

SUBDIVISION COMMITTEE

DECEMBER 28, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Thursday, December 28, 1989, in the Engineering Department Committee Room, with the following persons present:

R. Camporese, Deputy Director, Permits & Licenses
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
A. Geoghegan, Planning Assistant

8-4153

G.S., J.S. & S.K. RAMPURI
1055-1061 WALLS AVENUE
LOTS 2 & 3, BOTH OF D.L. 45, PL. 9509

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for future construction of Walls Avenue and the lane allowance of the frontages of the proposed three lots to the standards of the Subdivision Control Bylaw No. 1023;
 - b) payment for one new water connection;
 - c) payment for one new driveway culvert if required;
 - d) registration in the Land Title Office of any necessary easements;
- 2) removal of the existing buildings and structures located at 1061 Walls Avenue and removal of the garage located at 1055 Walls Avenue;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval.

8-3360G

SIMIC ENGINEERING LTD.
2928 DEWDNEY TRUNK ROAD
LOT 2, PL. 6175, S & E PL. 19655, PL. 27390 & PL. 78957,
D.L. 373 & 381

Approved subject to:

- 1) the applicant providing, to the satisfaction of the Municipal Engineer and the Director of Permits and Licenses, more definite lot grading plans, including cross sections through the lots to demonstrate existing and final contours, proposed driveway grades or necessary earth retention structures, and how private rear yard spaces can be provided for in a usable, final

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8-3360G 1) cont'd

- graded state, where the spaces do not contain slopes in excess of 5% for a minimum distance of 6 m, and be integrated into existing or potential development on adjoining lots;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the frontage of Sharpe Street and the extension of Laurel Court to the standards of the Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
 - 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;
 - 4) payment of any current, delinquent or outstanding taxes prior to final approval;
 - 5) signing of the plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.

8-4135

BOSA DEVELOPMENT CORPORATION
GLEN DRIVE & PIPELINE ROAD
LOT 1, PL. 20082; PCL. A OF LOTS 2 & 3, (EX. PL. 37165),
PL. 20082; LOTS 4 & 5, PL. 22472; LOT 49, (EX PL. 32570),
PL. 24672; LOT 52, PL. 32570; ALL OF SEC. 11, TWP. 39, AND
LOT 3, (S&E PL. 37165) OF S. 1/2 OF SEC. 11, TWP. 39

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council authorizing subdivision of the lands by development permit under Section 976(1)(a) of the Municipal Act;
- 3) payment of the development cost charges, as required by Bylaw No. 988, consisting of storm trunk drainage charges based on the property configuration prior to consolidation and road dedication.

The Committee notes the servicing of any contiguous road frontages and road right-of-way areas will be made a condition of the building permits for the anticipated construction.

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8-4124

DISTRICT OF COQUITLAM
SORRENTO DRIVE/MUNDY CREEK AREA
REM. LOT B, PL. 79270, D.L. 65 & 112, EXC. PL. 80618

Approved subject to:

- 1) approval of necessary grading plans by the Director of Permits and Licenses;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all contiguous road frontages to the standards of Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the nine additional dwelling units permitted to be constructed.

8-3067

J. CHANG
880 IRVINE STREET
LOT 6, BLK. 2, D.L. 378, PL. 3467, (S&E PL. 46046)

The Committee finds sketch 8-3067 technically feasible, noting that registration of a restrictive covenant setting minimum allowable building floor elevations will be necessary prior to final approval and Council consideration of the required rezoning will be necessary pursuant to a Public Hearing.

8-4162

DANEC DEVELOPMENTS LTD. (APPLICANT)
LOTS 1-7, TWP. 39, PL. 16688
3063, 3065, 3069, 3073, 3077, 3081 GLEN DRIVE AND 1185 WEST-
WOOD STREET

Tabled for:

- 1) the Traffic Section of the Engineering Department to review required road dedication;
- 2) the Planning Department to review the proposed rear lane closure suggested by this sketch.

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8-4134B

WEBB & KNAPP (CANADA) LTD.
1301 LOUGHEED HIGHWAY
PT. PCL. C, PL. 11914, D.L. 61 & PCL. A, EXCEPT: PCL. A,
BYLAW PL. 43728); PL. 5076, D.L. 61

Approved subject to:

- 1) registration of a temporary working easement over the right-of-way along Schoolhouse Street to allow access for construction of Schoolhouse Street;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the extension of Lucille Starr Drive to the standards required by Subdivision Control Bylaw No. 1023;
 - b) installation of streetlighting along the Lougheed Highway to the standards of Subdivision Control Bylaw No. 1023;
 - c) registration in the Land Title Office of any necessary easements;
- 3) the relocation of Booth Creek to the standards of the Water Management Branch of the Ministry of Environment and Parks, and where the creek is to be maintained by the Municipality, channel construction to 100-year flood level capacity standards of the Engineering Department;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval.

8-4161

M. VORLOP
1951-1953 AUSTIN AVENUE
LOT 350, D.L. 358, PL. 43390

The Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the proposed conversion into strata lots subject to the owner providing, to the satisfaction of the Planning Director, a copy of the registered joint access agreement between this property and the adjacent Lot 351 to the east.

8-3903E

9939 INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S&E PL. 28937); LOT 16, PL. 53172; BOTH OF SEC. 13,
TWP. 39

The Committee reviewed the correspondence from the applicant requesting a change in the location of the line of affection, as indicated on the approved sketch 8-3930E, then rejected the applicant's proposal.

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8-4163

A. TAKHAR
906 & 908 RODERICK AVENUE
LOTS 6 & 7, D.L. 16, PL. 5732 AND LANE

Tabled for the owners to contact B.C. Hydro and Power Authority with regards to requirements for the proposed closure of the lane adjacent the south property line due to the location of existing power lines within the lane. The Committee notes that Council approval of a road exchange bylaw will be necessary and the servicing of contiguous road frontages and road right-of-way areas will be made a condition of the building permits for the anticipated construction.

8-4164

ZAVER KANJI; SHAHIDA KANJI; ZARINA NARAN; SHAHIR PREMJI
619-621 GIRARD AVENUE
LOT 55, D.L. 1, PL. 45634

Tabled for inspection reports from the Bylaw Enforcement Officer.

8-4145

WESBILD ENTERPRISES LTD. (APPLICANT)
WESTWOOD PLATEAU LANDS
BLK. B, (EXC. PL. 79094) & BLK. A (EXC. PL. 72702, 72593, 79094), PL. 71962; BOTH OF SEC. 14, TWP. 39 & BLK. A, EXC. PL. 72702, 72593, 72701, 78559, 79140, 79094, 80253), SEC. 15, TWP. 39, PL. 71962 & BLK. A, D.L. 6953 & BLK. A, D.L. 6769

The Committee tabled the 1989 12 22 memo from the Deputy Planning Director regarding Wesbild's proposal to extend rear yards of residential lots into gas and hydro transmission line rights-of-way for further clarification from the writer.

JULY 11, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 11, 1989, in the Engineering Department Committee Room, with the following persons present:

E. Tiessen, Deputy Planning Director
N. Nyberg, Municipal Engineer
K. Wright, Assistant Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-4129

DISTRICT OF COQUITLAM
PROPOSED ROAD CLOSURE OF PORTION OF ROAD SOUTH OF WALTON
DRIVE, EAST OF LASALLE PLACE

Declined, as it is not feasible to cancel the road allowance at this time as legal access must be maintained to Lot 54 at the south end of the road allowance.

8-3625

DISTRICT OF COQUITLAM
ADDITIONAL PARK DEDICATION NORTH OF JULIAN AVENUE EAST OF
ALBION COURT

The Committee reviewed correspondence from the Parks and Recreation Department wherein a land exchange is suggested. Given that exchanges of this nature are extremely cumbersome and may not, in fact, be possible, the Committee suggests that the Parks and Recreation Department simply request the Municipal Solicitor initiate discussions on the acquisition of the two areas involved.

8-1470

DISTRICT OF COQUITLAM
524 & 528 COMO LAKE AVENUE
LOT 196, D.L. 9, PLAN 23586; LOT 197, D.L. 9, PLAN 23586,
EXC. PLAN 42517

Approved.

SUBDIVISION COMMITTEE MEETING
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8-3354D BURNABY INVESTMENTS LTD.
2849 MARINER WAY
LOT 596, D.L. 373, PLAN 67090

Tabled for a review of the overall subdivision pattern for the subject property and the lands immediately to the west once up-to-date contour information has been received.

The Committee notes that noise protection measures are recommended for all lots fronting Mariner Way. The Committee sees the construction of a solid screen a minimum of 2.4 meters in height at the base of the Mariner right-of-way.

8-4126 R. KINDEL
911 FOSTER AVENUE
E. 1/2 LOT 29, D.L. 366, PLAN 6908

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Foster Avenue and Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023, noting that at present the Homeowner's Service Exemption does not apply;
 - b) registration in the Land Title Office of any necessary easement;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1989 09 01, then the estimated 1990 municipal taxes must be paid as well;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) removal of the existing shed prior to final approval.

8-4124 DISTRICT OF COQUITLAM
SORRENTO DRIVE, MUNDY CREEK AREA
REM. LOT B, PL. 79270, D.L. 65 & 112, EXC. PL. 80618

Tabled for:

- 1) the Planning Department to obtain information on the crest of slope of the ravine areas to ensure that building envelopes are possible on all proposed lots;
- 2) comments from the Parks and Recreation Department on possible trails through this area and greenbelt strips.

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8-4125A MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM
1189 WESTWOOD STREET
LOT A (EXC. PL. 16688), PL. 12467, AND LOT 8, PL. 16688;
BOTH OF SEC. 11, TWP. 39

Approved subject to:

- 1) the applicants supplying proof of ownership to the satisfaction of the Director of Planning;
- 2) Council approval of a Road Exchange Bylaw;
- 3) removal of all existing buildings and structures from both existing parcels prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1989 09 01, then the estimated 1990 municipal taxes must be paid as well;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988.

In relation to this application, the Committee notes the following:

- a) Provision for an east-west pedestrian access from Westwood Street to the new north-south road should be integrated into the applicant's proposed development in lieu of the road dedication and construction proposed on earlier preplans for this area.
- b) Road construction of contiguous streets would be made a requirement of any building permit approval on the proposed lot.

8-3744E DISTRICT OF COQUITLAM; TIBURON CITY HOMES LTD.
1154 WESTWOOD STREET
LOT 140 (S & E PL. 68894), PL. 63482; LOT B, PL. 11388,
BOTH IN D.L. 384A, TWP. 39

Approved subject to:

- 1) Council approval of the proposed road and land exchange;
- 2) removal of all existing buildings and structures or, alternatively, the submission of a surveyor's plot plan which verifies that all existing buildings and structures meet the siting requirements of the Building and Zoning Bylaws;

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8-3744E cont'd

- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1989 09 01, then the estimated 1990 municipal taxes must be paid as well;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) no permanent access being granted to Westwood Street for any future development on the resulting parcel.

The Committee notes that Heffley Crescent must be constructed to the south boundary of the existing parcel to an interim standard prior to granting any approval for development on the resulting lot to provide the required physical access. The Committee notes further that prior to the issuance of a building permit on the resulting site, the applicant would be required to provide for:

- a) improvements to contiguous road frontages;
- b) a development cost charge payment at the rate of \$955 for each potential dwelling unit to be constructed.

8-3267A

P. FONTAINE
1433 COMO LAKE AVENUE
PCL. A (REF. PL. 16229), W. 1/2 OF LOT 3, D.L. 369, PL. 3020

Tabled for the Planning Department to write and seek comments from adjacent property owners.

8-3866C

M. ROSS; A. & A. REEVES
2985 SHILOH PLACE
LOT C OF LOT 7, BLK. 2, D.L. 378, PL. 21730, AND LOT 6,
D.L. 378, PL. 70974

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Dewdney Trunk Road, Shiloh Place, the cul-de-sac and the lane allowance, to the standards required by Subdivision Control Bylaw No. 1023, noting that a chain and a lock are to be installed on the western end of the proposed lane;
 - b) registration in the Land Title Office of any necessary easements;

SUBDIVISION COMMITTEE MEETING
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8-3866C cont'd

- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1989 09 01, then the estimated 1990 municipal taxes must be paid as well;
- 3) payment of the development cost charge required by Bylaw No. 988, consisting of \$955 for each of the eight additional dwelling units permitted to be constructed.

8-3987A

VANGUARD PROPERTIES LTD.; PARK GEORGIA GROUP
2965 GLEN DRIVE; 2964 BURLINGTON DRIVE
LOT 2, D.L. 386, PLAN 72525

Approved subject to:

- 1) Council approval of a Road Exchange Bylaw;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1989 09 01, then the estimated 1990 municipal taxes must be paid as well;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988.

The Committee notes that physical construction of contiguous frontages on Burlington Drive and Glen Drive would be made a condition of building permit issuance for any proposed construction on the resulting lots.

8-4131

9939 INVESTMENTS LTD.
DAVID AVENUE/SHAUGHNESSY STREET
LOT 16, PL. 53172, SEC. 13, TWP. 39

Tabled for:

- 1) the submission of a geotechnical report which addresses the proposed earthworks required to facilitate the subdivision. The report should include regrading plans which provide information on the existing and final contours, slope stability including any necessary earth retention structures, drainage requirements, and the maximizing of private rear yard space or spaces which provide for rear yards in a usable, finally graded state. The Committee notes that the spaces within the rear yards should not contain slopes in excess of 5% for a minimum distance of six meters and should be integrated into existing or potential development on adjoining lots. In addition, the Committee notes that the plans should demonstrate that driveway grades will not exceed a maximum slope of 20%.

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8-4131 cont'd

- 2) the submission of preliminary road centreline design drawings;
- 3) the submission of a plan which verifies that all lots will contain a building envelope, as outlined in Section 406 of the Zoning Bylaw;
- 4) the submission of a plan by a land surveyor which verifies that the underside of the floor system of any proposed building will be at least 0.6 meters above the 200-year flood level of the Coquitlam River;
- 5) clarification from the applicants on the proposed tenure of the large remainders.

The Committee notes that upon detailed review of the above information, additional requests for plans and/or information may be forthcoming.

8-4097A

PENSIONFUND REALTY LTD.
2929 BARNET HIGHWAY
LOTS 103 & 105, D.L. 384A, PL. 51877; LOT 98, D.L. 384A,
PL. 52027; AND LOT 149, D.L. 384A, PL. 66060

The Deputy Planning Director informed the Committee of a meeting held on July 6, 1989 with Morguard (Pensionfund) in regard to rezoning application Z-23-89 and subdivision application 8-4097. He noted it was Morguard's position that they did not see the 8-4097A ring road proposal as benefitting the phases of development now proposed, and would not expect to dedicate or service the road areas required to complete the system. The Municipal Engineer stated that the Engineering Department would review dedication and servicing issues and define specific requirements.

WESTWOOD PLATEAU - PROPOSED MODIFICATION TO COLLECTOR ROAD PATTERN NORTH OF DAVID AVENUE ADJACENT B.C. HYDRO RIGHT-OF-WAY

The Committee reviewed a request from the applicant's consultant to adjust the collector road pattern adjacent the B.C. Hydro right-of-way north of David Avenue. After reviewing the proposal, the Committee stated they have no objection, however, a modification to the Official Community Plan would be required. This will necessitate a Public Hearing on the proposed changes and Council consideration thereafter. The Committee also suggested that Coquitlam should contact Port Moody in this regard.

JULY 25, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 25, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
K. Wright, Assistant Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-4104B B.C. HYDRO AND POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901) OF
LOT 28 & PT. L.S. 1, (B.C. ELECTRIC RIGHT-OF-WAY PL. 21359),
ALL OF SEC. 14, TWP. 39, PL. 3022

The Committee was advised that Council has adopted the rezoning bylaw, however, the application remains tabled for the following:

- 1) the applicants to investigate the possibility of straightening the road allowance in the southeast corner of the site. The Committee suggests that the applicants approach the owner of Lot 2 to the east to determine if it would be possible to adjust the road allowance partially onto that lot, thereby eliminating the necessity for another horizontal curve in the road system;
- 2) the applicants to review the possibility of improving the building envelopes on the two lots adjacent the right-of-way, as discussed with Planning Department staff.

8-4117 F. & S. FETHERSTONHAUGH
1217 COTTONWOOD AVENUE
LOT E, D.L. 365, PL. 20702

Approved subject to:

- 1) removal of the sundeck and confirmation from the Permits and Licenses Department that the reconstruction meets the requirements of the B.C. Building Code in relation to spatial separation requirements;
- 2) cash payment for the future construction of the approximate 28.8 m frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

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8-4117 cont'd

- 4) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well;
- 5) payment for one additional water connection;
- 6) payment for a driveway culvert if necessary;
- 7) confirmation that all existing service connections are contained within the westerly lot.

The Committee notes that a geotechnical report may be required by the Permits and Licenses Department for the proposed house construction due to possible soil problems in the area.

