LAND USE AND ECONOMIC DEVELOPMENT STANDING COMMITTEE MEETING
Monday, March 9, 2009

A Regular Meeting of the Land Use and Economic Development Standing Committee convened on Monday, March 9, 2009 at 1:00 p.m. in Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

COMMITTEE MEMBERS: Councillor Lou Sekora, Chair
                      Councillor Mae Reid, Vice-Chair
                      Councillor Selina Robinson

OTHERS: Mayor Richard Stewart
         Councillor Linda Reimer

STAFF: Jim McIntyre, General Manager Planning and Development
       Rob Innes, Manager Community Planning
       Stephen Richardson, Manager Development Services
       Russell Nelson, Planner 2
       Kerri Lore, Deputy City Clerk
       Denise Peternell, Committee Clerk

ADOPTION OF MINUTES

1. Minutes of the Land Use and Economic Development Committee meeting held Monday, February 23, 2009

   The Committee approved the minutes of the Land Use and Economic Development Committee meeting held Monday, February 23, 2009.

BUSINESS ARISING FROM THE MINUTES

   There was no business arising from the minutes.
REPORTS OF STAFF


The Committee reviewed the Bylaw and attached Southwest Coquitlam Area Plan (SWCAP). The following questions and suggested changes to specific sections of Bylaw No. 3984, 2008 were raised by the Committee members:

- Inclusion of an overall context statement welcoming new and innovative development
- Address duplication of information that is contained in the SWCAP Development Permit Guidelines and in the Bylaw
- Change the wording to be more “user friendly”
- Part B, Section 3.2 – 3.2.14: Existing structures in natural areas – Are they grandfathered so that new buildings can be built on the same building envelope?
- Part B, Section 3.4 – 3.6: RS-3 Small Lot One Family Residential - to be reworded or cross referenced with Section CC25 in the Plan to include housing choices
- Part B, Section 3.7: Places of worship – suggest a policy review regarding number of places of worship; shared parking/space consideration to be considered at a future meeting; replace the word “churches” with “places of worship”
- Part B, Section 3.8: Insert the word “licensed” before “day care centres”
- Part B, Section 3.10: Ensure that there is sufficient flexibility in the RM-2, RM-3 and RM-4 zoning for innovative housing
- Part B, Section 4.1 – 4.3.2(f) – More specific wording to identify that sidewalks are required on both sides of the street
- Part B, Section 4.5 – 4.5.1(c): Flooding of Schoolhouse Street should be addressed in the design and construction of the Gateway project
- Part B, Section 4.5 – 4.5.2(b): Form and siting of new development should be oriented towards the street. Include wording to the effect “In most instances, the City prefers the form and siting........”
- Part B, Section 4.5 – 4.5.2(c): For new development where future street widening is required - rights of way for street widening purposes should be clearly delineated or a reference made to the applicable section of the Zoning Bylaw
- Part B, Section 4.5 – 4.5.2(h): Green roofs on low-rise buildings in new development – Statement should be clear that it applies to multi-family residential, commercial and industrial development
- Part B, Section 4.6, Section (16)2.0: Parking variances in shopping centres – Staff to monitor parking variances and explore opportunities to incorporate surface or underground parking options in redeveloped areas
• Part B, Section 4.6, Section 4.0: Concern that suites over garages do not require a Development Permit – Definition of "accessory" building to be more clearly defined.

Schedule A to Bylaw No. 3984, 2008 – Southwest Coquitlam Area Plan:

Section 2 – Compact Complete Community (CC)
• Section CC16 - CS-4 Zone Cabaret Commercial: Review zoning of Karaoke establishments
• Section CC20 – M-7 Zone Restaurants in Industrial Areas: Explore policy and regulations to encourage more eating establishments in industrial areas
• Section CC33 – Cayer Street Mobile Home Park – only one entrance/exit – Staff to review an emergency exit for this Mobile Home Park and if not feasible now, place this as a requirement in any future redevelopment application

Section 3 – A Healthy and Liveable Environment (HE)
• Section HE3(8) – Environmentally Sensitive Areas: Providing "optimal" bear protection. Concern with the use of the word "optimal"

Section 4 – Housing Choices in Distinct Neighbourhoods (DN)
• DN3: Develop a glossary of terms for new housing choices
• DN8: Future redevelopment of mobile home parks – Consider mobile homes as an affordable housing alternative
• DN18: Encourage the utilization of lanes to provide improved access to sites – review snow removal by the City of lanes

Section 5 – Sustainable Transportation Choices (ST)
• Section ST29: Managing the Parking Supply – Consider review of City’s parking management strategy

Section 7 – Meeting Changing Community Service and Infrastructure Needs (CS) – Section CS12: Community Health and Safety: Review the words “vegetative buffers” with a view to using a different word
• Section CS19: Accessible Community Facilities and Programming - Long-term public school land uses needs – Staff to request the School District to advise the City when a school is closed for potential use for a City facility

9.0 Chapter 8 – Guidance of New Development
• Section 8.5 Como Lake Village Development Permit Area: Consider criteria for a range of commercial retail and service uses when neighbourhood shopping centres are redeveloped.

The Committee referred the Bylaw back to staff to prepare a further report to a future Committee meeting based on the comments and suggestions of the Committee.
NEXT MEETING DATE – MARCH 23, 2009

ADJOURNMENT

The meeting adjourned at 2:47 p.m.

MINUTES CERTIFIED CORRECT

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Denise Peternell
Committee Clerk