) Payment of 1977 Municipal taxes before final approval.
- (6) Department of Highways and Department of Water Resources approval as indicated in their letters dated July 20th and July 12th respectively, noting that the Planning and Engineering Departments have responded to these letters. The Committee notes that these requirements are being reviewed and therefore are subject to modification.
- (7) The road layout complying with conditions in the letter from B. C. Hydro dated February 19, 1976, a copy which was forwarded to the applicant.
- (8) Registration in the Land Registry Office of any necessary easements.
- (9) Conclusion of all arrangements with School District No. 43 pertaining to school sites. The Committee notes that the applicants are exempt from the parkland acquisition fee under the Agreement relating to recreation and off-site services.

AUGUST 4, 1976

8-2782G

AUSTIN DEVELOPMENTS LTD. (OWNERS)
COMO LAKE ROAD BETWEEN PORTER STREET & LILLIAN STREET
Lot 288 of D.L. 368, Group 1, Plan 47368

Declined as the only access to the two proposed new lots would be from Como Lake Avenue.

8-2782H

AUSTIN DEVELOPMENTS LTD. (OWNERS)
COMO LAKE ROAD BETWEEN PORTER STREET & LILLIAN STREET
Lot 288 of D.L. 368, Group 1, Plan 47368

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

- (a) Cash payment for the future installation of curb, gutter, sidewalk, pavement widening, and street lighting for the entire frontage of the property on Como Lake Avenue.
- (b) Physical construction of the lane as required by By-law No. 1930
- (c) Payment of the parkland acquisition fee.
- (d) Payment of 1977 Municipal taxes before final approval.

AUGUST 17, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 17, 1976 at 9:30 a.m., with the following persons present:

- D.M. Buchanan, Planning Director
- A. Phillips, Municipal Engineer
- L.T. Scott, Subdivision Co-ordinator
- K. McLaren, Planning Assistant

8-786C

J. MAXWELL
 449 WALKER STREET
Lot D, Btk. 14, D.L. 3, Pt. 16520

The Committee received and reviewed letters of objection from the property owners of 810 and 812 Austin Avenue. The Committee notes that the objection from the owner of 812 Austin Avenue regarding traffic conditions on the lane was based on a previously existing condition and therefore is not valid.

The Committee then tabled this application for the applicant to make application to the Board of Variance to appeal the setbacks which would result from this subdivision which would not comply with Zoning By-law No. 1928.

The Committee notes that, notwithstanding the location of the existing residential dwelling in relation to setback requirements of Zoning By-law No. 1928, the configuration of the subdivision is approvable.

The Committee further requests that the Planning Department notify the correspondents of this latest tabling motion.

8-3456

TOWNLIN DEVELOPMENTS CORPORATION
 2869 CRABBE AVENUE
Lots 10, 11, 12, 13, Btk. 9, D.L. 384A, Pt. 2280

The Committee received a letter from the Department of Highways dated August 4, 1976 on this application and then tabled the application to await receipt of comments from the GVWD on its water-main located within the road right-of-way.

8-3453

N.H. MCPHAIL
 812 GREENE STREET
Pct. A of Lot 2 of Lot 4, Btk. 2, D.L. 378, Pt. 11425

The Committee received letters on this application from the applicant and from the adjoining property owner to the north dated June 15, 1976 and July 21, 1976. This application was then tabled for the Planning Department to draft an alternative subdivision layout providing for better lot configuration which would allow more buildable sites.

AUGUST 17, 1976

8-3188E

H.A. ROBERTS GROUP LTD.
WESTWOOD & BEDFORD STREETS
Pct. E, Sk. 7392 & Rem. SE Ptn. of D.L. 378

Upon review of a letter received from the Canadian Transport Commission dated August 10, 1976 and therefore being fully informed of the situation in regard to the level crossing over the Canadian Pacific Railway, the Committee does not recommend that Council accept responsibility for liability and maintenance of the proposed crossing.

It is noted that the letter of February 9, 1976 from the City Engineer of Port Coquitlam indicated to Mr. Sixta that his request had been denied and did not endorse the Public Works Committee report of January 16, 1976 regarding access being provided from Bedford Street. The Committee would appreciate any information as to later consideration of access by the City of Port Coquitlam.

AUGUST 31, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, August 31, 1976 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
 A. Phillips, Municipal Engineer
 L.T. Scott, Subdivision Co-ordinator
 K. McLaren, Planning Assistant

8-3453A

EISLINGER HOLDINGS LTD.
 812 GREENE STREET
Pct. A of Lot 2 of Lot 4, Blk. 2, D.L. 378, Pt. 11425

Approved subject to:

- 1) Rezoning of the pertinent portions of the property to RS-3 One-Family Residential (6,000 sq.ft. lots).
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewer connections, pavement widening, sidewalks, streetlighting and underground wiring for the full frontage of the property on Greene Street.
 - b) Water-main charges.
 - c) Payment of the parkland acquisition fee.
 - d) Payment of 1977 municipal taxes before final approval.
- 3) Relocation of the existing single-family dwelling or removal of the necessary portion of this existing dwelling to comply with the setback requirements of Zoning By-law No. 1928.
- 4) The requirements of the Water Resources Service, as outlined in their letter of July 22, 1976.
- 5) Compliance with the requirements of the Municipal Building Department.