8-4122

R. & L. HAVELAND
317 DECAIRE STREET
LOT 104, D.L. 47, PL. 26298

The Committee, after reviewing the three responses from adjacent property owners, recommended that the Approving Officer approve the proposed subdivision, with the following conditions:

- 1) removal of the garage and reconstruction of the south side of the existing dwelling to the standards required by the B.C. Building Code;
- 2) cash payment for the future construction of road services for the full frontage of the property on Decaire Street to the standards required by Subdivision Control Bylaw No. 1023;
- 3) confirmation that all service connections to the existing dwelling will be contained within the proposed upper lot;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well;
- 6) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks in relation to habitat protection zones and setback requirements from the watercourse;

SUBDIVISION COMMITTEE MEETING
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8-4122 cont'd

- 7) submission of a plan prepared by a B.C. Land Surveyor which identifies the setback from the crest of slope, as required under Section 405 of the Zoning Bylaw.

8-4128

WELLINGTON STREET
ADVANCE PLAN OF LOTS 6 & 8, SEC. 12, TWP. 39, PL. 19503

The Committee endorses the modified road and lot layout indicated on sketch 8-4128 as the new preplan for Lots 6 and 7. It was noted that there may at some time in the future be a possible need for a walkway along the south side of Lot 8, the acreage parcel to the south, to provide a "safe route to school".

8-4130

SUTHERLAND PROPERTIES
603 CLARKE ROAD
LOTS A & B, D.L. 9, PL. 15820, (EXCEPT PL. 43325)

Approved.

The Committee notes that any servicing requirements for contiguous road frontages, including the lane allowance, would be made a condition of the issuance of a building permit for the anticipated new construction on the site.

8-4134

WEBB & KNAPP (CANADA) LIMITED
NORTHWEST CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET
PT. PCL C, PL. 11914, D.L. 61 AND PCL. A, EXCEPT: PCL. 1,
(BYLAW PL. 43728), PL. 5076

Tabled for:

- 1) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 2) submission of a plan prepared by a B.C. Land Surveyor which updates the location of Como Creek and Booth Creek. The plan should identify a development line which is a combination of 15 m from the natural boundary or 18 m from the stream centreline, whichever is the greater, and provide elevations of the natural boundary at appropriate intervals along the watercourse. The surveyor should also relate the line to the existing zoning boundaries adjacent these watercourses.
- 3) the applicants to provide information on the intended use of proposed Parcel 2;

SUBDIVISION COMMITTEE MEETING
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8-4134 cont'd

- 4) the Engineering Department to review the matter of the proposed relocation of Booth Creek;
- 5) comments from the Traffic Section of the Engineering Department in relation to the preliminary site plan including proposed accesses. The Committee also requests that the applicants demonstrate their intentions with regard to accesses for the proposed three lots on the west side of Schoolhouse Street north of Lucille Starr Drive.
- 6) comments from the Parks and Recreation Department in relation to the possible relandscaping of the two watercourses given the apparent damage which has already occurred to these streams.

The Committee notes the existence of a servicing agreement between the District and Westfair Properties and that there are a number of outstanding servicing obligations which must be resolved prior to the granting of any preliminary subdivision approval to the lands currently under application.

8-4132

MR. & MRS. N. EDGE CUMBE; H. & C. FOX
1308 CARTIER AVENUE
LOT 6, BLK. 8, PL. 2624 & LOT 2, BLK. 8, PL. 73210, ALL IN
GRP. 1, D.L. 46

Declined, due to the irregular lot line configuration which would result if this application were approved.

8-4133

S. & B. DOWSWELL; G. UHRE
303 AND 307 MUNDY STREET
PCL. A OF LOT 24, PL. 11244 & SOUTH 66' OF LOT 24, PL. 9620,
ALL IN D.L. 112

The Committee find sketch 8-4133 technically feasible, noting that Council consideration of the proposed rezoning will be required pursuant to a Public Hearing.

8-4092

P. & K. DHALI WAL
687 AND 691 BLUE MOUNTAIN STREET
LOT 209, D.L. 365, PL. 31615 & LOT 210, D.L. 365, PL. 31830

Approved subject to:

- 1) removal of all existing buildings and structures at 687 Blue Mountain Street, noting that a demolition permit will be required to be secured from the Permits and Licenses Department;

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8-4092 cont'd

- 2) cash payment for the future construction of any outstanding works for the approximate 16.48 m frontage of the proposed southerly lot on Blue Mountain Street and the lane allowance prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment for all additional service connections to the proposed new lot;
- 6) all new accesses being restricted to the lane allowance and reconstruction of any existing sidewalk crossings on Blue Mountain Street.

8-3354E

BURNABY INVESTMENTS LTD.
2849 MARINER WAY
LOT 596, D.L. 373, PL. 67090

The Committee finds sketch 8-3354E technically feasible, noting that the lotting plan is based on RS-1 lot sizes, which will require rezoning of the lands lots to the RS-1 650 m² parcel size category. The Committee notes further that considerable regrading will likely be required.

8-3179H

DISTRICT OF COQUITLAM
MARINER WAY AND DEWDNEY TRUNK ROAD
LOTS 13-24, BLK. 4, LOTS 16-28, BLK. 9, LOTS 3-11, BLK. 5,
LOTS 1-28, BLK. 8, ALL OF D.L. 373, PL. 2502

The Committee finds sketch 8-3179H technically feasible, noting that regrading will be required in order to create usable building sites. The Committee notes that some of the lots may have restrictive building envelopes given the location of the trunk sanitary sewer right-of-way which traverses the area and therefore requests the consultant review this aspect of the lotting layout to ensure that adequate building envelopes are possible.

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8-3987A VANGUARD PROPERTIES LTD.; PARK GEORGIA GROUP
2965 GLEN DRIVE AND 2964 BURLINGTON DRIVE
LOT 2, D.L. 386, PL. 72525

The Committee notes that their previous approval conditions included the requirement for payment of the development cost charge for drainage. It was noted that the development cost charge for drainage was paid under a previous application. The Committee then approved sketch 8-3987A subject to:

- 1) Council approval of a Road Exchange Bylaw;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well.

The Committee notes that physical construction of the contiguous frontage on Glen Drive would be made a condition of building permit issuance for any proposed construction on the resulting lots.

8-3149F CROWN FOREST INDUSTRIES LTD.
UNITED BOULEVARD
LOT 1, PL. , & REM. LOT 12, PL. 31507; BOTH OF D.L. 16,
17, 18, 19, 20 & 48

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well;
- 2) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

8-3149H CROWN FOREST INDUSTRIES LTD.
UNITED BOULEVARD
LOT 1, PL. , D.L. 16, 17, 18, 19, 20 & 48

Approved subject to:

- 1) removal of the portions of building over the proposed road allowance, plus a sufficient amount to achieve the required minimum 7.6 m setback to the United Boulevard property lines, restoration as required by the B.C. Building Code, and confirmation by way of survey that the required 7.6 m setback has been achieved;
- 2) physical construction of United Boulevard to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MEETING
MINUTES OF JULY 25, 1989

8-3149H cont'd

- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well;
- 4) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

AUGUST 8, 1989

SUBDIVISION COMMITTEE MEETINGMINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 8, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
K. Wright, Assistant Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

8-3881WW

FOTOCINI STUDIO LIMITED
CHILKO DRIVE & DOUGLAS DRIVE
LOT 2, D.L. 305, PL. 70847

The Committee received and reviewed the letter from the applicant's design service dated August 4, 1989, requesting reconsideration of certain restrictive covenant requirements.

The Committee has no objection to the changes proposed by the applicants since they can be made to meet the technical objectives of the Committee. The lower, flat area is to be usable yard area and therefore must have access by stairs to the upper portion of each lot.

The Committee notes, that the change proposed to the restrictive covenant will result in higher roof heights, which was a concern of the Land Use Committee and Council when the development variance permit for this subdivision was considered. Council approval of a change to the restrictive covenant would therefore appear to be in order. It is recommended that the applicant appear before the Land Use Committee of Council to demonstrate that the proposed changes to the restrictive covenant will not adversely affect the existing residents of Decker Place.



Rusbourne Design Ltd.

SUITE 2, 3137 ST. JOHNS STREET, PORT MOODY, B.C. V3H 2C8 TELEPHONE: (604) 461-1243 / FAX: 469-9381

August 16, 1989

Director of Permits and Licenses
District of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C.

Re: "Wellington Heights" Sub-Division

Dear Sir

This office has been engaged by the contractor for the above mentioned sub-division to provide house designs for the individual lots in the sub-division. We wish to draw your attention to an ambiguity which exists in the Restrictive Covenant applicable to these lots, with particular reference to lots 512 - 523 inclusive.

The restrictive covenant states that maximum and minimum basement and carport elevations shall be in accordance with Hunter Laird Engineers Ltd. site grading plan #1375-481 Revision D which clearly states that basement elevations given on downhill lots are to be the minimum elevations whereas the wording given in the restrictive covenant specifically lists basement elevations as maximum elevations. As lots 512 - 523 are located on the lower side of the road this conflicts with the Restrictive Covenant.

Discussion with real estate representatives has indicated that the type of house indicated on Hunter Laird plan 1375-481-D would have very limited market appeal, especially considering the expensive nature of houses intended for this sub-division and we have therefore prepared revised house types utilizing the minimum basement elevations shown by Hunter Laird. In order to demonstrate that this revision will have absolutely no effect on existing houses above Nadina Drive, especially with regard to views, we have prepared a cross-section drawing indicating typical house sitings and the effect on views of the houses above.

Based upon the information outlined above, and with consideration that existing view patterns will not be affected we

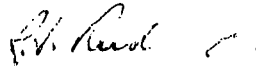
Cont'd.../2

Page Two (Cont'd.)

request that the Restrictive Covenant as applicable to Lots 512 - 523 inclusive be revised so that the basement elevations indicated be designated as minimum elevations, rather than maximum elevations as currently indicated.

Should a representative of this office be required to attend your next Land Use Committee Meeting please advise accordingly. Your early advice would be appreciated.

Yours faithfully

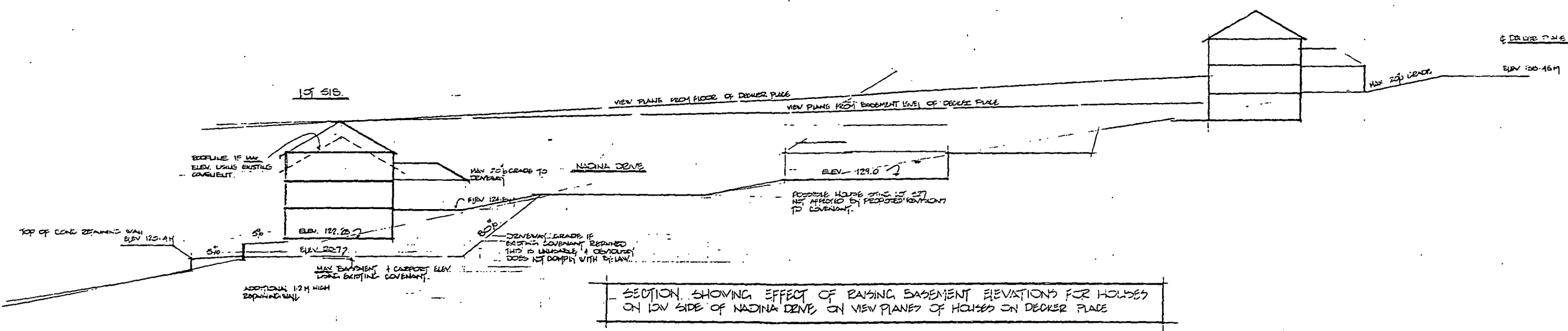


R. V. Rusbourne

RECEIVED

AUG 21 1989

**DISTRICT OF COQUITLAM
PLANNING DEPT.**



AUGUST 8, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 8, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
K. Wright, Assistant Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

8-4135

BOSA DEVELOPMENT CORPORATION
3089-3097 GLEN DRIVE; 1186-1196 PIPELINE ROAD
LOT 1, PL. 20082; PCL. A OF LOTS 2 & 3, (EX. PL. 37165),
PL. 20082; LOTS 4 & 5, PL. 22472; LOT 49, (EX. PL. 32570),
PL. 24672; LOT 52, PL. 32570; ALL OF SEC. 11, TWP. 39 &
LOT 3 (S&E PL. 37165) OF S.1/2 OF SEC. 11, TWP. 39

The Committee finds this proposal technically feasible, however, tabled the application for:

- 1) the Traffic Section of the Engineering Department to confirm the adequacy of the proposed road dedications, particularly Glen Drive;
- 2) resolution of the question of public walkway connections in and around this proposed development.

8-3881WW

FOTOCINI STUDIO LIMITED
CHILKO DRIVE & DOUGLAS DRIVE
LOT 2, D.L. 305, PL. 70847

The Committee received and reviewed the letter from the applicant's design service dated August 4, 1989, requesting reconsideration of certain restrictive covenant requirements.

The Committee has no objection to the changes proposed by the applicants since they can be made to meet the technical objectives of the Committee. The lower, flat area is to be usable yard area and therefore must have access by stairs to the upper portion of each lot.

The Committee notes that the change proposed to the restrictive covenant will result in higher roof heights, which was a concern of the Land Use Committee and Council when the development variance permit for this subdivision was considered. Council approval of a change to the restrictive covenant would therefore appear to be in order. It is recommended that the applicant appear before the Land Use Committee of Council to demonstrate that the proposed changes to the restrictive covenant will not adversely affect the existing residents of Decker Place.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 8, 1989

8-3267A

P. FONTAINE
1433 COMO LAKE AVENUE
PCL. A, (REF. PL. 16229), W.1/2 OF LOT 3, D.L. 369, PL. 3020

The Committee received and reviewed letters from adjoining property owners on this proposed subdivision.

The Committee then tabled this application for a report from the Traffic and Transportation Section of the Engineering Department with regard to alternative potential access locations to the existing and proposed lots.

8-4103C

HASEMAN INVESTMENT CORP.
BRUNETTE AVENUE, LAVAL SQUARE AND BEGIN STREET
LOTS 3, 4, 5, 11, 12 & 14; N.60' OF LOT 1; PCL. A, (S & E PL. 11786) OF LOT 1; LOT 1, (S & E N.50' & EX. PL. 11786 & LANE); PCL. A, (S & E EX. PL. 15853) OF LOT 2; LOT 2 (S & E PCL. A, EX. PL. 15853); LOT 13 (S & E PCL. A, EX. PL. 17104) OF LOT 13, ALL OF BLK. 5, D.L. 46, PL. 2624

Approved subject to:

- 1) Council approval of a road exchange bylaw;
- 2) the applicant applying for the demolition permits needed for the removal of all existing buildings and structures prior to final approval, except for the home which is located on the northeast corner of Brunette Avenue and Begin Street, which is to be retained;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well.

The Committee notes that a condition of building permit issuance will require that the applicants make provision for the upgrading of contiguous street and lane frontages to the standards required by the Subdivision Control Bylaw, this to include perimeter drains at the back of the sidewalks along Brunette Avenue, and a cash contribution for surface works over and above those proposed by the District's ditch elimination program, which is in progress along Begin and Laval.

8-4098A

HSCY INVESTMENT LTD.; W. COOPER; D. & S. MCKENZIE
2777-2783 DEWDNEY TRUNK ROAD
LOTS C & D, D.L. 373, PL. 12138

The Committee finds sketch 8-4098A technically feasible, noting the changes arising out of the Public Hearing and further staff consideration.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 8, 1989

8-4098A cont'd

The Committee notes further the following:

- 1) Earthworks would be required on certain of the lots to make the lots buildable, as outlined in the latest geotechnical report.
- 2) A development variance permit in relation to proposed road widths would be required to be secured from Council unless the new Subdivision Control Bylaw is in place prior to that time.
- 3) The property owner to the northwest, under 8-3815, should be advised of the change to the advance lot layout providing for the lane to the rear of the proposed new lots on Dewdney Trunk Road.

8-4082A

J.M. FRASER; S.M. VICK
3454 GISLASON AVENUE
PCL. B, NW 1/4, SEC. 7, TWP. 40, (S & E PL. 19985), PL. 1489

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Roxton Avenue and Gislason Avenue, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after Sept. 1, 1989, then the estimated 1990 municipal taxes must be paid as well;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three potential new dwelling units permitted to be constructed;
- 4) compliance with the requirements of the Ministry of Environment and Parks in their letters dated March 8, 1989 and March 21, 1989;
- 5) the provision of a plan to the satisfaction of the Planning Director setting out the building envelopes after taking into consideration the requirements of the Ministry of Environment and Parks, the Zoning Bylaw in relation to siting including setbacks from watercourses, and the limitations for the installation of a sewage disposal system;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 8, 1989

8-4082A cont'd

- 6) registration of a restrictive covenant setting out siting requirements from watercourses, as established under the plan above once it is approved by the Planning Director.

