

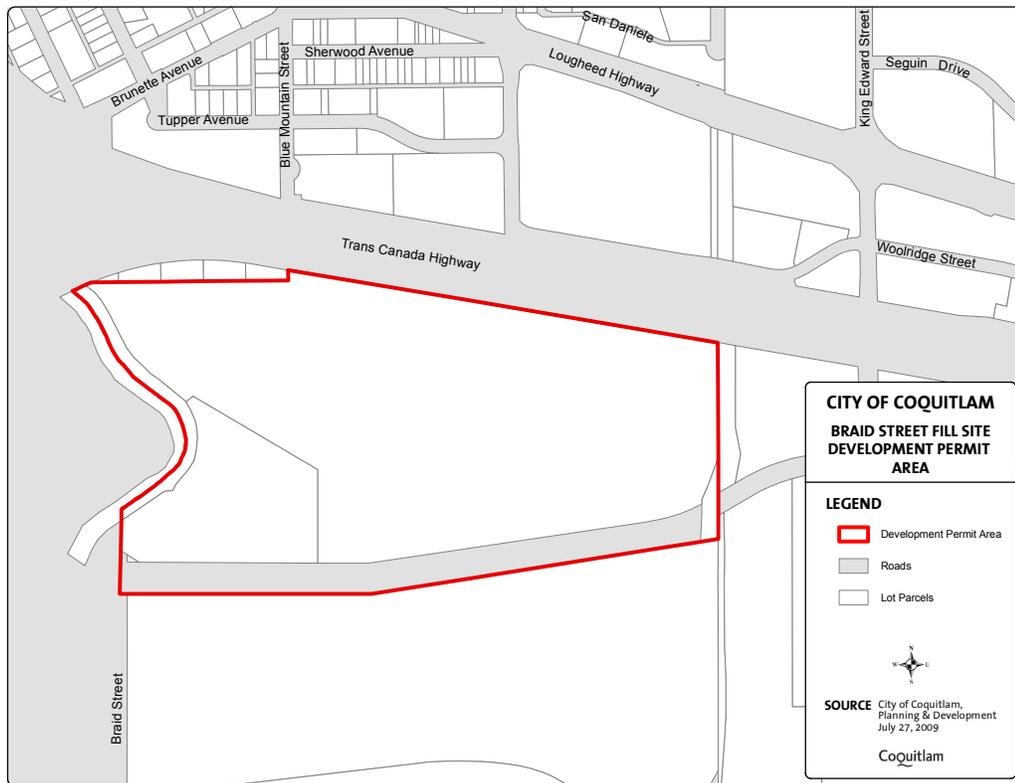


Topic

Braid Street Fill Site Development Permit Area - Southwest Coquitlam Area Plan

Overview

For the area identified as “Braid Street Fill Site” below, this Development Permit Area is designated under Section 919.1 (1)(b) of the *Local Government Act*, for the establishment of objectives and the provision of guidelines for the protection of development from hazardous conditions.



For further information please call at 604-927-3430 or visit www.coquitlam.ca

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Braid Street Fill Site Development Permit Area

Objectives

- a. This area is a former landfill site and is subject to potential hazards, including differential land settlement, explosive and noxious gases, noxious leachates and unpleasant odours.
- b. To ensure that development provides for completion of the proposed United Boulevard-Braid Street arterial road connection.

Guidelines to Achieve Objectives

In order to achieve these objectives through new development or redevelopment, consider the following:

- a. Provide a report certified by a professional engineer with demonstrated expertise in geotechnical matters and the handling of dangerous gases and leachates where potential hazards exist at the applicant's expense to assist Council in determining detailed guidelines and conditions for issuance of such a permit.
- b. Provide siting and servicing of development to allow for construction of the United-Braid connector.
- c. Complete remediation for the site and redesignation to an industrial land use before new development proceeds.