8-3458

ALDERSON PROPERTIES LTD.
 325-327 LAVAL STREET
Rem. Lot 4, Blk. 9, D.L. 46, Pt. 2624

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

8-3457

ARPCO HOLDINGS LTD.
 1214-1134 KING ALBERT AVENUE
Lots 126-131 incl., D.L. 356, Pt. 1714

Approved.

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8-3445

SOCARP HOLDINGS LTD.
1114-1132 HOWIE AVENUE
Lots 203-208 incl., D.L. 356, Pt. 1714

Approved.

8-1392

CLAUDE BEAUDIN & LUCIEN BEAUDIN
815 EDGAR AVENUE
Lots A & B, D.L. 3 etc., Pt. 20854

Declined, as:

- 1) The Committee is not prepared to recommend relaxation of the frontage which is less than 10 per cent of the perimeter of the lot.
- 2) The Committee would not recommend approval of the subdivision under Section 96 of the Land Registry Act, which states that the Approving Officer may refuse to approve a subdivision if, in his opinion, the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties, or would be against the public interest.

8-2916C

NEAL & DORIS OLNEY
925 LILLIAN STREET
Rem. Lot 7, D.L. 368, Pt. 1265

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

- 1) Physical construction of services to the standards of the Subdivision Control By-law for the approximate 203 foot frontage of the property on Lillian Street.
- 2) Payment of the parkland acquisition fee.
- 3) Payment of 1977 municipal taxes before final approval.

8-3146A

IVAN P. ERIKSON
824 PORTER STREET
Lot 86, Blk. 6, D.L. 368, Pt. 30637

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of storm sewer, pavement widening, curbwalk, and streetlighting for the approximate 49 foot frontage of the new lot being created.
 - b) Cash payment for a driveway culvert.
 - c) Payment of the parkland acquisition fee.

AUGUST 31, 1976

8-3146A con't

- 1) d) Payment of 1977 municipal taxes before final approval.
- 2) Removal of the existing garage or its relocation onto the southerly lot in compliance with Zoning By-law No. 1928.
- 3) Removal of the portion of the existing dwelling required in order to achieve a minimum 6.4 foot sideyard.

8-474B

P.B. RICHARDS
1888 AUSTIN AVENUE
Rem. N $\frac{1}{2}$ of Lot 3, D.L. 111, Pl. 3137

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of the lane to the standards of Subdivision Control By-law No. 1930.
 - b) Provision of a storm drainage facility to serve the lane and the abutting properties.
 - c) Payment of the parkland acquisition fee for the four lots being created on Austin Avenue.
 - d) Payment of 1977 municipal taxes before final approval.
- 2) Provision of an easement for the watercourse pipe enclosure over the proposed easterly lot.
- 3) Filling of the site to create two building sites on the easterly lot and to facilitate the construction of the lane, all filling to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.

The Committee notes that the District of Coquitlam is to install an adequate pipe to enclose the watercourse through the property to permit the filling of the site in accordance with the Engineering Department's plan dated August 27, 1975.

- 4) Foundation designs by a professional engineer (soils consultant) will be required prior to building permit issuance.
- 5) The applicant obtaining the necessary authorization from the owners of Lot 32 and Lot 125 for encroachment of fill as required for construction of the lane and the creation of building sites on the easterly parcel fronting Austin Avenue.
- 6) The applicant obtaining the approval for piping the creek from the Department of Water Resources, as outlined in the Planning Director's letter of September 18, 1974.
- 7) Removal of the existing easterly building on the site and a portion of the carport on the east side of the westerly building to comply with the District's side yard clearances.
- 8) Submission of a surveyor's plot plan for the westerly dwelling.

AUGUST 31, 1976

8-474B con't

- 9) Access to all new buildings to be from the proposed lane south of Austin only.
- 10) Transfer clear title of the portion of property south of the proposed lane to the ownership of the District of Coquitlam, without charge, in accordance with the applicant's proposal.

The Committee notes that a ninety day approval is the maximum given.

8-1459F

L. PALFREYMAN
COTTONWOOD AVENUE & SPRICE AVENUE
Lot 61, PT. 26626 & Lot 8, PT. 1604,
both of Blk. 4, D.L. 365

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

- 1) The physical construction of storm sewer, pavement widening, curbs, sidewalks, underground wiring and streetlighting for the frontage of the property on Cottonwood Avenue and Sprice Avenue.
- 2) Physical construction and paving of the lane.
- 3) Water-main charges.
- 4) Payment of the parkland acquisition fee for the seven new lots being created.
- 5) Payment of 1977 municipal taxes before final approval.

8-3338

M. COLEMAN
1870 COLEMAN AVENUE
Rem. Lot 4, PT. 9066 & Rem. Lot 3, PT. 12171,
all of D.L. 62 & 63

Approved subject to:

- 1) Removal of the existing two-family residential building.
- 2) Payment of 1977 municipal taxes before final approval.
- 3) Registration in the Land Registry Office of the easement which accommodates the relocated sanitary sewer, and cancellation of the existing easement containing the existing sanitary sewer line to be eliminated.