The Committee notes the comments from the Simon Fraser Health Unit that Lots 2, 3 and 4 have a very restricted area which is acceptable for the installation of a sewage disposal system. The Committee further notes that the future buildings must be located in relation to future lot lines in accordance with Section 403(6) of Zoning Bylaw No. 1928, 1971.

8-3930C

9939 INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S & E PL. 28937); LOT 16, PL. 53172; BOTH OF
SEC. 13, TWP. 39

The Committee received and reviewed a letter dated August 8, 1989 from the applicant's consulting engineers.

The Committee cannot consider preliminary approval for a portion of Phase 2 of this development until such time as the overall earthworks have been reviewed in greater detail. Furthermore, the standard of submission which may be required for a conservation permit application is not necessarily acceptable for proving out a subdivision layout.

The application therefore remains tabled for the requested soils report plus more detailed lot grading plans and cross sections with better contour intervals.

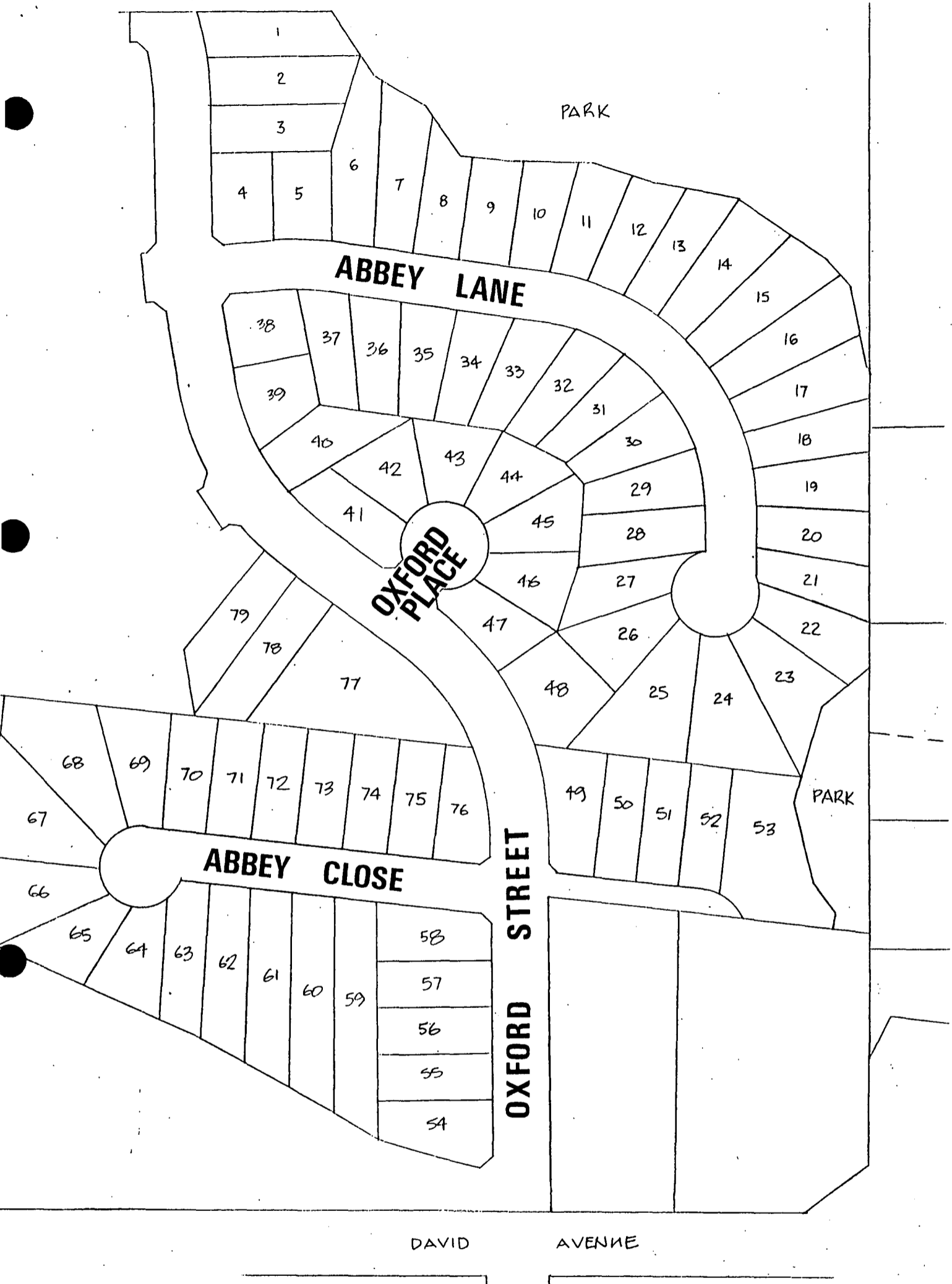
ADVANCE STREET PLAN - COAST MERIDIAN ROAD/HAZEL DRIVE

The Planning Department tabled the initial draft of this advance street plan with the Committee. Members were requested to note any comments or concerns for the consideration of the consultant.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map which forms part of the Minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

Oxford Street
Oxford Place
Abbey Close
Abbey Lane



STREET NAMES

AUGUST 22, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 22, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
K. Wright, Assistant Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-374E

L. LABERGE
776 ROCHESTER AVENUE
LOT 3, BLK. 42, D.L. 3, PL. 19155

Tabled for the Engineering Department to review the proposed reduced road right-of-way along Walker Street.

8-4137

DISTRICT OF COQUITLAM
1123 WESTWOOD STREET
PT. OF SW 1/4 & SE 1/4 OF SEC. 11, TWP. 39, PL. 6808 (S & E
PL. 39359)

Approved, noting that servicing of contiguous road frontages should be secured through a future sales agreement on the resulting site.

8-4140

A. & M. MACLEOD
515 COMO LAKE AVENUE
LOT 224, D.L. 9, PL. 43019

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Como Lake Avenue, Tyndall Street, Claremont Street and the lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the five additional dwelling units permitted to be constructed;
- 4) no accesses being granted to Como Lake Avenue.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 22, 1989

8-4080

A. & E. VIANI
536 APPIAN WAY
LOT 6, BLK. E OF LOT 5, PL. 16986

The Committee reviewed correspondence from the applicant's solicitor dated 1989 07 12, wherein the Committee was requested to reconsider their declining recommendation of the proposed subdivision. After reviewing the correspondence, the Committee stated that the objections expressed by adjacent property owners was the basis for the declining statement and as the circumstances surrounding the subdivision have not changed, the Committee would reiterate their view of 1989 04 11. The Approving Officer is willing, however, to call a meeting, at which time the proponent and adjacent owners could review the proposed subdivision and present their views thereon.

8-2471B

J. & M. NYHUS
223 MARMONT STREET
LOT 40, D.L. 46, PL. 31201

The Committee was advised that the applicant proposes to construct a new carport on the south side of the existing dwelling to replace the garage which would be removed if the subdivision proceeds. The new structure would be in a conforming location, however, would not be if the subdivision proceeds.

The Committee stated that they would have no objections to the applicant constructing the new carport and requesting inclusion of the resulting building setback into the required development variance permit. It should be noted that the final decision with any variance rests with Council.

8-4139

UNITED PROPERTIES LTD.
545 AUSTIN AVENUE
PHASED STRATA PLAN OF LOT 1, D.L. 5, PL. 80060

The Committee recommends that the Strata Title Approving Officer sign the Form E Phasing Declaration and the Phase I strata plan subject to the phasing plan first being modified to indicate the outline of Building 2, and clarification be supplied that the major recreation facilities have been secured as required under Section 81 of the Condominium Act and the "low-rise" portion of the site is not being subdivided from the overall parcel.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 22, 1989

8-4138

A. & M. NJOS
612 COTTONWOOD AVENUE
LOT 62, D.L. 7, PL. 26914

Approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;
- 2) completion of any outstanding works for the full frontage of the property on Cottonwood Avenue by way of physical construction;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) registration in the Land Title Office of any necessary easements;
- 6) payment for one new water connection;
- 7) payment for one new driveway crossing.

8-3643A

G. & G. RICHARDSON
411 WALKER STREET
LOT 22, BLKS. 13 & 14, D.L. 1 & 16, PL. 2030

The Committee reviewed the applicant's letter dated July 31, 1989 and the accompanying photographs. After reviewing the submission, the Committee instructed the Planning Department to prepare a sketch based on the discussion of the Committee and, once prepared, forward it to the various members for review and comments, as well as the Fire Department. The Committee notes that depending on the staff recommendations, any proposal for subdivision would be forwarded to the neighbours for review and comment.

8-3267A

P. FONTAINE
1433 COMO LAKE AVENUE
PCL. A (REF. PL. 16229), W. 1/2 OF LOT 3, D.L. 369, PL. 3020

The Committee, after hearing a report from the Traffic Section on accesses approved subdivision sketch 8-3267A subject to the following:

- 1) the registration in the Land Title Office of a joint access agreement in a width and location acceptable to the Municipal Engineer;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 22, 1989

8-3267A cont'd

- 2) registration in the Land Title Office of a restrictive covenant to prevent cancellation of the joint access agreement referred to in item 1) above, and also to reference a building setback to be established by the Municipal Engineer;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of any outstanding works on Como Lake Avenue for the frontage of the two proposed lots;
 - b) reconstruction of the existing access if necessary;
 - c) registration in the Land Title Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval;
- 6) payment for any required service connections.

8-4104C

B.C. HYDRO & POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A (EX. PL. 16481) OF LOT 28; LOT B, (EX. PL. 21901) OF
LOT 28 & PT. L.S. 1, (B.C. ELEC. R/W PL. 21359), ALL OF
SEC. 14, TWP. 39, PL. 3022

The Committee reviewed and endorsed sketch 8-4104C, which would straighten the road allowance adjacent the southeast corner of the site. The application remains tabled for the applicants to review the proposed lotting as suggested earlier and the Planning Department to write and seek comments from the owner of Lot 2 to the east in relation to the suggested road alignment adjustment.

8-4073

DISTRICT OF COQUITLAM; R. & M. BERGLAND
1162 WESTWOOD STREET
LOT A, L.D. 36, D.L. 384A, PL. 11383 & LOT 140, (S & E
PL. 68894), PL. 63482

Reapproved subject to:

- 1) Council approval of a road and land exchange;
- 2) Council approval of a development permit in relation to the subdivision;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 22, 1989

8-4073 cont'd

- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes prior to final approval;
- 5) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 6) no driveway accesses to Westwood Street for any future development on the resulting parcel.

The Committee notes that prior to the issuance of any building permit on the resulting lot, the applicant would be required to provide for:

- a) improvements to contiguous road frontages, i.e. Westwood Street, and the full frontage of Heffley Crescent;
- b) a development cost charge payment at the rate of \$955 for each potential dwelling unit permitted to be constructed.

8-4103D

HASEMAN INVESTMENT CORP.; DISTRICT OF COQUITLAM
BRUNETTE AVENUE, LAVAL SQUARE AND BEGIN STREET
LOTS 3, 4, 5, 11, 12 & 14; N. 60' OF LOT 1; PCL. A, (S & E PL. 11786) OF LOT 1; LOT 1 (S & E N. 50' & EX PL. 11786 & LANE); PCL. A (S & E PL.15853) OF LOT 2; LOT 2 (S & E PCL.A, EX. PL. 15853); LOT 13, (S & E PCL. A, EX. PL.17104); PCL.A, (S & E EX. PL. 17104) OF LOT 13, ALL OF BLK. 5, D.L. 46, PL. 2624 & LOT A, PL. 52072

Approved subject to:

- 1) Council approval of a Road Exchange Bylaw;
- 2) the applicant applying for the demolition permits needed for the removal of all existing buildings and structures prior to final approval, except for the home which is located on the northeast corner of Brunette Avenue and Begin Street which is to be retained;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes prior to final approval on all parcels.

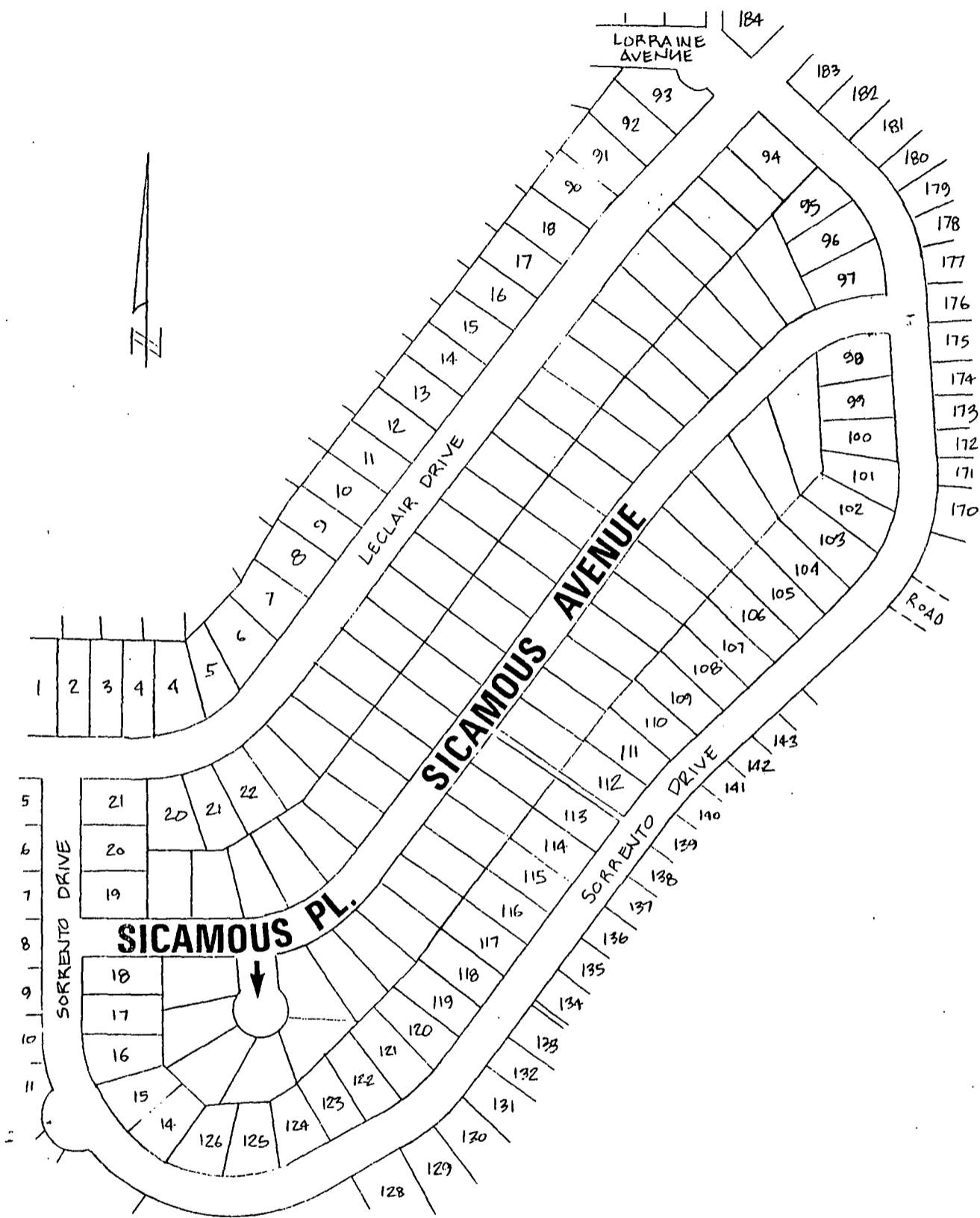
The Committee notes that a condition of building permit issuance will require that the applicants make provision for the upgrading of contiguous street and lane frontages to the standards required by the Subdivision Control Bylaw, this to include perimeter drains at the back of sidewalks along Brunette Avenue, and a cash contribution for surface works over and above those proposed by the District's ditch elimination program which is in progress along Begin and Laval Streets.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 22, 1989

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms part of the minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

Sicamous Place
Sicamous Avenue



STREET NAMES

SEPTEMBER 5, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 5, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-4142 N. BURMATOFF
1143 ROCHESTER AVENUE
LOT 54, D.L. 109, PL. 25707

Declined, as the proposed lotting layout is not consistent with the existing zoning boundary and does not make provision for future lotting along the Rochester Avenue frontage.

8-4142A N. BURMATOFF
1143 ROCHESTER AVENUE
LOT 54, D.L. 109, PL. 25707

The Committee endorses sketch 8-4142A as it makes provision for future resubdivision along Rochester Avenue, which in turn would eliminate the undesirable panhandle connection once the extension of Howse Place has occurred. The Committee notes that the proposed new lot requires Council consideration of rezoning to the RS-3, 555 m² lotting category.

8-4141 K.S. PURHAR
710 COMO LAKE AVENUE
LOT 60, D.L. 107, PL. 43616

The Committee finds sketch 8-4141 technically feasible, noting that Council consideration of the proposed rezoning will be required pursuant to a Public Hearing.