AUGUST 31, 1976

8-3450

C. & M. ELLIS
1002 GILROY STREET
Lot 365, D.L. 55, Pt. 35663

Approved subject to:

- 1) Retention of as much as possible of the present parklike setting and landscaping.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for future installation of curbwalk, and streetlighting.
 - b) Physical construction of storm sewer connections for both lots.
 - c) Payment of the parkland acquisition fee.
 - d) Payment of 1977 municipal taxes before final approval.
- 3) Removal of the existing dwelling on the property, or its relocation, to comply with municipal by-laws including plumbing and building codes.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday, September 28, 1976 at 9:30 a.m., with the following persons present:

D. M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
K. McLaren, Planning Assistant

8-2310
M & N

ROGER'S AND SAHARA CONSTRUCTION LTD.
554 - 556, & 548 - 550 TIPTON STREET
Lot 183 & 184 of D.L. 357, Group 1, Plan
51002, N.W.D.

The Committee recommends that the Strata Title Approving Officer approve this application for strata title subdivision subject to the payment of a parkland acquisition fee.

8-2310L

ROGER'S AND SAHARA CONSTRUCTION LTD.
542 - 544 TIPTON STREET
Lot 185, D.L. 357, Group 1, Plan 51002, N.W.D.

The Committee recommends that the Strata Title Approving Officer approve this application for strata title subdivision subject to:

- 1) Payment of the parkland acquisition fee.
- 2) Confirmation that the trees on the portions of lane allowance which were cancelled will be protected in accordance with the restrictive covenants requested by Council.

8-3462

HYONG MUK JEON
1207 - 1209 HAMMOND AVENUE
Lot 1 of 3 of 8, Blks. 33 & 34, D.L. 109, Plan 11174

The Committee recommends that the Strata Title Approving Officer approve this application for strata title subdivision subject to the payment of the parkland acquisition fee for the two new lots being created.

8-2779B

BURQUITLAM MORTUARY LTD.
625 NORTH ROAD
Lot 75, D.L. 7, Plan 27823

Approved subject to:

- 1) Council adopting a Road Exchange By-law on that portion of Ebert Avenue being cancelled, and that the portion of Whiting Way being dedicated by the applicant be considered as part of the compensation being received for the Evert Avenue Road Allowance.

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- 8-2779B 2) Ebert Avenue not being stopped up and closed to traffic until such time as Whiting Way is available to connect through to Webster Avenue.
- 3) No access being allowed to the property from Webster Avenue, as Webster Avenue is also proposed for cancellation between North Road and the future Whiting Way.

The Committee notes:

- 1) That the method of servicing Whiting Way will be considered as part of the Land Use Contract being drafted for this property.
- 2) That an independent appraisal is required to establish the market value of the land involved.

8-3068D D. R. ALLAN
434 WALKER STREET
Lot 'A' of D.L. 3, Group 1, Plan 44193, N.W.D.

Approved subject to the payment of 1977 Municipal taxes before final approval.

8-1847C A. R. AND E. M. PEARSON
875 BLUE MOUNTAIN STREET
Lot 12, Blocks 1 & 2, D.L. 368, Plan 1374

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including:
- a) Physical construction of all services on Blue Mountain and Kelvin Street.
 - b) Payment of the parkland acquisition fee.
 - c) Payment of the 1977 Municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements for drainage purposes.

8-3252B SCHOOL DISTRICT NO. 43 (COQUITLAM)
ALDERSON AND GAUTHIER
Lot 69, Plan 27468, Lots 1 to 6, Block 48,
Plan 2565, all in D.L. 1

Approved.

8-3166C PEROSA REALTY AND INSURANCE AGENCIES LTD.
2959 DEWDNEY TRUNK ROAD
Lots 1 - 12, Blk. 2, D.L. 381, Plan 1523 & Ptn.
Pcl. R of E 1/2 of SW 1/4 of D.L. 381, Plan 2682

The Committee received and reviewed a letter from the Fisheries and Marine Branch Environment Canada, regarding the above captioned subdivision. This letter

SEPTEMBER 28, 1976

8-3166C cont'd

outlines recommendations by that department for this proposed subdivision, including requests for legal covenants and acquisition of 4 lots.

The Committee appreciates these comments, however, unfortunately, in the absence of information from the Fisheries and Marine Section of Environment Canada at the time of approval conditions being set by the Water Resources Branch, the Committee proceeded to give the subdivision application preliminary approval in February of 1974. Since that time, the applicant has been proceeding in good faith, based on the approval given by the Committee, with his physical construction of roads and cancellation of lanes and road allowances. Although the subdivision has not received final approval by the Approving Officer, the Committee feels it could not impose any further requirements on this Developer at this time.

8-3463 NORMAN ALLAN DEGIROLAMO AND DORIS PISKO
WALKER AND HOLBORN
Lots 12 & 13, E 1/2 Block 42, D.L. 3, etc.
Plan 19155

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash payment for the future installation of storm sewer, sidewalk, street lighting and pavement widening for the frontage of the new lot on Holborn Street.
 - b) Payment of the parkland acquisition fee.
 - c) Payment of 1977 Municipal taxes before final approval.
 - d) Registration in the Land Registry Office of the required easements.
- 2) Siting of the new building on the proposed lot as far north as possible, in order that the new dwelling will be more compatible with the siting of existing buildings on adjacent lots.

SUBDIVISION COMMITTEE MEETING

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, October 5, 1976 at 9:30 a.m., with the following persons present:

D. M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
K. McLaren, Planning Assistant

8-3255A

WALTER THEODORE ARMSTRONG
SOUTH 350 FEET OF 2968 GLEN DRIVE
South 350 ft. of Lot 75, D.L. 384 "A",
Group 1, Plan 30180, N.W.D.

Tabled for the Planning Department to review this subdivision in relation to the Coquitlam Centre Proposal.

The Committee requests clarification from the applicant as to why the proposed subdivision line is offset from the north property of Lot 88 to the east by 3.43 ft.

8-3244D

ENGINEERED HOMES LTD.
HARBOUR VILLAGE - STAGE 6
Portion of Lot 317, D.L. 372 & 373, Plan 44332

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) The physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads within the subdivision, and for the full width of Hull Court through to Dewdney Trunk Road.
 - b) The applicant providing a survey plan showing dedication of the west half of Hull Court on the Municipally owned property.
 - c) The physical construction of water mains.
 - d) Payment of 1977 Municipal taxes before final approval.
- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of parkland acquisition fee of \$100.00 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet Municipal By-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving, fencing and lighting of the walkway from Dolphin Street to the east property line.

OCTOBER 5, 1976

8-3456

cont'd

- 2) Removal of any existing B. C. Hydro or B. C. Telephone Plant.
- 3) Council adopting a Road Closing By-law on that portion of Crabbe Avenue proposed for cancellation.

The Committee notes that the Department of Highway's approval will be required on the survey plans.

OCTOBER 19, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, October 19, 1976, at 9:30 a.m., with the following persons present:

D. M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator

8-3466A JAMES F. PHILIP, RALPH G. WEBSTER
IRVINE STREET NORTH OF GREENE STREET
Lot 5, Block 2, D.L. 378, Plan 3467

Tabled for:

- 1) Comments from the Parks & Recreation Director regarding park dedication of the B. C. Hydro Right-of-Way and its possible use for recreation purposes.
- 2) Comments from the Department of Water Resources, Department of Highways and B. C. Hydro.
- 3) For the Planning Department to research and ascertain the ownership of the land to the west.
- 4) For the Engineering Department to determine if the entire proposed subdivision can be serviced by the existing sanitary sewer on Irvine Street.

The Committee notes that RS-3 Single Family Residential (6,000 sq. ft. lots) zoning is proposed for the land.

8-2963E L. COTE & J. O'BRIAN, R. TIMEWELL, A. CATHERS,
RICHELLE HOMES LTD., GENERAL FOODS
916 GRANT STREET
Lots J & K, Plan 24153; Lot G, Plan 14714; Lot 248, Plan 40505; Pcl. A, Ex. Plan 9563 & Rem. Lot 5, Plan 7153, all in D.L. 367

Reapproved as per the letter of July 20, 1976 from the Planning Department.

8-3255A W. T. ARMSTRONG & J. M. ARMSTRONG
SOUTH 350 FEET OF 2968 GLEN DRIVE
Lot 75, Plan 30180, Lot 88, Plan 43789,
all in D.L. 384A

Declined as:

- 1) The proposed new parcel would not have access with the closure of the street to the south.
- 2) The resulting north parcel would be less than the minimum required one acre in size, under Clause 20) b) under Subdivision Control By-law No. 1930.

OCTOBER 19, 1976

8-3255B Declined due to the 3.43 foot jogged south property line.

8-3255C Approved subject to:

- 1) The Approving Officer waiving the one acre minimum lot size, on condition that no further development take place on the subdivided lands until a piped sanitary sewer system is provided.
- 2) A cash deposit for the future installation of storm sewers, pavement widening, curbs and sidewalks and street lighting.
- 3) Payment of the parkland acquisition fee of \$200.00.

8-3415 R. E. & H. M. JAMES
MASON AVENUE, OXFORD STREET, DAVID AVENUE
Lots 6 - 12 incl. of Sec. 12, Twp. 39, Pl. 3022 &
E1/2 of L.S. 3, W1/2 of E1/2 of L.S. 3, W1/2 of
L.S. 3 & Ptn. of L.S. 6, all of Sec. 13, Twp. 39

Tabled for a special meeting of the Planning and Engineering Departments regarding the applicant's submission of October 18, 1976.

8-3188E H.A. ROBERTS GROUP LTD.
WESTWOOD & BEDFORD STREETS
Pcl. E, Sk. 7392 & Rem. S.E. Ptn. D.L. 378

The Committee reviewed the letter of October 12, 1976 from Mr. V. Borch, City of Port Coquitlam, City Engineer, and the Planning Department will supply a list of allowable uses within the M-1 zone. It was noted that the subdivision is for 19 lots, not the 10 lots indicated in the October 4, 1976 resolution of Port Coquitlam Council. The Planning Department is now to:

- 1) Write the City Engineer advising of the 19 lot subdivision.
- 2) Report to the Land Use Committee on the rezoning, and advise them of the discussions with the Department of Highways on a possible new crossing of the river in this vicinity, by extending Como Lake Avenue.

8-2229 SABINA BACH
716 COMO LAKE AVENUE
W.S. Lot 43, Block 43, D.L. 107, Plan 4485

Approved subject to:

- 1) Provision of a surveyor's plot plan indicating that there is no problem with the siting of existing buildings in relation to Zoning By-law No. 1928, and that there is existing access to Como Lake Avenue.

OCTOBER 19, 1976

8-2229
cont'd

- 2) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of underground wiring, storm sewers, sidewalk and pavement on the portion of Grover Avenue being dedicated.
 - b) A cash deposit for future installation of street lighting.
 - c) Extension of a sanitary sewer and watermains to service the new lot.
 - d) Payment of 1977 Municipal taxes before final approval.
 - e) Payment of the parkland acquisition fee.