8-3643B G. & G. RICHARDSON
411 WALKER STREET
LOT 22, BLKS. 13 & 14, D.L., 1 & 16, PL. 2030

Tabled for the Planning Department to write and seek comments from adjacent property owners on the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 5, 1989

8-3987B

VANGUARD PROPERTIES LTD.; PARK GEORGIA GROUP
2963 GLEN DRIVE; 2964 BURLINGTON DRIVE
LOT 2, D.L. 386, PL. 72525

Approved subject to:

- 1) Council approval of a development permit authorizing the subdivision, as required under Section 976(1)(a) of the Municipal Act;
- 2) completion of any outstanding works on Burlington Drive and Glen Drive to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of any current, delinquent or outstanding taxes, as well as the estimated 1990 municipal taxes before final approval.

8-3987C

VANGUARD PROPERTIES LTD.; PARK GEORGIA GROUP
2963 GLEN DRIVE; 2964 BURLINGTON DRIVE
LOT , D.L. 386, PL.

Approved subject to:

- 1) Council approval of a road exchange bylaw;
- 2) Council approval of a development permit authorizing the subdivision, as required under Section 976(1)(a) of the Municipal Act;
- 3) payment of any current, delinquent or outstanding taxes, as well as the estimated 1990 municipal taxes before final approval.

8-3987E

VANGUARD PROPERTIES LTD.; PARK GEORGIA GROUP
2963 GLEN DRIVE; 2964 BURLINGTON DRIVE
LOT , D.L. 386, PL.

Approved subject to:

- 1) Council approval of a development permit authorizing the subdivision, as required under Section 976(1)(a) of the Municipal Act;
- 2) payment of any current, delinquent or outstanding taxes, as well as the estimated 1990 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 5, 1989

8-4115

R. & M. OLVER; R. & B. BEGIN
308 & 310 MUNDY STREET
LOTS 1 & 2, D.L. 111, PL. 18490

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) completion of any outstanding works for the frontage of the proposed two northerly lots on Mundy Street and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment for one new water connection;
- 3) payment for one new driveway crossing if required;
- 4) removal of the existing dwelling at 310 Mundy Street prior to final approval;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes on both parcels prior to final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-4072

FARS F.R. HOLDINGS LTD.
425 BROMLEY STREET; 2600 BLOCK CRAWLEY AVENUE
LOTS 1 & 2, D.L. 112 & 305, PL. 78679

The Committee recommends that the Strata Title Approving Officer sign the Phase III strata title drawings.

8-374E

L. LABERGE
776 ROCHESTER AVENUE
LOT 3, BLK. 42, D.L. 3, PL. 19155

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Rochester Avenue, Walker Street and the lane allowance, to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 5, 1989

8-374E cont'd

- 1) b) registration in the Land Title Office of any necessary easements;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval;
- 4) payment for one additional water connection;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-4096B

B.C. TRANSIT; JAFFSON PROPERTIES LTD.
SE CORNER LOUGHEED HIGHWAY AND KING EDWARD STREET
LOT 22 (S & E PL. 70129), D.L. 46 & 48, PL. 66298

Reapproved subject to:

- 1) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 2) the applicants making payment of the required application fees pertaining to the eight additional lots beyond the original submission;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023, noting that streetlighting will also be required along the Lougheed Highway;
 - b) registration in the Land Title Office of any necessary easements;
 - c) physical construction of an interim standard of the road extension over to Schoolhouse Street;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval;
- 5) the applicants demonstrating that there will be an adequate building site on the most easterly lot on the south side of the new road once the required setbacks from the watercourse have been determined;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 5, 1989

8-4096B cont'd

- 6) registration in the Land Title Office of a covenant, in keeping with the requirements contained in the June 8, 1989 letter from the Water Management Branch of the Ministry of Environment and Parks;
- 7) compliance with the requirements contained in the June 12 and June 26, 1989 letters from the Fish and Wildlife Branch of the Ministry of Environment and Parks, including the registration of covenants as stated in the referenced letters;
- 8) the submission of an updated plan of the watercourse which locates the natural boundary, the top of bank, and provides information on the elevations of the natural boundary. The plan should be extended up to the south side of the Lougheed Highway. In addition, the Committee requests the submission of a plan which clearly identifies the minimum floor elevations which are to be established for each of the sites, in conjunction with the flood control elevations required by the Water Management Branch of the Ministry of Environment and Parks;
- 9) registration of a covenant in the Land Title Office to protect the private sanitary sewer pumps which are to be located on the lots on the south side of the road allowance;
- 10) all access to the lots fronting the Lougheed Highway being restricted to the new rear road.

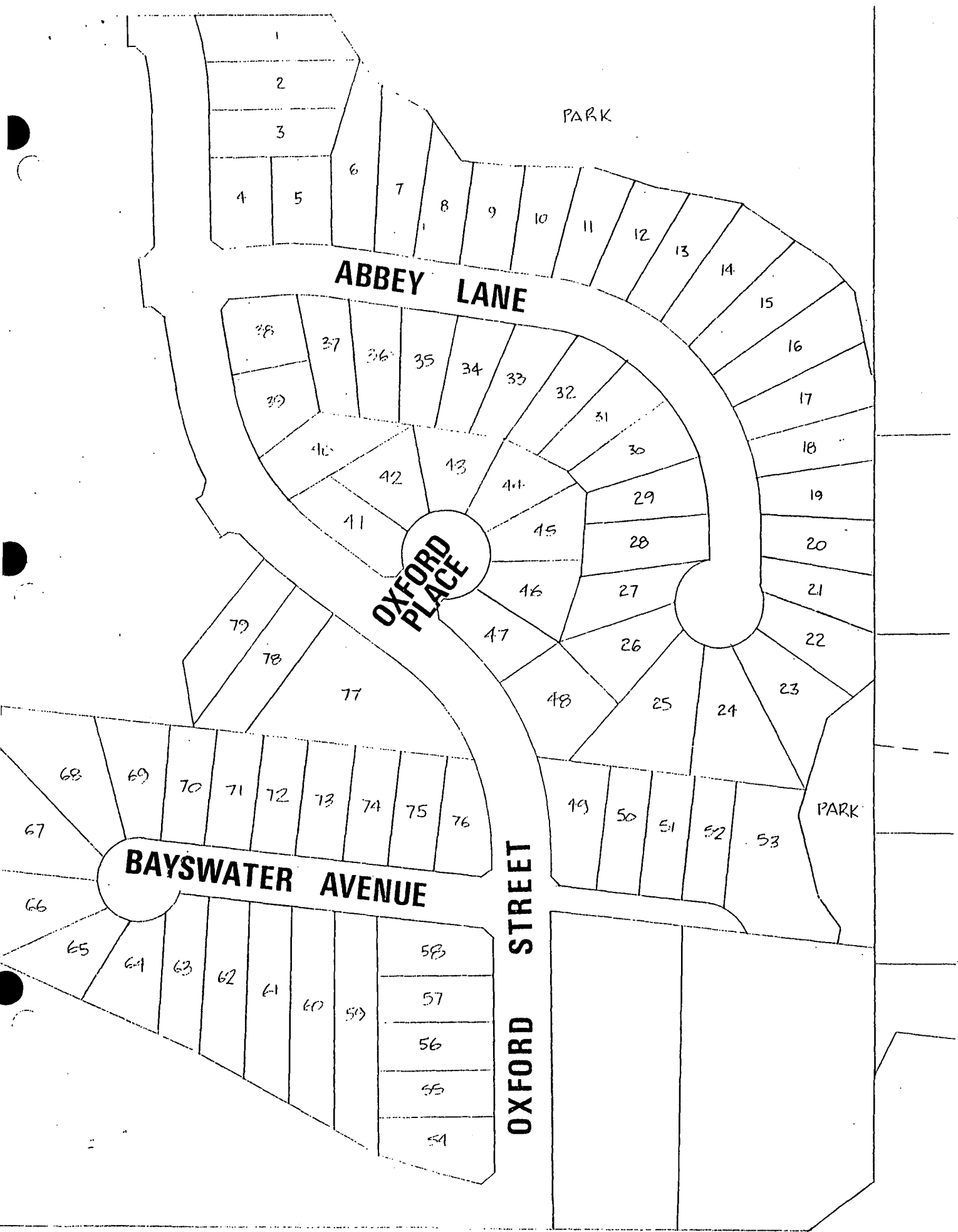
8-4143

D. BRADLEY
840 PROSPECT STREET
LOT 36, D.L. 370, PL. 22705

Tabled for the Planning Department to write and seek comments from adjacent property owners on the proposed subdivision.

STREET NAME CHANGE

The Committee reviewed a proposed street name change and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the change in street names from Abby Close to Bayswater Avenue, subject to its acceptance by the Post Office.



STREET NAMES

SEPTEMBER 19, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 19, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
K. Wright, Assistant Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-4133

S. & B. DOWSWELL; GUNNAR UHRE
303 & 307 MUNDY STREET
PCL. "A" OF LOT 24, PLAN 11244, AND SOUTH 66' OF LOT 24,
PLAN 9620, ALL IN D.L. 112

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of LeClair Drive, the frontage of 303 Mundy Street, and the lane allowances, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment for two additional water connections;
- 3) provision for storm and sanitary sewer connections;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1990 municipal taxes on both properties prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

The Committee notes that the existing dwellings will continue to be nonconforming in regard to side yard setback requirements upon registration of the subdivision.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-4126

R. KINDEL
911 FOSTER AVENUE
E. 1/2 LOT 29, D.L. 366, PLAN 6908

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easement;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1990 municipal taxes prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) removal of the existing shed prior to final approval.

8-4104

B.C. HYDRO AND POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A (EX. PL. 16481) OF LOT 28; LOT B, (EX. PL. 21901)
OF LOT 28 & PART L.S. 1, (B.C. ELECTRIC RIGHT-OF-WAY PLAN
21359), ALL OF SEC. 14, TWP. 39, PL. 3022

The Committee reviewed correspondence from the adjacent property owner dated 1989 09 08 and then tabled the application pending a review of the status of the subdivision to the south under file 8-3994 by the Engineering Department.

8-4086

L. DUPRE
305 CUTLER STREET
LOT 3, (S&E PL. 27701, 29223, 37095), D.L. 64 & 111, PL.1122

The Committee reviewed a petition from adjacent property owners in relation to a possible blockage of access to the proposed parkland being proposed for dedication by the adjacent subdivision, and a letter in opposition to the elimination of the "stub end" of Cutler Street. The correspondence confirms the Committee's earlier views of 1989 02 14 declining the proposed road cancellation and exchange of parkland areas. In light of the additional opposition, the Committee would not recommend the applicant pursue a subdivision affecting the road allowance or proposed parkland. A two-lot subdivision with panhandle access to the lower home could possibly be considered depending on the grade and width of the access driveway.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-3748B

G. & C. BOIRE
1007 ALDERSON AVENUE
LOT 14, BLK. 24, D.L. 45, PLAN 1481

Reapproved subject to:

- 1) Council approval of a development variance permit in relation to the proposed setback from the existing house to the new property line;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the full Alderson Avenue frontage and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1990 municipal taxes before final approval;
- 5) payment for one additional water connection;
- 6) payment for one additional driveway culvert if required;
- 7) registration in the Land Title Office of a covenant in keeping with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks letter dated 1989 01 25;
- 8) compliance with the requirements contained in the Water Management Branch of the Ministry of Environment and Parks letter dated 1989 02 07;
- 9) the reconstruction of the westerly wall of the existing home to meet the requirements of the British Columbia Building Code;
- 10) the physical construction of the panhandle driveway access to Alderson Avenue to the standards required by the Fire Department in order to carry the weight of Fire Department vehicles, and also the erection of an address sign with the number and the word "rear" under the street address.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-1952D DISTRICT OF COQUITLAM
MONTEREY AVENUE & FINNIGAN STREET
LOT 19, D.L. 112, PLAN 1122

The Committee finds sketch 8-1952D technically feasible, however, the application was tabled for the Planning Department to write and seek comments from the owner of Lot 1 on the corner of Colton Avenue and Montgomery Street as to the proposed cancellation of adjacent road allowance.

8-3427 DISTRICT OF COQUITLAM
909 ALDERSON AVENUE
LOT A, BLK. 99, D.L. 45, PLAN 2552

Approved subject to:

- 1) physical construction of Alderson Avenue and the two lane allowances to the standards required by Subdivision Control Bylaw No. 1023 and the provision of services to all lots;
- 2) registration in the Land Title Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed.

8-1793A DISTRICT OF COQUITLAM
375 MUNDY STREET
LOT 118, D.L. 112, PLAN 28764

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Kugler Avenue, Mundy Street and the lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023 and the provision of services to all lots;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-3360G H. GODIDEK; D. STAINTON; A. FLUMERFELT
2928 DEWDNEY TRUNK ROAD
LOT 2, PL. 6175, S & E PL. 19665, PL. 27390 & PL. 78957,
D.L. 373 & 381

Tabled for:

- 1) comments from the Ministry of Transportation and Highways;
- 2) the Planning Department to review the proposed remainder and Lot 46 in relation to access implications to the possible future lots fronting Dewdney Trunk Road and Sharpe Street;
- 3) the submission of preliminary road centreline design drawings, including horizontal and vertical alignments. The package of information should include cross sections through the lots to demonstrate existing and final contours, proposed driveway grades, any necessary earth retention structures, and how private rear yard space or spaces can be provided for in a usable, finally graded state, wherein the spaces do not contain slopes in excess of 5% for a minimum distance of 6 m, and be integrated into existing or potential development on adjoining lots.

8-4070A LAVAL DEVELOPMENTS LTD.
LAVAL STREET AND BRUNETTE AVENUE
LOT 1, D.L. 46, REF. PL.

The Committee recommends that the Strata Title Approving Officer sign the amended Form E document and the Phase II strata title plans, subject to confirmation from the Engineering, Planning, and Permits and Licences Departments that there are no outstanding issues with Phase II.

8-4145 WESBILD ENTERPRISES LTD.
DEVELOPMENT BLOCKS 2 & 3 - WESTWOOD PLATEAU
BLK. B, (EXC. PL. 79094) & BLK. A, (EXC. PL. 72702, 72593, 79094), PL. 71962; BOTH OF SEC. 14, TWP. 39 & BLK. A, EXCL. PL. 72702, 72593, 72701, 78559, 79140, 79094, 80253), SEC. 15, TWP. 39, PL. 71962 & BLK. A, D.L. 6953

Tabled for comments from the appropriate municipal departments, noting that comments will be sought from the Parks and Recreation Department, the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada. The Engineering, Permits and Licences and Planning Departments are represented on the Committee and will also be reviewing the proposed subdivision layout(s).

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-3930C

ABBY DOWNS INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2, (S&E PL. 28937); LOT 16, PL. 53172, BOTH OF SEC. 13,
TWP.39

The Committee lifted this application from the table to discuss the matter of possible subdivision preliminary approval for the Phase II lands. After considerable discussion, the Committee concluded that the geotechnical report and regrading plans requested previously are still required and further cutting of the lands may be necessary to achieve the proposed Phase III subdivision to the west. In addition, the Engineering Department advised that there may be an adjustment in the proposed lotting layout under discussion and therefore the Committee requests the submission of a plan which demonstrates the lotting layout currently being proposed by the applicants or their engineering consultant.

8-3970E

ALLEN CONTRACTING LTD.
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOTS 1, 2 & 3,
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39 & PCL. C OF
N. 1/2 L.S. 5, SEC. 13, TWP. 39, PL. 6694

The Committee reviewed the letter dated 1989 09 12 from the applicant's engineering consultant in relation to the slope encroachment onto proposed Lots 57 and 58. The Committee would accept the alternative of a restrictive covenant on the portion of the lots in question, along with the construction of a solid board fence at the crest of slope.

8-4098B

HSCY INVESTMENT LTD.; W. COOPER; D. & S. MCKENZIE
2777, 2783, 2785 DEWDNEY TRUNK ROAD
LOTS C & D, D.L. 373, PLAN 12138

The Committee reviewed the lotting alternatives from the applicant's survey firm, all received in the Planning Department 1989 09 18. After reviewing the alternatives, the Committee approved subdivision sketch 8-4098B, which aligns with the consultant's #4 alternative, subject to the following:

- 1) Council approval of a development variance permit in relation to proposed road widths;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Dewdney Trunk Road and Hansard Crescent to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-4098B cont'd

- 2) b) registration in the Land Title Office of any necessary easements;
- 3) no accesses being permitted to Dewdney Trunk Road;
- 4) completion of the earthworks to the satisfaction of the Engineering and Permits and Licences Department, as outlined in the geotechnical report dated 1989 05 05, to make all lots within the proposed subdivision buildable in terms of soil conditions;
- 5) registration in the Land Title Office of a covenant, in keeping with the requirements contained within the 1989 05 11 letter from the Water Management Branch of the Ministry of Environment and Parks;
- 6) compliance with the comments contained within the 1989 04 14 letter from Fisheries and Oceans Canada and the 1989 04 27 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 7) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each dwelling unit permitted to be constructed, noting that the development cost charge payment can be reduced by the amount required to complete the park improvements to the satisfaction of Council after receipt of input from the Parks and Recreation Department in relation to required improvements.