8-2242D

L. J. ENGLEHART
660 AUSTIN AVENUE
Lot 159, D.L. 3, Plan No. 34658

Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Cash payment for the future installation of sidewalk and street lighting on Sidney Avenue.
- 2) Watermain charges.
- 3) Registration of an easement in the Land Registry Office for sanitary sewer and storm sewer connections from Sidney Avenue to the existing house on the northerly lot.
- 4) Payment of the parkland acquisition fee.
- 5) Payment of 1977 Municipal taxes before final approval.

8-2720A

R. NADON
589 THOMPSON
E1/2 Pct. A (Expl. Pl. 11414) of Lot 2, Block C,
D.L. 54 & 55, Plan 7216

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 by way of cash deposit for the updated balance of the servicing costs for the approximately 59 foot frontage of the new lot on Thompson Avenue, noting that the servicing was paid for in June 1975, and the servicing costs have increased since that time.
- 2) Cash payment for the future construction of the lane.
- 3) Payment of 1977 taxes before final approval.

NOVEMBER 2, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, November 2, 1976 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L.T. Scott, Subdivision Co-ordinator
K. McLaren, Planning Assistant

8-3031C

E.A. GARRISON
100 WARRICK STREET
Lot 67, D.L. 66, Pt. 34031

Tabled for Council to give further consideration to the rezoning of this property.

8-1592C

A.C. PELOW
660 PORTER STREET
Lot 113, D.L. 365, Pt. 30724

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewer, pavement widening and curbwalk for the approximately 48 foot frontage on Porter Street of the new lot being created.
 - b) Payment for the future installation of streetlighting.
 - c) Payment of the parkland acquisition fee for the one new lot being created.
 - d) Payment of 1977 municipal taxes before final approval.
- 2) Removal of the existing shed or its relocation to comply with municipal by-laws.

8-3470

I. CELLI
308 NELSON STREET
Lot 8, Btk. 21, D.L. 3, Pt. 1481

The Committee recommends that the Strata Titles Approving Officer approve this application for strata title subdivision subject to payment of the parkland acquisition fee for the two new lots being created.

8-2414B

J. & S. WINEL
636 GAUTHIER AVENUE
Lot 88, Btk. 63, D.L. 1, Pt. 50014

The Committee recommends that the Strata Titles Approving Officer approve this application for strata title subdivision subject to payment of the parkland acquisition fee for the one new lot being created.

8-3471

M.C. WILSON
616 ROCHESTER AVENUE
Lot 13, W $\frac{1}{2}$ Btk. 34, D.L. 1 & 16, Pt. 14610

Tabled for comments from:

- 1) The Building Department regarding drainage and compliance with the National Building Code limitation relating to the per cent of window and door openings allowable on the north wall of the existing building.
- 2) The Engineering Department regarding drainage implications.

The Committee notes that a successful appeal will have to be made to the Board of Variance on the new front yard setback (formerly the side yard setback), which is less than the required minimum 25 feet.

8-1037M

J.E. & J.I. WALKER AND C.W. & G. MCNALLY
1002 BLUE MOUNTAIN STREET
Lot 263, Pt. 43823A, Lot 267, Pt. 45912, both in D.L. 367

The Committee received and reviewed letters from two property owners abutting the proposed subdivision. The Committee then tabled this application for the applicant to provide:

- 1) Comments on the correspondence from the owners of Lots 265 & 266 on Sirmac Avenue.
- 2) An indication of how the proposed new dwelling will be serviced.
- 3) Spot elevations over the proposed new lot, including the panhandle.
- 4) An indication of the type of dwelling to be constructed on the proposed new lot, i.e. height, etc.

The Committee notes that if this subdivision were approved, it would be subject to, amongst other things, a successful appeal being made to the Board of Variance for the resulting side yard setback to the existing dwelling, which would be less than the required minimum six feet.

8-3430

A. GOYETTE
1313 CARTIER AVENUE
Lot 10, Btk. 10, D.L. 46, Pt. 2624

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment of 1977 municipal taxes before final approval.

NOVEMBER 2, 1976

8-1776F

G. BULL
AUSTIN AVENUE
Lot 130, D.L. 109, Pt. 42914

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewer, sidewalk, curb, pavement widening and streetlighting for the frontage of the property on Charland Avenue.
 - b) The paving and curbing of the lane for its length fronting the subdivision.
 - c) Provision of a storm drainage facility to serve the lane and the abutting properties.
 - d) Payment of the parkland acquisition fee for the four lots being created.
 - e) Payment of 1977 municipal taxes before final approval.
 - f) Stabilizing the ravine slopes below the existing culvert, thereby retaining the existing natural ravine at the south end of the property.
- 2) Minimal filling of the site to create building sites and to facilitate construction of the lane, all to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
- 3) Foundations in fill areas being designed by a professional engineer (soils consultant) will be required prior to building permit issuance.
- 4) The applicant obtaining the necessary authorization from the owners of abutting properties for encroachment of fill as may be required for filling the property in the creation of building sites.
- 5) The Committee notes that this subdivision will retain the open watercourse without provision of additional enclosure.
- 6) Access to all new dwellings to be from the proposed lane or Charland Avenue only.
- 7) The Approving Officer waiving the frontage requirements for any frontage less than 10% of the perimeter of the lot.
- 8) Removal or relocation of any buildings not in conformity with municipal by-laws.