8-4125B

MOLNAR ENTERPRISES LTD.; DISTRICT OF COQUITLAM
1189 WESTWOOD STREET
LOT A (EXC. PL. 16688), PL. 12467, AND LOT 8, PL. 16688;
BOTH OF SEC. 11, TWP. 39

Approved subject to:

- 1) the applicants supplying proof of ownership to the satisfaction of the Planning Director;
- 2) Council approval of a Road Exchange Bylaw;
- 3) removal of all existing buildings and structures from both existing parcels prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1990 municipal taxes;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 19, 1989

8-4125B cont'd

In relation to this application, the Committee notes the following:

- a) Provision for an east-west pedestrian access from Westwood Street to the new north-south road should be integrated into the applicant's proposed development in lieu of the road dedication and construction proposed on earlier preplans for this area.
- b) Road construction of contiguous streets would be made a requirement of any building permit approval on the proposed lot.

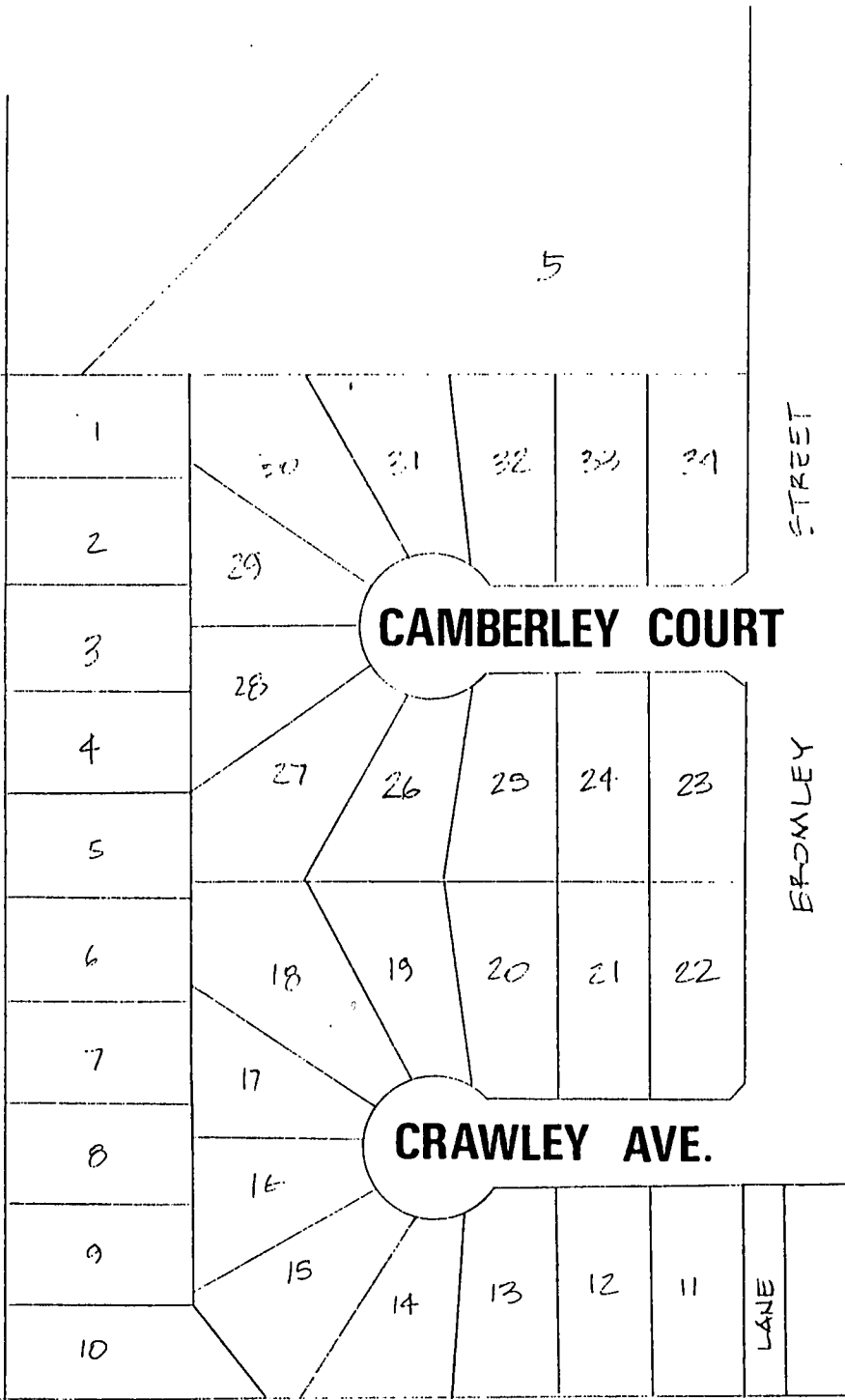
STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached maps, which form part of the minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

Camberley Court
Crawley Avenue
Brookstone Drive
Hedgestone Court
Woodstone Court
Waterford Place

402
465
466
35
36
37
38

BRAY STREET

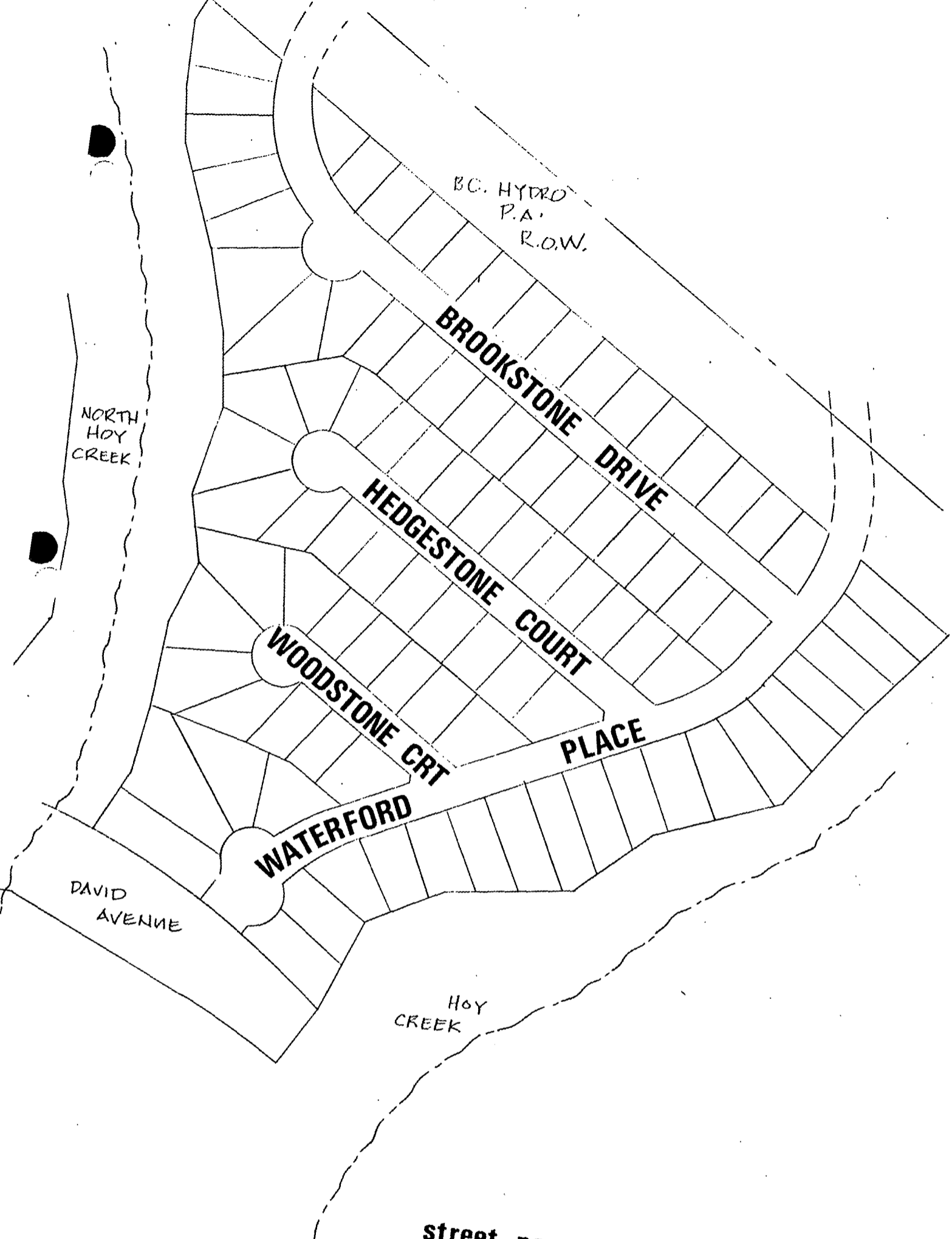


CAMBERLEY COURT

CRAWLEY AVE.

PARK

street names

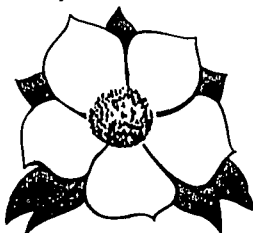


DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Mayor: L. Sekora

Phone: (604) 526-3611
Fax: (604) 526-6014



1989 10 04
Our File: C19-H &
1432 Brunette

Mr. R.D. Carson
Manager of Business Services
School District No. 43
550 Poirier Street
Coquitlam, B.C.
V3J 6A7

Dear Mr. Carson:

re: Proposed District of Coquitlam Bylaw No. 2059, 1989
Proposed Heritage Designation of Millside Elementary School

I write in response to your letter addressed to Mr. Klassen and dated 1989 09 29, wherein you raised a number of questions regarding the subject Bylaw.

In reference to your questions numbered 1 to 5:

1. No land is involved in the proposed Bylaw. Please do note that, indeed, the Bylaw refers only to the original portion of the Millside School structure "being a wood frame structure constructed circa 1907, with an addition made in circa 1925".
2. Strictly speaking, the proposal to designate publicly-owned heritage sites in Coquitlam was initially a recommendation of special consultants to the District, Foundation Design Consultants, who had prepared a full heritage inventory in the Maillardville area in 1986. You are quite correct, however, in noting that the Maillardville Redevelopment Committee was a major supporting body in this recommendation. That Committee no longer exists. There is, however, a "Maillardville Steering Committee", which has some members from the previous Committee plus new representation as well. A membership list is attached.

Mr. R.D. Carson
Manager of Business Services
School District No. 43 . . .

1989 10 04
Our File: C19-H &
1432 Brunette

2. cont'd

As to heritage, there is no Heritage Committee established by a District of Coquitlam Bylaw. There are, however, Heritage "Societies". There is the Coquitlam Heritage Society, who can be contacted through Mr. Floyd Monssen (at 522-8177 or 937-5111); and correspondence to the Society is normally addressed to 904 Alderson Avenue in Coquitlam. Many artifacts and records pertaining to Coquitlam heritage are actually retained and administered by the Port Moody Museum and thus that Society also is relevant to Coquitlam.

3. I am not sure what requirements you are referring to. The only "requirement" that I can see is the fact that any applications for building, major alterations or additions, must be referred to Council, who must decide. This process I would imagine would be initiated by the Permits and Licences Department, but might have some input from the Planning Department.
4. The maintenance of property ultimately rests with the owner of that property regardless of designation or property use.
5. I think your question may be more directly stated as a question of compensation if a demolition permit is applied for and subsequently refused. Such compensation is not a requirement in the Act, but is allowed for in the Act. A decision to allow or to refuse a demolition could become a potential public issue and could be resolved in any one of a number of different ways.

Your first question was asking about property or land involved; I hope my response and a close reading of the Bylaw will clarify this for you and allay many of the Board's concerns.

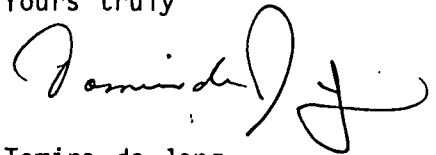
At the regular meeting of Council on October 2nd, fourth and final reading was given to the three other Heritage Designation Bylaws that were advertised at the same time as Bylaw No. 2059 regarding Millside. Regarding Millside, Bylaw No. 2059 was again tabled to the next regular meeting of Council to afford the Board a final opportunity to express any concerns that may remain.

Mr. R.D. Carson
Manager of Business Services
School District No. 43 . . .

1989 10 04
Our File: C19-H &
1432 Brunette

I enclose for ease of reference some earlier material you will have, material dated August 11, 1987, which provides a more complete background to the proposed Bylaw.

Yours truly



Tomina de Jong
Long Range Planner

TD/cr
encl.

c.c. T. Klassen, Municipal Clerk

MEMBERS OF MAILLARDVILLE STEERING COMMITTEE

CHAIRMAN: Ald. D. White - (437-4455 - office) or (941-6146 - home)
DEPUTY CHAIRMAN: Ald. J. Kingsbury - (936-6666) - home

Mr. R. McNary
#37 - 145 King Edward Avenue
Coquitlam, B.C.
V3K 4T3

Mr. Jean Aussant
260 King Street
Coquitlam, B.C.
V3K 4L6

Mr. L. O'Loughlin
4726 Belmont Avenue
Vancouver, B.C.
V6T 1A9

Mr. Derek Ashford
942 Brunette Avenue
Coquitlam, B.C.
V3K 1C9
525-1461

Mr. Fernand Bouvier
652 Pembroke Avenue
Coquitlam, B.C.
V3K 2N1
936-4913
939-1151 - between
noon and 1:00 p.m.

STAFF REPRESENTATIVE:

Tomina de Jong
526-3611, Local 284

601

DISTRICT OF COQUITLAM

BYLAW NO. 2059, 1989

A Bylaw to designate certain buildings and surrounding lands
as municipal heritage sites

WHEREAS under the provisions of the Heritage Conservation Act, being Chapter 165 of the Revised Statutes of British Columbia, 1979, a municipal Council may, by Bylaw, designate a building, structure or land, in whole or in part, as a municipal heritage site;

NOW THEREFORE, the Municipal Council of the District of Coquitlam, in open meeting assembled, ENACTS AS FOLLOWS:

1. That the following described structure situated on property having a civic address of 1432 Brunette Avenue and more particularly described as Lot 26, D.L. 46, Plan 25350 N.W.D., Exc. Plan 60952 is hereby designated as a municipal heritage site:
 - a) The original portion of Millside Elementary School being a wood frame structure constructed circa 1907 with an addition made in circa 1925.
2. The provisions of this Bylaw do not apply to the interior of any building.

This Bylaw may be cited for all purposes as the "District of Coquitlam Heritage Designation Bylaw No. 2059, 1989."

READ A FIRST TIME this	day of	, 1989.
READ A SECOND TIME this	day of	, 1989.
READ A THIRD TIME this	day of	, 1989.

RECONSIDERED, FINALLY PASSED AND ADOPTED and the Seal of the Corporation affixed this day of , 1989.

MAYOR

CLERK

OCTOBER 3, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 3, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
K. Wright, Deputy Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
E. Tiessen, Deputy Planning Director
A. Geoghegan, Planning Assistant
N. Maxwell, Planning Assistant

8-4134

WEBB AND KNAPP (CANADA) LTD.
NW CORNER LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET
PT. PCL. C, PL. 11914, D.L. 61 & PCL. A, EXCEPT: PCL. 1,
(BYLAW PL. 43728); PL. 5076, D.L. 61

The Committee lifted this application from the table to discuss the matter of road widening along Schoolhouse Street and park dedications adjacent to Como Creek and Booth Creek. The Committee stated that the original sketch should be modified to reflect the required 3.5 m widening strip along Schoolhouse Street, and the dedication of parkland to the 15 m - 18 m development line, as now indicated on sketch 8-4134A. The application remains tabled pending resolution of the outstanding items.

8-4097B

PENSIONFUND REALTY LTD.
2929 BARNET HIGHWAY
LOTS 103 & 105, D.L. 384A, PL. 51877; LOT 98, D.L. 384A,
PL. 52027; LOT 149, D.L. 384A, PL. 66060 & LOTS 73, 74 & 75,
PL. 30180, D.L. 384A

The Committee approves the consolidation of the lands indicated on sketch 8-4097B, noting that construction of "Atlantic Avenue" and the connecting statutory right-of-way from Johnson Street to Pacific Street and the proposed statutory right-of-way adjacent the Molnar site (Lot 102) would be a condition of building permit issuance for the proposed mall expansion.

8-4084C

THE MOLNAR GROUP
GATEWAY PLAZA - PINETREE WAY
LOT 102, D.L. 384A, PL. 51877

The Committee finds sketch 8-4084C technically feasible in terms of road right-of-way requirements and road alignments on adjacent property.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 3, 1989

8-4104D B.C. HYDRO AND POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901) OF
LOT 28 AND PART L.S. 1 (B.C. ELECTRIC R/W PL. 21359), ALL OF
SEC. 14, TWP. 39, PL. 3022

Approved subject to:

- 1) registration of the subdivision to the south to provide the legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval on all existing parcels;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 14 additional dwelling units permitted to be constructed;
- 5) payment of the latecomer charge in relation to roadworks along Pipeline Road;
- 6) registration in the Land Title Office to prevent access to Pipeline Road.