The Committee notes that final approval of this subdivision will be granted upon completion of the above noted conditions.

NOVEMBER 2, 1976

8-1847D

A.R. PEARSON
875 BLUE MOUNTAIN STREET
Lot 12, Blks. 1 & 2, D.L. 368, Pl. 1374

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services on Blue Mountain and Kelvin Streets.
 - b) Payment of the parkland acquisition fee.
 - c) Payment of the 1977 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements for drainage purposes.

8-3415A

SUMMERHILL MANAGEMENT LTD.
OXBOW RANCH AREA
Lots 6-12 incl. of Sec. 12, Twp. 39, Pl. 3022 & E $\frac{1}{2}$ of L.S. 3, & W $\frac{1}{2}$ of E $\frac{1}{2}$ of L.S. 3, & W $\frac{1}{2}$ of L.S. 3, & Ptn. of L.S. 6, all of Sec. 13, Twp. 39, N.W.D.

Approved subject to:

- 1) Council adopting a Road Exchange By-law on those portions of unopened road allowance proposed for cancellation and including the unopened portion of Oxford Street within the boundaries of the District of Coquitlam from the top of the bluff to where it intersects with the north-south collector through the development. The Committee notes that it is required that the District of Coquitlam receive fair market value for the land involved in the road cancellation.
- 2) A 20 foot wide right-of-way being provided from the southern road allowance for pedestrian access by the public to the public buffer zone, and suitable for access by maintenance vehicles.
- 3) Transfer of the title of Lots 1 & 4 (the "Public Buffer Zone") to the District of Coquitlam.
- 4) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm and sanitary sewer including pump station and force lines, curb and sidewalks, pavement, streetlighting and underground wiring, noting that the north-south road is to be constructed to a width of 36 feet between the curbs, and that the road allowances abutting Pcl. A, Ref. Pl. 16324 need only be constructed to one-half width on the development side.

The minimum right-of-way widths for the north-south road and David Avenue west to the Coquitlam River are to be 50 feet.

- b) Registration in the Land Registry Office of any required easements, and the cancellation of the existing easement (Ex. Pl. 16359).
- c) The approvals of the GVRD, Pollution Control Board and the Water Resources Service.

NOVEMBER 2, 1976

8-3415A con't

- 4) d) Payment of 1977 municipal taxes before final approval.
- 5) Dedication by Road Exchange By-law and the upgrading of the north-south road through municipal property to the south of the subject site. This road is to have a pavement width of 30 feet and a curb and sidewalk on the west side, with streetlighting to a residential standard within a 66 foot right-of-way.

The Committee notes that the following are proposed to be included in the development agreement prepared as part of the rezoning procedure:

- a) Provision of concrete barriers where required to retain falling debris at the toe of the slope in the bluff area.
- b) Reservation of the right-of-way of the David-Pathan Connector on the northern periphery of the development by way of a Road Reservation By-law or other means.
- c) Transfer of the land above the bluffs west of the Port Coquitlam Cemetery to the District of Coquitlam.

NOVEMBER 16, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, November 16, 1976 at 1:30 p.m., with the following persons present:

- D. M. Buchanan, Planning Director
- A. Phillips, Municipal Engineer
- L. T. Scott, Subdivision Co-ordinator
- K. McLaren, Planning Assistant

8-786C LARRY FOUNTAIN
 449 WALKER STREET
 Lot D, Block 14, D.L. 3, Group 1, Plan 16520, N.W.D.

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of storm sewers, sanitary sewer, pavement, curb walk, underground wiring, street lighting, and watermain for the approximate 222 foot frontage of the new road being dedicated.
 - b) Payment of the parkland acquisition fee.
 - c) Payment of 1977 municipal taxes before final approval.
- 2) Removal of the existing carport and the enclosed sunporch, to comply with the Board of Variance approval of September 16, 1976.
- 3) Compliance with the National Building Code Limitation relating to the percent of window and door openings allowable on the East wall, i.e. reducing from the existing approximate 86 square feet to the maximum allowable 28 square feet.
- 4) Compliance with the Zoning By-law regarding maximum allowable eave projection on the east side of the building.

8-2876 THE H. A. ROBERTS GROUP LTD.
 575 & 585 AUSTIN AVENUE
 Lot 86 of D.L. 5, Group 1, Plan 37947, N.W.D.

The Committee recommends that the Strata Titles Approving Officer:

- 1) Sign the necessary copies of Form E, Declaration of Intention to Create a Strata Plan by Phased Development.
- 2) Sign the Form 10 for each phase of the development as necessary, subject to registerable plans being submitted for each phase prior to such signing.

8-3464 CHARLENE J. FRY
 1537 MARINE CRESCENT
 Lot 136, D.L. 369, Plan 18427

The Committee reviewed the letter from the applicant, received in the Planning Department November 3, 1976.

NOVEMBER 16, 1976

8-3255C cont'd

The Committee acknowledges that the deposit mentioned in Mr. Scott's letter to the applicant, dated November 9, 1976 relates to only services which are not presently existing.

Pertaining to the applicant's comment regarding consolidation with Lot 88, the Committee feels that access to a parcel should be from a legally dedicated, constructed and useable road allowance; in this case being Pinetree Way.

8-3471

MARION C. WILSON
616 ROCHESTER AVENUE
Lot 13, West 1/2 Btk. 34, D.L. 1 & 16, Plan 14610

Tabled for the applicant to undertake a percolation test with a Municipal representative present to insure the satisfactory operation of a rock pit is possible.

8-3464 cont'd

Without replying to the applicant's comments singularly, the Committee would reiterate that the subdivision would create a rear yard setback from the existing single family dwelling, which would not comply with the required minimum setback under Zoning By-law No. 1928.

Furthermore, the Committee is not prepared to recommend approval of the creation of this deficient setback, and legal advice indicates that the Board of Variance has no jurisdiction to rule.

8-3275A ALDERSON PROPERTIES LTD.
2185 AUSTIN AVENUE
Lot 20, Block 23, D.L. 361, Group 1, Plan 31787, N.W.D.

Tabled for comments from B. C. Hydro.

8-3473 MRS. K. MULHOLLAND
571 THOMPSON AVENUE
Lot B of Lot 2 of Lot 2, Block C, D.L. 54 & 55, Plan 17391

Approved subject to:

- 1) Registration in the Land Registry Office of the subdivision to the north.
- 2) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of all services required under that By-law.
 - b) Payment of parkland acquisition fee.
 - c) Payment of 1977 municipal taxes before final approval.

8-3472A PORT MOODY DEVELOPMENTS
ALLEY ESTATES
ALTA VIEW DEVELOPMENT
CLARKE ROAD AT CHAPMAN AVENUE
Pct. A of Lot 21, Blk. 3, D.L. 106, Exp1. Pl. 12760; Lots 9 & 10, Blk. 3, D.L. 106, Pl. 6467; Pt. 11, Blk. 4, D.L. 106, Pl. 9736

Whilst the subdivision in general appears favourable, the Committee is tabling this application for review of the subdivision of Part of Lot 11, Blk. 4, Pl. 9736, D.L. 106.

8-3255C W. T. & J. M. ARMSTRONG
SOUTH 350 FEET OF 2968 GLEN DRIVE
Lot 75, Pl. 30180, Lot 88, Pl. 43789, all in D.L. 384A

The Committee received and reviewed a letter dated November 10, 1976 from the applicants. Since this is a subdivision, the servicing costs of Subdivision Control By-law No. 1930 would apply as stipulated by the Committee at their meeting of October 19, 1976.

NOVEMBER 30, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, November 30, 1976 at 9:30 a.m., with the following persons present:

- L.T. Scott, Subdivision Co-ordinator
- K.D. McLaren, Planning Assistant

8-3475A H. & H. NIEMANN
 2931 FLEMING AVENUE
Lot 3, Blk. 2, D.L. 381, Pl. 19971

Tabled for:

- 1) The applicants to submit their intended application for rezoning on the easterly part of the property, and until Council has given favourable preliminary consideration to this rezoning.
- 2) The Planning Department to secure comments from the Department of the Environment, who are concerned with any subdivision along a natural watercourse. It is noted that, based on the applicant's proposal for a church on the easterly part of this property, the Committee would see 8-3475A as being more desirable than the applicant's submission.

8-474C P.B. RICHARDS, E. SIDDALL
 1888 AUSTIN AVENUE
Rem. N $\frac{1}{2}$ of Lot 3, D.L. 111, Pl. 3137

Tabled for receipt of a letter from the owner of Lot Sk. 12037 which he verbally indicated he would submit. The Committee notes that the Municipal Council, on November 29, 1976, revised the fee schedule for parkland acquisition fee. If this subdivision is approved, it will be subject to the new parkland acquisition fee of \$600.00 per lot for the four lots being created on Austin Avenue.

8-3408C R.S. BALL
 2305 CAPE HORN AVENUE
Lot B, Blks. 7 & 8, D.L. 65, Pl. 11039

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewer, curbwalk, pavement widening, streetlighting and underground wiring for the frontage of the property on Cape Horn Avenue.
 - b) Water-main charges.
 - c) Payment of 1977 municipal taxes before final approval.
 - d) Payment of the parkland acquisition fee of \$600.00 for each of the lots.
- 2) Perimeter ruling being granted by the Approving Officer.
- 3) The minimum side yard setback from the existing dwelling to the new property line being six feet.

NOVEMBER 30, 1976

8-1672B

SOUTHSIDE BAPTIST CHURCH.
3358 MASON AVENUE.
Lot 14, L.S. 9, Sec. 12, Twp. 39, Pl. 24958

Approved subject to a cash payment for the future construction of services to the standards of Subdivision Control By-law No. 1930 on the portion of road allowance proposed for dedication, noting that the servicing of the entire frontage of Lot 14 on Mason Avenue will be included in the development agreement if the rezoning of the property proceeds.

8-3471

M.C. WILSON
616 ROCHESTER AVENUE
Lot 13, W $\frac{1}{2}$ Blk. 34, D.L. 1 & 16, Pl. 14610

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of curbwalk and pavement widening for the frontage of the new lot on Guilby Street.
 - b) Streetlighting and future lot drainage.
 - c) Payment of the parkland acquisition fee of \$600.00 for the new lot being created.
 - d) Payment of 1977 municipal taxes before final approval.
- 2) Removal of the existing carport.
- 3) Registration of an easement for a sanitary sewer connection to serve the new lot.
- 4) The applicant bringing the existing building into compliance with the National Building Code in relation to spatial separation requirements. Subject to refinement by detailed measurements, the existing area of window and door openings in the north wall would appear to be in excess of the minimum allowable by approximately 49 square feet.