The Committee notes that until it can be demonstrated that there is access to the proposed upper two lots, labelled Lots 16 and 17 on the preliminary survey plan, that site would be created as one large parcel with a 3-lot lot potential resubdivision once the required road width in that area can be provided in terms of an acceptable road construction.

8-4043C NEWCORP PROPERTIES LTD.
1216 JOHNSON STREET
LOT A, D.L. 385, PL. 82304

The Committee recommends that the Strata Title Approving Officer sign the amended Form E document and the Phase I strata plans, subject to the applicants first clarifying to the satisfaction of the Planning Director the inconsistencies in the strata title plans and the building permit drawings in terms of the removal of the "bays" from the foundation plan on the strata plans, and the squaring off of the decks on the main floor of the same strata plans.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 3, 1989

8-4142A N. BURMATOFF
1143 ROCHESTER AVENUE
LOT 54, D.L. 109, PL. 25707

The Committee reviewed the matter of the problem with the existing sanitary sewer line which runs north-south adjacent the east property line. The Committee, after reviewing this matter, noted that the lotting layout indicated on sketch 8-4142A is still technically feasible and should a future lot be proposed over the two panhandle areas, the applicants at that time would be responsible for the relocation of the sewer line to create a buildable lot.

The Committee notes that the proposed new lot requires Council consideration of rezoning to RS-3 555 m² lotting category, and would direct the applicant to discuss this matter with the Planning Department.

8-4140A A.R. AND M.I. MACLEOD
515 COMO LAKE AVENUE
LOT 224, D.L. 9, PL. 43019

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Como Lake Avenue, Tyndall Street, Claremont Street and the lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the five additional dwelling units permitted to be constructed;
- 4) no accesses being granted to Como Lake Avenue.

8-4146 M.S. PANESAR
648 AND 656 GIRARD AVENUE
LOT 1, PL. 11124 AND LOT 1, EX. PL. 10568, D.L. 1

Tabled for the Planning Department to review the matter of lane dedication in relation to the two-family residential lot size, and the Engineering Department to advise as to minimum future lane construction requirements.

The Committee notes that depending on the outcome of the review, the garages may have to be relocated to accommodate the ultimate lane system.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 3, 1989

8-4147 A.O. AND D.M. KNUTSON
1319 ROSS AVENUE
LOT 134, D.L. 357, PL. 31800

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Ross Avenue and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) payment for one additional driveway crossing;
- 6) payment for one additional water connection.

8-4148 B. AND C. MITCHELL
811 BLUE MOUNTAIN STREET
N. 1/2 LOT A, PL. 16005, D.L. 368

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of Blue Mountain Street for the approximately 14.87 m frontage of the proposed new lot;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment for one additional driveway crossing;
- 5) payment for one additional water connection;

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 3, 1989

8-4148 cont'd

- 6) relocation, if required, of the existing service connections to ensure that they lie within the frontage of the proposed "home lot";
- 7) confirmation from the Permits and Licences Department that the portion of the dwelling which was overhanging the proposed lot line has, in fact, been removed, and that the new end wall of the dwelling meets the spatial separation requirements of the Building Code.

8-4149

KARLEY MANAGEMENT LTD.
812 AUSTIN AVENUE
LOT 31, BLK. 14, D.L. 3, PL. 2030

Tabled for the Traffic Section of the Engineering Department to review the road dedication proposed with this application and the area under road reservation agreement over Lot 304 to the west in relation to possible effect on this "safe route" to school.

OCTOBER 17, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 17, 1989, in the Engineering Department Committee Room, with the following persons present:

E. Tiessen, Deputy Planning Director
N. Nyberg, Municipal Engineer
R. Camporese, Deputy Director, Permits & Licenses
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-4146A

M.S. PANESAR
648 & 656 GIRARD AVENUE
LOT 1, PL. 11124 & LOT 1, EX. PL. 10568, D.L. 1

Approved subject to Council approval of a Development Variance Permit in relation to the proposed 0 m setback to the lane allowance for the two existing garages.

8-3643C

G. & G. RICHARDSON
411 WALKER STREET
LOT 22, BLKS. 13 & 14, D.L. 1 & 16, PL. 2030

The Committee, after reviewing the responses from the neighbours, commented that sketch 8-3643C was generally acceptable, however, the application remains tabled for the following:

- 1) the Planning Department to provide the applicant with a building envelope and building guidelines for construction on the proposed lot;
- 2) the applicant to have a house plan and draft restrictive covenant prepared in keeping with the guidelines referenced in item 1) above;
- 3) the Planning Department to arrange for a public meeting to discuss the application further once the information referred to in items 1) and 2) above have been prepared.

8-4143

Y. & C. RA
840 PROSPECT STREET
LOT 36, D.L. 370, PL. 22705

The Committee, after reviewing the responses from the adjacent property owners, declined the application in the public interest of the neighbourhood.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 17, 1989

8-659F

E. & A. JAMAULT
1360 COAST MERIDIAN ROAD
LOT 5, SEC. 13, TWP. 39, PL. 12942

Tabled for:

- 1) the Planning Department to finalize the advance road and lot pattern for this subdivision;
- 2) comments from the Simon Fraser Health Unit;
- 3) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

The Committee notes that, if approved, the conditions would include the physical construction of Coast Meridian Road and Millard Avenue to the standards required by the Subdivision Control Bylaw.

8-3864B

A.M. SIXTEEN PROPERTIES LTD.; DISTRICT OF COQUITLAM
2874 GLEN DRIVE
PCL. B (EX. PL. 15374) OF LOTS 2 & 3, PL. 8771 & LOT 1,
PL. 72272 & PTN. OF DUFFERIN ST., ALL OF D.L. 383

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council approval of a Road Exchange Bylaw;
- 3) Council approval of a Development Permit for the proposed subdivision;
- 4) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the Dufferin Street cul-de-sac and any outstanding works for the frontage of the property on Glen Drive;
 - b) provision for any necessary easements;
- 5) removal of the existing dwelling at 2874 Glen Drive prior to final approval;
- 6) payment for service connections for the one additional lot on Glen Drive;
- 7) confirmation that the existing driveways on Glen Drive lie within the frontage of the proposed lots;
- 8) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed;
- 9) payment of any current, delinquent or outstanding taxes on all existing parcels prior to final approval;

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 17, 1989

8-3864B cont'd

- 10) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 11) compliance with the requirements contained in the letters from the Water Management Branch of the Ministry of Environment and Parks dated 1989 06 22.

8-4099

G. ALLARD
THOMAS AVENUE AT DECAIRE STREET
LOTS 1-6, BLKS. 39 & 40, D.L. 110, PL. 2357

The Committee, after reviewing the engineering submissions and staff reports, declined the proposed application, noting that the Planning Department will be examining the site for alternate uses.

8-4104E

B.C. HYDRO & POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901) OF
LOT 28 & PT. L.S. 1, (B.C. ELECTRIC R/W PL. 21359), ALL OF
SEC. 14, TWP. 39, PL. 3022

The Committee reviewed sketch 8-4104E, which introduces the additional lots at the north end of the subdivision. The Committee then approved sketch 8-4104E subject to:

- 1) registration of the subdivision to the south to provide the legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, including Pipeline Road, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1990 municipal taxes before final approval on all existing parcels;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 14 additional dwelling units permitted to be constructed;
- 5) payment of the latecomer charge in relation to the portion of roadworks along Pipeline Road;

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 17, 1989

8-4104E cont'd

- 6) registration in the Land Title Office of a restrictive covenant to prevent access to Pipeline Road;
- 7) the applicants demonstrating, to the satisfaction of the Municipal Engineer, that an access arrangement for Lots 16 and 17 can be accommodated, noting that an on-site "turnaround" may be required on proposed Lot 17.

8-3993E H. TULLIS; M. & T. KRAYNYK
1345 PIPELINE ROAD
LOTS 7 & 8, SEC. 14, TWP. 39, PL. 82910

Approved.

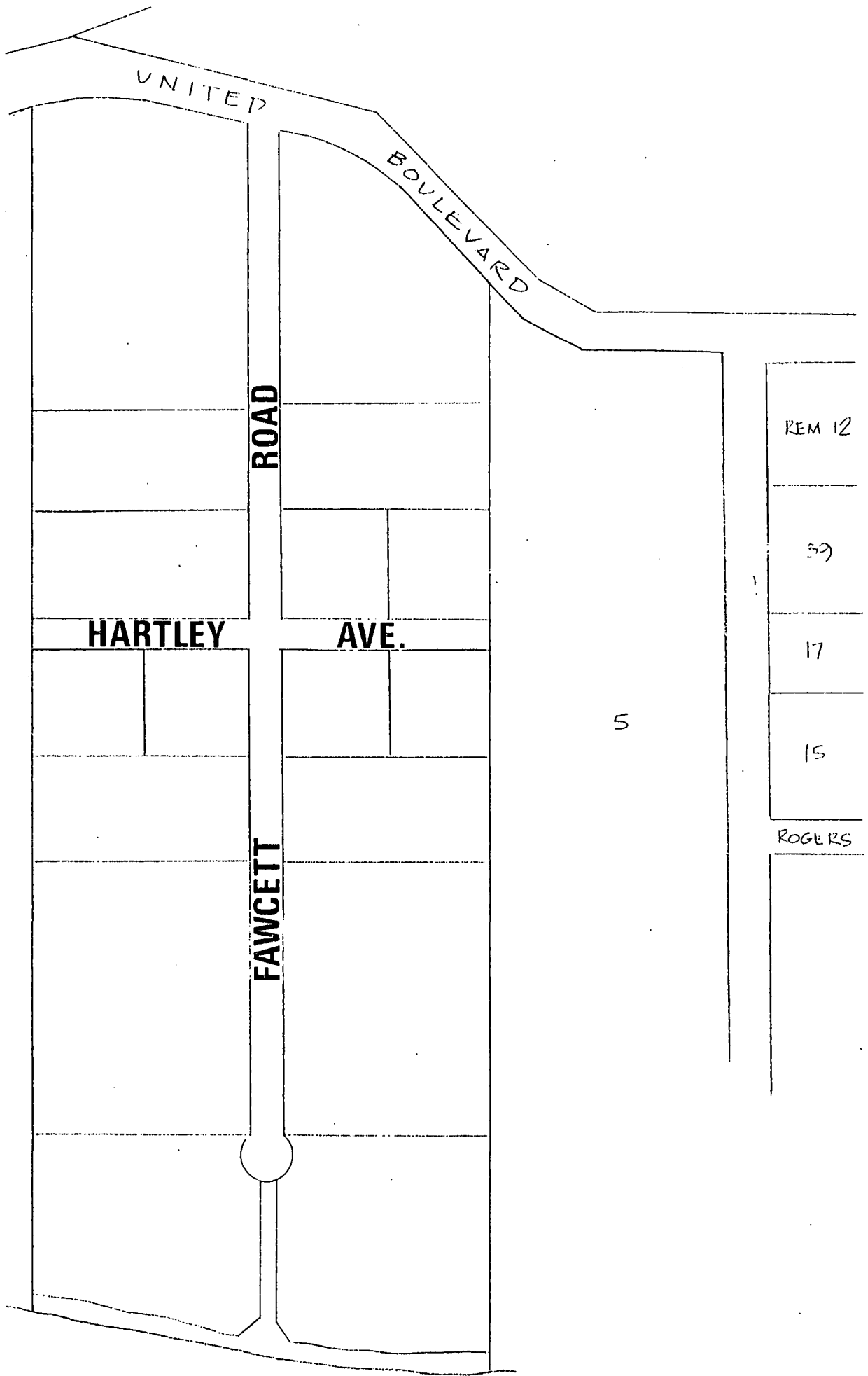
8-4135 BOSA DEVELOPMENT CORP.
GLEN DRIVE & PIPELINE ROAD
LOT 1, PL. 20082; PCL. A OF LOTS 2 & 3, (EX. PL. 37165),
PL. 20082; LOTS 4 & 5, PL. 22472; LOT 49, (EX. PL. 32570),
PL. 24672; LOT 52, PL. 32570; ALL OF SEC. 11, TWP. 39 &
LOT 3, (S & E PL. 37165) OF S. 1/2 OF SEC. 11, TWP. 30

The Committee finds sketch 8-4135 technically feasible, noting that upon detailed review, there may be minor adjustments in the road dedications along Glen Drive and Pipeline Road.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached maps, which form a part of the minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

Fawcett Road
Hartley Avenue



Street names

OCTOBER 31, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 31, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Camporese, Deputy Director, Permits & Licenses
K. Wright, Deputy Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant
A. Geoghegan, Planning Assistant

8-4149A KARLEY MANAGEMENT LTD.
812 AUSTIN AVENUE
LOT 31, BLOCK 14, DISTRICT LOT 3, PLAN 2030

Approved subject to:

- 1) Council approval of a development variance permit with regard to the proposed road width;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the proposed new roadway to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval.

8-659G EDMOND AND ALICE JAMAULT
1360 COAST MERIDIAN ROAD
LOT 5, SEC. 13, TWP. 39, PLAN 12942

The Committee noted that the advance street plan indicated on sketch 8-659G is generally acceptable, however as the application has been withdrawn by the applicants, no further action will be taken by staff.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-2976

COQUITLAM BEST WESTERN INN
PROPOSED ROAD CLOSURE OF PORTION OF DELESTRE AVENUE EAST OF
NORTH ROAD

The Committee reviewed the correspondence from the Ministry of Transportation and Highways dated 1989 10 16 wherein the District was asked to comment on the closure being suggested by the adjacent property owner, Coquitlam Best Western Inn. After reviewing the request, the Committee tabled this matter for:

- 1) the applicants to supply a plan which locates the existing physical improvements on Delestre Avenue in relation to the area proposed for closure;
- 2) the applicants to indicate how the proposed closure relates to the overall consolidation ideas being considered.

8-3360G

H. GODIDEK; D. STANTON; A. FLUMERFELT
2928 DEWDNEY TRUNK ROAD
LOT 2, PLAN 6175, S.&E. PL. 19655, PL. 27390 AND PL. 78957,
DISTRICT LOTS 373 AND 381, GROUP 1, N.W.D.

The Committee finds sketch 8-3360G technically feasible, noting that Council consideration of the proposed rezoning will be required pursuant to a Public Hearing. The Committee also noted the following:

- 1) more definitive lot grading plans will be required to be supplied to the satisfaction of the Engineering and Permits and Licences Departments as part of the detailed subdivision review;
- 2) comments from the Ministry of Transportation and Highways are still outstanding;
- 3) the matter of future access to the remainder and Lot 46 will be left for discussion at the time of future subdivision of those sites.

8-4028B

J. LAU; K. FOLI
507, 511 & 515 AUSTIN AVENUE
LOTS 30, 31 & 32, DISTRICT LOT 5, PLAN 2279

Reapproved subject to:

- 1) Council approval of a development permit, as required under Section 976 of the Municipal Act;
- 2) physical construction of Austin Avenue and Whiting Way to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-4028B cont'd

- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes on all existing parcels prior to final approval.

8-4098C HSCY INVESTMENT LTD.; W. COOPER; D. & S. MCKENZIE
2777, 2783 AND 2785 DEWDNEY TRUNK ROAD
LOTS C & D, DISTRICT LOT 373, PLAN 12138

The Committee reviewed and approved sketch 8-4098C which introduces the two "corner cuts" at the Dewdney Trunk and Hansard Crescent intersection. The Committee notes that the approval conditions contained in the Planning Department letter dated 1989 10 25 would also apply to sketch 8-4098C.

8-4084D THE MOLNAR GROUP
GATEWAY PLAZA - PINETREE WAY
LOT 102, DISTRICT LOT 384A, PLAN 51877

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) registration in the Land Titles Office of a right-of-way agreement for access purposes on the south and west sides of the site on the perimeter roads, noting that the right-of-way document must make provisions for such things as:
 - a) the underground parking structure;
 - b) the pedestrian corridor including fixtures, seating, landscaping and clock tower, etc.;
 - c) provide for District review of the improvements/structures in relation to certain design guidelines;
- 3) registration of the mutual access easement along the north side of the site;
- 4) registration of a right-of-way as indicated over the southeast corner of the site for an aerial crossing by a Skytrain guideway.

The Committee notes that servicing of any contiguous road frontages and the road right-of-way areas will be made a condition of the building permits for the anticipated construction.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-3744E TIBURON CITY HOMES LTD.; DISTRICT OF COQUITLAM
1154 WESTWOOD STREET
LOT 140 (S&E PL. 68894), PL. 63482; LOT B, PL. 11388, BOTH
IN DISTRICT LOT 384A, TWP. 39

The Committee reviewed correspondence from the applicants dated 1989 10 20 wherein the District was asked to give consideration to an adjustment in the preliminary approval conditions. After reviewing the request, the Committee approved sketch 8-3744E subject to:

- 1) Council approval of the proposed land exchange;
- 2) Council approval of a development permit for the subdivision, as required by Section 976 of the Municipal Act;
- 3) removal of all existing buildings and structures or, alternatively, the submission of a surveyor's plot plan which verifies that all existing buildings and structures meet the siting requirements of the Building and Zoning Bylaws;
- 4) payment of any current, delinquent or outstanding taxes before final approval;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988.