8-3450

C. & M. ELLIS
1002 GILROY STREET
Lot 365, D.L. 55, Pl. 35663

Approved subject to:

- 1) The retention of as much as possible of the present parklike setting and landscaping.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of curbwalk and streetlighting.
 - b) Physical construction of storm sewer connections for both lots.
 - c) Payment of the parkland acquisition fee of \$600.00 for the one new lot being created.
 - d) Payment of 1977 municipal taxes before final approval.
- 3) Removal of the existing dwelling on the property, or its relocation to comply with municipal by-laws, including plumbing and building codes.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 14, 1976, at 9:30 a.m., with the following persons present:

D. M. Buchanan, Planning Director
 A. Phillips, Municipal Engineer
 L. T. Scott, Subdivision
 K. McLaren, Planning Assistant

8-2429D FREDERICK WILLIAM SMALLWOOD
 672 PORTER STREET
Rem. Lot 7, D.L. 365, Plan 10359

Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Physical construction of storm sewer, curb walk and pavement widening of the approximate 180 foot frontage of the property on Porter Street.
- 2) Cash payment for the future installation of street lighting for the approximate 180 foot frontage of the property on Porter Street.
- 3) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
- 4) Payment of 1977 taxes before final approval.

The Committee notes that no exemption is allowable on this subdivision as the property has a potential of 4 or more lots.

8-3091D FARWEST DEVELOPMENTS LTD.
 CAPE HORN AVENUE
East Pt. Lot 7 (Ref. Plan 7486), D.L.s 65 & 66, Plan Sk. 52168C

Approved subject to:

- 1) The proposed new lots being rezoned to RS-3 One-Family Residential (6,000 sq. ft. lots).
- 2) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of all services required under that By-law for the full frontage of the property on Cape Horn Avenue and Dawes Hill Road.
 - b) Payment of the parkland acquisition fee of \$600.00 for each of the 7 potential new dwelling units.
 - c) Registration in the Land Registry Office of any easements.
- 3) Removal of all existing buildings on the property, or their relocation to comply with Municipal By-laws where required.

8-474D P. B. RICHARDS
1888 AUSTIN AVENUE
Rem. N $\frac{1}{2}$ Lot 3, D.L. 111, Plan 3137

Tabled for review by the Community Development Committee in relation to Mr. Siddal's proposal to acquire a portion of Municipal land.

8-3476 J.A. & L. E. BELL
720 COMO LAKE AVENUE
E $\frac{1}{2}$ Lot 43, Block 43, D.L. 107, Plan 4485

Approved subject to:

- 1) Registration of the subdivision to the west, in order that this proposed subdivision would have legal access.
- 2) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of storm sewer, pavement, curb walk, underground wiring and street lighting for the portion of road being dedicated.
 - b) Cash payment for the future installation of storm sewer, pavement widening and street lighting for the frontage of the property on Como Lake Avenue as there will be no dwelling remaining on the northerly lot.
 - c) Payment of the parkland acquisition fee of \$600.00 for each of the 2 potential new dwelling units.
 - d) Payment of 1977 Municipal taxes before final approval.
 - e) Registration in the Land Registry Office of an easement for drainage and sewerage purposes to the northerly lot.
- 3) Removal of the existing dwelling on the property, as stipulated on the application.

The Committee notes that neither lot being created will be a duplex lot as they contain insufficient area for that purpose. The minimum size for a duplex lot, even when the lot may be zoned for RT-1, is 8,000 sq. ft.

8-3056B CAMLIN PROPERTIES LTD., S. RADATZKE
1100 BLOCK LANSDOWNE STREET, PORT COQUITLAM
Lot B, D.L. 383, Grp. 1, Plan 6408, Exc. Pt. on
Plan 12327 thereof, N.W.D.

Tabled for the Planning Department to seek the applicant's comments on the letter received from the Department of Highways, dated December 8, 1976, pertaining to their conditions on approval.

8-1037M J. ERNEST WALKER
1002 BLUE MOUNTAIN STREET
Lot 263, D.L. 367, Grp. 1, N.W.D., Plan 43823A

Tabled for an on-site inspection of the property.

8-2687 DAON DEVELOPMENT CORPORATION
OZADA STREET EAST OF PIPELINE ROAD
Pct. E of Lot 1 of S.E. ¼ Sec. 11, Twp. 39,
Expl. Plan 13789

The Committee received preliminary plans on the proposed subdivision of this property, dated and received in the Planning Department December 8, 1976. Tabled:

- 1) For the Developer to submit plans showing clearly any proposed modifications to the creek. This plan is to contain sufficient information for the Planning Department to submit to the Water Resources Branch for their comments.
- 2) For staff to review the preliminary plans.

8-1822A J. & E. BARRETT
954 DELESTRE AVENUE
Lot 1 of 8, Block 102, D.L. 45, Plan 13513

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash deposit for the future installation of storm sewer, pavement widening, curb walk and street lighting for the approximate 124 foot frontage of the property on Delestre Avenue.
 - b) Payment of the parkland acquisition fee of \$600.00 for each of the 4 potential new dwelling units.
 - c) Payment of 1977 Municipal taxes before final approval.
- 2) Removal of the existing dwelling on the property, as stipulated on the application.