The Committee notes that Heffley Crescent must be constructed to the south boundary of the existing parcel to an interim standard prior to granting any approval for development on the resulting lot, to provide the required physical access. The Committee notes further that prior to the issuance of a building permit on the resulting site, the applicant would be required to provide for:

- a) improvements to contiguous road frontages;
- b) a development cost charge payment at the rate of \$955 for each potential dwelling unit to be constructed.

8-4065C DISTRICT OF COQUITLAM
PINETREE WAY AND LINCOLN AVENUE
LOT 138, PL. 63482; LOT 139, PL. 63482; LOT 140 (S&E
PL. 68894), PL. 63482; LOT 1, PL. 68894; PCL. A, BLK. 4,
PL. 4806; LOTS 34 & 35, PL. 2247, ALL IN D.L. 384A

Approved subject to:

- 1) registration of the subdivisions under files 8-4073 and 8-3744 to the east along Heffley Crescent and Westwood Street;
- 2) Council approval of a development permit for the proposed subdivision, as required under Section 976 of the Municipal Act.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-4101 R. & I. WEST
830 DOGWOOD STREET
LOT 9, DISTRICT LOT 9, PLAN 13765

Approved subject to:

- 1) Council approval of a development variance permit in relation to the proposed cul-de-sac diameter and the proposed rear yard setback to the existing dwelling;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the cul-de-sac and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for the future construction of the frontage on Dogwood Street;
 - c) registration in the Land Titles Office of any necessary easements for drainage;
- 3) removal of the carports at the rear of the existing structure prior to final approval, and the construction of double-wide driveways at the front of the dwelling to replace the parking displaced with the removal of the carport;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed upon registration of the subdivision;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval.

8-4104 B.C. HYDRO AND POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901) OF
LOT 28 AND PT. L.S. 1 (B.C. ELECTRIC R/W PL. 21359), ALL OF
SEC. 14, TWP. 39, PL. 3022

The Committee reviewed a suggested modification to the lotting layout from the applicant's consultant, received in the Planning Department 1989 10 24. After considerable discussion, the suggested modification was tabled for the Planning Department to review the proposed panhandle and the suggested lotting in relation to the earlier preliminary draft advance plan for the area to the north and east.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-4153 J. S. RAMPURI; G. S. RAMPURI; S. K. RAMPURI
1055 AND 1061 WALLS AVENUE
LOTS 2 & 3, BOTH OF D.L. 45, PLAN 9509

The Committee finds sketch 8-4153 technically feasible, noting that Council consideration of the proposed rezoning will be required pursuant to a Public Hearing.

8-4154 S. & G. DEVELOPMENTS LTD.
624 ROCHESTER AVENUE
LOT 1, DISTRICT LOT 3, PLAN 8704

Tabled for on-site inspection reports from staff, particularly on house orientation, driveway locations and spatial separation requirements of the Building Code. The Committee notes further that, if approved, the conditions would require the upgrading of the full frontage of the property along Guilby Street, Rochester Avenue and lane allowance to Subdivision Control Bylaw standards.

8-3870B DISTRICT OF COQUITLAM
1250, 1251 AND 1280 PINETREE WAY
LOT 50, NE 1/4 SEC. 11, D.L. 386, PLAN 26094; LOT 51
(S&E PL. 43190), PL. 26094; LOT 1 (S&E PL. 74191),
PL. 70145; LOT 2, PL. 74191; SEC. 11, TWP. 39

Tabled for:

- 1) the Traffic Department of the Engineering Department to review and comment on the elimination of the east-west road and the matter of shared parking between the anticipated development and the Municipal Parks and Recreation facilities to the south;
- 2) the Parks and Recreation Department to confirm the proposed area to be protected by covenant and the matter of shared parking between the two sites;
- 3) comments from the Municipal Solicitor.

8-4134A WEBB & KNAPP (CANADA) LTD.
NORTHWEST CORNER LOUGHEED HIGHWAY & SCHOOLHOUSE STREET
PT. PCL. C, PL. 11914, D.L. 61 AND PCL. A, EXCEPT: PCL. 1,
(BYLAW PL. 43728); PL. 5076, D.L. 61

The Committee reviewed correspondence from the applicants dated 1989 10 23 wherein the Committee was requested to reconsider the matter of the widening along Schoolhouse Street and the dedication of parkland along the watercourse. After reviewing the request, the Committee stated that they would be receptive to taking a right-of-way along Schoolhouse Street in lieu of actual dedication, however the Draft Official Community Plan for Maillardville indicates the areas along the watercourse as being "Open Space" and the OCP document requires park dedication.

The application remains tabled pending resolution of the other outstanding items.

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-3763B

R. & J. VRACAREVIC
3360 HAZEL DRIVE
LOT 1, OF N 1/2, L.S. 16, SEC. 13, TWP. 39, PL. 18397

The Committee lifted this application from the table and, after hearing a verbal report from the Deputy Municipal Engineer, approved the subdivision subject to:

- 1) approval of the proposed subdivision by the Simon Fraser Health District;
- 2) physical construction of the approximate 45.0 m width of the westerly lot to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment for watermain charges on Hazel Drive;
- 4) payment for one additional water connection;
- 5) payment of any current, delinquent or outstanding taxes prior to final approval;
- 6) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit to be constructed;
- 7) registration in the Land Titles Office of a covenant as outlined in the 1989 06 01 letter from the Water Management Branch of the Ministry of Environment and Parks;
- 8) compliance with the requirements contained in the 1989 05 30 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks.

8-4107A

LORRAINE MURPHY
644 CHAPMAN AVENUE
LOT 2, BLOCK 3, D.L. 106, PLAN 14832

Approved subject to:

- 1) registration of the subdivision to the south to provide the required legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the approximate 20.1 m frontage of the new lot on Nicola Avenue;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 31, 1989

8-4107A cont'd

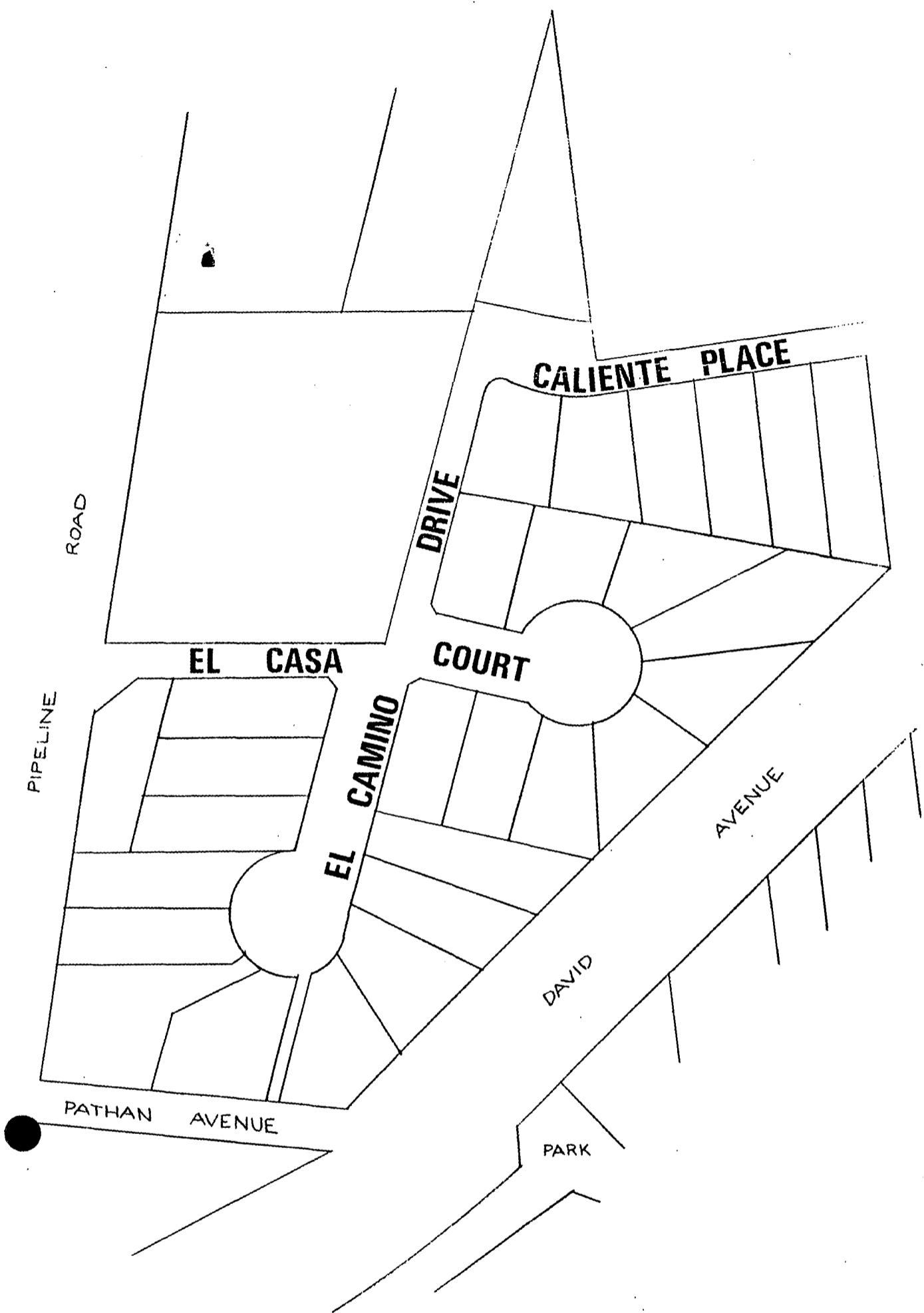
- 5) restriction of the driveway for the new lot to the western side of the property.

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the carport/shed would become nonconforming in relation to the required rear yard setback to the new property line.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached maps, which form a part of the Minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

El Casa Court
El Camino Drive
Caliente Place



STREET NAMES

NOVEMBER 14, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 14, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
R. Camporese, Deputy Director, Permits & Licenses
N.W. Nyberg, Municipal Engineer
K. Wright, Deputy Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant
A. Geoghegan, Planning Assistant

8-659G

ESMOND AND ALICE JAMAULT
1360 COAST MERIDIAN ROAD
LOT 5, SEC. 13, TWP. 39, PLAN 12942

The Committee noted that the advance street plan indicated on sketch 8-659G is generally acceptable and acknowledged the receipt of comments from the Simon Fraser Health Unit dated 1989 10 31, however tabled the application for the Traffic Section of the Engineering Department to review the preliminary draft advance plan for the area.

8-2976

COQUITLAM BEST WESTERN MOTOR INN
PROPOSED ROAD CLOSURE OF PORTION OF DELESTRE AVENUE EAST OF
NORTH ROAD

The Committee reviewed new correspondence from the Ministry of Transportation and Highways received 1989 10 02, wherein the Ministry is not prepared to make available for sale that portion of the right-of-way in question. Therefore the Committee declines the application by Coquitlam Best Western Motor Inn.

8-3975C

356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM
2900 GUILDFORD WAY
REM. J (S&E PL. 70184 & 73096), D.L. 386, PLAN 13324 &
REM. 48 (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503;
LOT 54, D.L. 386, PLAN 72461

The Committee reviewed correspondence from Progressive Construction Ltd. dated 1989 10 31, wherein the Committee was requested to reconsider the approval conditions of 1989 06 06.

After considerable discussion, the Committee stated that all development cost charges are required, noting that full market value was paid by the District for parkland acquisition adjacent Hoy Creek, and that items 1) and 4) indicated in the above-mentioned letter will be reviewed by the Engineering Department in terms of adequacy and cost sharing.

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 14, 1989

8-3974A F. FURBASH; F. & C. MCDONALD
329 LAVAL STREET & 330 MILLVIEW STREET
LOT 5, BLOCK 9, D.L. 46, PLAN 2624

The Committee finds sketch 8-3974A technically feasible, noting that Council consideration of required rezoning will be necessary pursuant to a Public Hearing.

8-4156 S. CAPPELLINI
1982 CAPE HORN AVENUE
LOT 1, D.L. 63, PLAN 13516

Tabled for on-site inspection reports from Municipal staff in regard to existing servicing, noting that site regrading will be required if the subdivision proceeds.

8-4154A S. & G. DEVELOPMENTS
624 ROCHESTER AVENUE
LOT 1, D.L. 3, PLAN 8704

Approved subject to:

- 1) removal of all buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all frontages including Guilby Street, Rochester Avenue and the lane adjacent the east property line;
 - b) registration in Land Title Office of all necessary easements;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of development cost charges as required by Bylaw No. 988, consisting of \$955 for each of the three additional dwelling units permitted to be constructed.

8-4155 RACANELLI HOLDINGS LTD.
777-779 CLARKE ROAD
LOT 173, D.L. 367, PLAN 60132

The Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the proposed conversion into strata lots.

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 14, 1989

8-1952 DISTRICT OF COQUITLAM
MONTEREY AVENUE & FINNIGAN STREET
LOT 19, D.L. 112, PLAN 1122

The Committee reviewed correspondence from Hunter Laird Engineering Ltd. dated 1989 11 02, which states that the Fish and Wildlife Branch of the Ministry of Environment and Parks have objections to filling of a portion of the Popeye Creek Ravine. The Committee stated that the application should remain tabled for the Planning Department to write to the Fish and Wildlife Branch of the Ministry of Environment and Parks to request reconsideration of their position on the matter.

8-3643C G. & G. RICHARDSON
411 WALKER STREET
LOT 22, BLOCKS 13 & 14, D.L. 1 & 16, PLAN 2030

The Committee reviewed correspondence from the applicant dated 1989 11 04. The Committee requires the full 2.11 m dedication along the north side of the lane on both the existing and proposed lots. They would have no objection to the applicant preparing a site plan with four elevations and conducting his own information meeting to discuss the house design with his neighbours. The Committee has instructed the Planning Department to conduct a telephone survey of neighbours at such time as the applicant informs the Planning Department that such information has been distributed to the neighbours. The application will remain tabled until the Committee receives an indication of neighbourhood response through the Planning Department.

8-3920E 9939 INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S&E PL. 28937); LOT 16, PL. 53172; BOTH OF SEC. 13,
TWP. 39

The Committee heard a verbal report from the Deputy Municipal Engineer that, after conducting an on-site inspection, a partial approval of the Phase II area can be recommended. The Committee then approved sketch 8-3930E subject to:

- 1) the requirements of the Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the new roads to the standards of Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 14, 1989

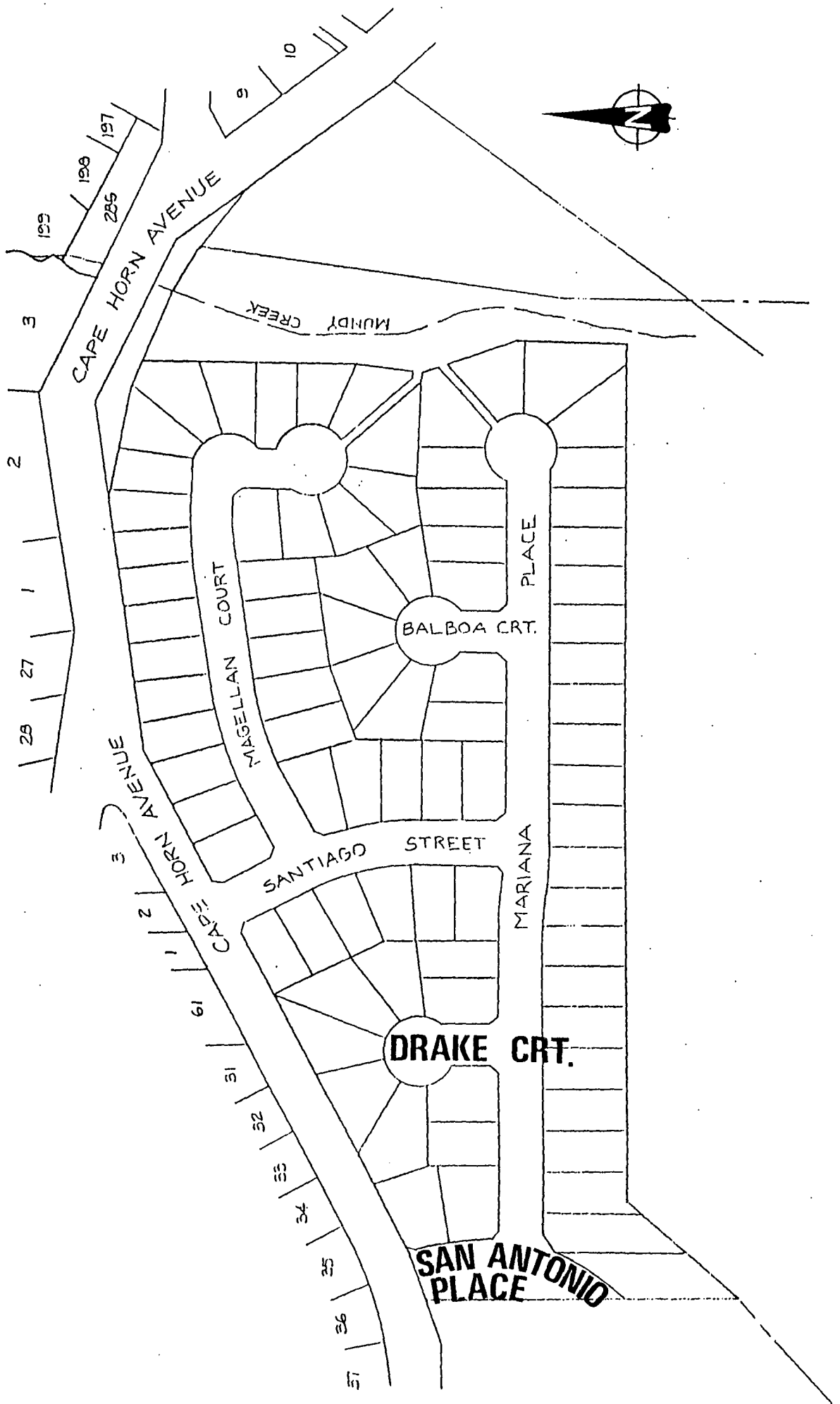
8-3930E continued

- 2) submission of a letter of credit in an amount acceptable to the Municipal Engineer to ensure that the major earthworks will be completed in accordance with approved plans;
- 3) registration of an access agreement over the remainder of the parcel and the portion of Lot 16 to the west to allow the District to enter upon the lands to complete any outstanding earthworks should the works not be completed as required.
- 4) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for each of the 37 dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes before final approval;
- 6) physical construction of a solid wood or chain link fence along the western side of the lots at the end of the phase boundary;
- 7) submission of a lot grading plan and site regrading plan to the satisfaction of the Director of Permits and Licenses, noting also that any lots containing fill are to be certified by a geotechnical engineer.

STREET NAMES

The Committee reviewed proposed street names and their locations, as indicated on the attached map, which forms part of the Minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

Drake Court
San Antonio Place



STREET NAMES

NOVEMBER 28, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 28, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
R. Camporese, Deputy Director, Permits & Licenses
N. Nyberg, Municipal Engineer
K. Wright, Deputy Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant
A. Geoghegan, Planning Assistant

8-1952D

DISTRICT OF COQUITLAM
MONTEREY AVENUE & FINNIGAN STREET
LOT 19, D.L. 112, PL. 1122

Approved subject to:

- 1) Council approval of a Development Variance Permit with regard to road centreline horizontal curve radii;
- 2) written confirmation of favourable consideration from the Fish and Wildlife Branch of the Ministry of Environment and Parks in regards to the filling of a portion of the Popeye Creek Ravine;
- 3) Council approval of the required Road Exchange Bylaw;
- 4) the applicants providing, to the satisfaction of the Director of Permits and Licenses, a geotechnical report regarding proposed earthworks, to include the following:
 - a) all fill placed on lots within potential building envelopes is to be structural fill and is to be certified by a geotechnical engineer as providing adequate bearing capacity for construction of single-family dwellings;
 - b) certification is to be on a lot to lot basis;
 - c) the geotechnical report is to address required setbacks from top of all bank slopes including engineered slopes;
 - d) setback requirements from engineered slopes are to be registered as restrictive covenants against affected lots;

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 28, 1989

8-1952D cont'd

- 5) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of all necessary easements;
- 6) payment of any current, delinquent or outstanding taxes prior to final approval;
- 7) payment of development cost charges, as required by Bylaw No. 988, consisting of \$955 for each of the 26 dwelling units permitted to be constructed.

8-3870C

DISTRICT OF COQUITLAM
1250, 1251 & 1280 PINETREE WAY
LOT 50, NE 1/4 SEC. 11, D.L. 386, PL. 26094; LOT 51, (S & E
PL. 43190), PL. 26094; LOT 1 (S & E PL. 74191), PL. 70145;
LOT 2, PL. 74191, SEC. 11, TWP. 39

Tabled for the Traffic Section of the Engineering Department to review road access to the adjacent parcel to the west and to review alignment of the proposed east-west road along the south portion of the proposed college site.

8-4104F

B.C. HYDRO & POWER AUTHORITY; MINISTRY OF CROWN LANDS
PIPELINE ROAD AREA
LOT A, (EX. PL. 16481) OF LOT 28; LOT B, (EX. PL. 21901)
OF LOT 28 & PT. L.S. 1, (B.C. ELECTRIC R/W PL. 21359), ALL
OF SEC. 14, TWP. 39, PL. 3022

Approved subject to:

- 1) registration of the subdivision to the south to provide legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, including Pipeline Road, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements or rights-of-way, as required by the Municipal Engineer;
- 3) payment of any current, delinquent or outstanding taxes before final approval on all existing parcels;

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 28, 1989

8-4104F cont'd

- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 19 additional dwelling units permitted to be constructed;
- 5) payment of the latecomer charge in relation to the portion of roadworks along Pipeline Road;
- 6) registration in the Land Title Office of a restrictive covenant to prevent access to Pipeline Road;
- 7) Council approval of a Development Variance Permit with regard to road centreline horizontal curve radii;
- 8) installation of a fence ("Fence Crete" or approved equivalent) along Pipeline Road, to the satisfaction of the Municipal Engineer.

8-3675C

D.M. JACOBSEN
1303 JOHNSON STREET
LOT 1, SEC. 11, TWP. 39, PL. 20014

The Committee finds sketch 8-3675C technically feasible, noting that the applicant will have to provide house locations for both the subject property and the adjacent property to the south, and that Council consideration of required rezoning will be necessary pursuant to a Public Hearing.

8-4158

E. & P. FLETCHER
1874 HILLSIDE AVENUE
LOT 9, D.L. 62, PL. 13049

Declined, noting that the proposed subdivision is not consistent with subdivision patterns in the area.

8-4158A

E. & P. FLETCHER
1874 HILLSIDE AVENUE
LOT 9, D.L. 62, PL. 13049

Tabled for:

- 1) the applicant to provide a survey certificate of the existing house location;
- 2) Municipal Departments' review of the survey certificate.

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 28, 1989

8-4156A S. CAPPELLINI
1982 CAPE HORN AVENUE
LOT 1, D.L. 63, PL. 13516

Tabled for the applicant to provide the following:

- 1) cross sections through the lots to demonstrate existing and final contours, proposed driveway grades or necessary earth retention structures, and how private rear yard spaces can be provided for in a usable, finally graded state, where the spaces do not contain slopes in excess of 5% for a minimum distance of 6 m, and be integrated into existing or potential development on adjoining lots;
- 2) demonstration of how the lot can be serviced to the standards of Subdivision Control Bylaw No. 1023.

8-4100A HARTLEY BAY RESOURCES LTD.
KING EDWARD STREET & UNITED BOULEVARD
LOT 2, PL. 82051, D.L. 18, 19, 20 & 48

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) approval of the Trans Mountain Oil Pipeline Company;
- 4) compliance with any requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks or with Fisheries and Oceans Canada;
- 5) the applicant's Engineers submitting a sanitary sewer proposal prior to detailed design;
- 6) signing of the survey plans if required by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 7) the applicant's Engineers submitting, to the satisfaction of the Director of Permits and Licenses, a geotechnical report addressing building site foundation suitability and road construction and servicing concerns.

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 28, 1989

8-3968

A. & A. SZETO; W. & H. HILLEN
654-656 CHAPMAN AVENUE
LOTS 2 & 3 OF LOT 8, BLK. 3, D.L. 106, PL. 14042

Reapproved subject to:

- 1) Council approval of a Development Variance Permit with regard to proposed road width;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the new road and the contiguous lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary easements;
- 3) removal of all existing buildings and structures which straddle or are located south of the proposed rear lot line of the lots on Chapman Avenue;
- 4) payment for the erection of parking regulatory signs on the new road;
- 5) payment of any current, delinquent or outstanding taxes on both properties prior to final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

8-31491

CROWN FOREST INDUSTRIES LTD.
UNITED BOULEVARD AND KING EDWARD STREET
LOT 1, PL. 82051, D.L. 16, 17, 18, 19, 20 & 48

Tabled for:

- 1) a detailed outline of the applicant's intentions on use of any existing buildings to remain, including:
 - a) a survey plan to verify the location of the creek adjacent the west property line, noting that all remaining buildings and structures must meet the requirements of Section 405 of Zoning Bylaw No. 1928;
 - b) demonstration of the provisions for on-site accessory off-street parking and loading, to the standards of Section 402 of Zoning Bylaw No. 1928;
 - c) demonstration of proposed reconstruction of buildings and structures to remain, to the satisfaction of the Director of Permits and Licenses;

SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 28, 1989

8-3149I cont'd

- 2) the applicants to provide written verification that new intended uses on those parcels proposed bordering the Fraser River will utilize the River for access, as per Section 802(2)(b)(ii) of Zoning Bylaw No. 1928;
- 3) the applicants to provide, to the satisfaction of the Municipal Engineer, an environmental review of the site with regard to potential soil contamination.

The Committee noted that, upon submission of the items specified above, further requests for information may be necessary.

8-659H

E. & A. JAMAULT
1360 COAST MERIDIAN ROAD
LOT 5, SEC. 13, PL. 12942, TWP. 39

Tabled for:

- 1) the applicant to provide a survey plan of the location of the watercourse crossing the property;
- 2) the applicant to resolve outstanding issues with the Fish and Wildlife Branch of the Ministry of Environment and Parks, and with the Ministry of Health.

The Subdivision Committee noted that when subdivision to urban densities is feasible, piping of the watercourse will be considered.

8-4036

VANPILAS DEVELOPMENT
1120 & 1122 WESTWOOD STREET
LOTS 70 & 71, D.L. 384A, PL. 27446

Reapproved subject to:

- 1) the removal of one or both of the existing single-family dwellings prior to signing of the survey plans by the Approving Officer;
- 2) payment of any current, delinquent or outstanding taxes on both parcels prior to final approval.

The Committee notes that servicing requirements of the Subdivision Control Bylaw would be made a condition of the issuance of any building permit for the anticipated construction on the consolidated site.

8-3632M

DISTRICT OF COQUITLAM
DURANT DRIVE
LOT REM. 1 (S & E PL. 75124), D.L. 385, PL. 74220

After considerable discussion, the Committee tabled sketch 8-3632M for a complete review by municipal staff of possible options.

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 12, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
R. Camporese, Deputy Director, Permits & Licenses
N. Nyberg, Municipal Engineer
K. Wright, Deputy Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant
A. Geoghegan, Planning Assistant

8-3975C

356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM
2900 GUILDFORD WAY
REM. J, (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 AND
REM. 48, (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503;
LOT 54, D.L. 386, PL. 72461

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Guildford Way through to Hoy Creek, and the north-south road allowance to the standards required by Subdivision Control Bylaw No. 1023, noting that Guildford Way will be to an arterial standard;
 - b) registration in the Land Title Office of any necessary easements;
 - c) payment for a portion of the Hoy Creek culvert cost;
- 2) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 3) registration in the Land Title Office of a 5.5 m wide meandering right-of-way for the walkway connection between Hoy Creek and the north-south road allowance in a location satisfactory to the Parks and Recreation Department;
- 4) dedication of the four PARK areas along the east side of Hoy Creek in a configuration acceptable to the Parks and Recreation Department, noting that Council approval of the actual acquisition of the PARK areas and mutual establishment of the amount of compensation will be required;
- 5) compliance with the requirements contained in the March 29, 1989 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 6) registration in the Land Title Office of a covenant or covenants, as outlined in the March 20, 1989 letter from the Water Management Branch of the Ministry of Environment and Parks.

The Committee notes that the development cost charge for public open space will be a requirement for the issuance of any building permits for the contemplated multiple-family construction on the proposed lots.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 12, 1989

8-4141 K. & T. PURHAR
710 COMO LAKE AVENUE
LOT 60, D.L. 107, PL. 43616

Approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for future construction of Grover Avenue and any outstanding works on Como Lake Avenue;
 - b) registration in the Land Title Office of any necessary easements for sanitary and storm sewers;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of development cost charges, as required by Bylaw No. 988, consisting of \$955 for the additional dwelling unit permitted to be constructed on the proposed new lot.

8-4160 W. FRASER
1566 HAMMOND AVENUE
LOT 24, BLKS. 41-43, D.L. 110, PL. 2357

Approved subject to:

- 1) confirmation that existing service connections lie within the frontage of the home lot, noting that registration of easements and/or relocation of existing services on the home lot may be necessary;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the frontage of the proposed southerly lot, including the lane adjacent the south property line;
 - b) registration in the Land Title Office of all necessary easements;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval;
- 4) payment of development cost charges, as required by Bylaw No. 988, consisting of \$955 for the additional dwelling unit permitted to be constructed on the proposed new lot.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 12, 1989

8-4159 L. FARRAGUNA
737 & 731 GATENSBURY STREET
LOT 295, D.L. 364, PL. 48192 & LOT 112, D.L. 364, PL. 28642

The Committee finds sketch 8-4159 technically feasible, noting the following:

- 1) Council consideration of the proposed rezoning will be required pursuant to a Public Hearing;
- 2) upgrading of frontages of the two southerly lots to the standards of the Subdivision Control Bylaw No. 1023 is necessary prior to final approval;
- 3) alterations to the existing dwelling located on the northerly lot will be required, to the satisfaction of the Director of Permits and Licences, prior to final approval, including:
 - a) removal of the deck and a portion of the carport adjacent the south property line;
 - b) reduction of the square footage of the unprotected openings (windows, sliding door) along the south face of the dwelling.

8-3067 J. CHANG
880 IRVINE STREET
LOT 6, BLK. 2, D.L. 378, PL. 3467 (S&E PL. 46046)

Tabled for:

- 1) the Engineering Department to review the possible location of dyking adjacent Scott Creek and the proposed road alignment;
- 2) the Planning and Parks and Recreation Departments confirming parkland requirements within the subdivision;
- 3) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

8-4043C NEWCORP PROPERTIES LTD.
1216 JOHNSON STREET
LOT 4, D.L. 385, PL. 6944

The Committee recommends that the Strata Title Approving Officer sign the plans for Phases II and III, subject to the Planning Department first confirming that the addition of any floor area meets the requirements of Zoning Bylaw No. 1928.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 12, 1989

8-3632M DISTRICT OF COQUITLAM
DURANT DRIVE
LOT 1, D.L. 385, PL. 75124, PT. SK. 1960

Declined, after review of proposed alternatives.

8-3632N DISTRICT OF COQUITLAM
DURANT DRIVE
LOT 1, D.L. 385, PL. 75124, PT. SK. 1960

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Nash Drive, Rambler Way and Guildford Way, and physical access to Hudson Street via an adjoining property;
 - b) registration in the Land Title Office of any necessary easements;
- 3) site regrading and construction of retaining structures where necessary, to the satisfaction of the Director of Permits and Licenses;
- 4) registration in the Land Title Office of an easement or right-of-way to provide pedestrian access from Rambler Way to the proposed park strip adjacent the east property line;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 17 lots proposed to be created, noting that an additional payment for the 54 units proposed on the lower site would be required if that application is ultimately approved by Council;
- 6) the "lot area", as defined by Zoning Bylaw No. 1928, 1971, as amended, of the southerly lot not exceeding 14,540 m².

The Committee notes that further information meetings will be held with adjacent property owners to discuss traffic implications.

8-4139 UNITED PROPERTIES LTD.
545 AUSTIN AVENUE
PHASED STRATA PLAN OF LOT 1, D.L. 5, PL. 80060

The Committee recommends that the Strata Title Approving Officer sign the plans for Phase II subject to the Planning Department first confirming that the addition of any floor area meets the requirements of Zoning Bylaw No. 1928.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 12, 1989

8-4001

V. & D. ZANATTA
844 COTTONWOOD AVENUE
LOT 225, D.L. 366, PLAN 36034

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary rights-of-way;
- 2) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval.

8-4003

H. & R. KANOUSE
900 COTTONWOOD
W 1/2 OF LOT 23, BLKS. 10-13, D.L. 366, PLAN 6908

Reapproved subject to:

- 1) registration of the proposed subdivision to the west, to the extent that physical and legal access will be provided to this property to allow its development;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary rights-of-way;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 12, 1989

8-4007

RUTH HARRIS
843 FOSTER AVENUE
E 1/2 LOT 31, BLKS. 10-13, D.L. 366, PLAN 6908

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Title Office of any necessary rights-of-way;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes prior to final approval.