LAND USE AND ECONOMIC DEVELOPMENT STANDING COMMITTEE MEETING
Monday, June 14, 2010

A Regular Meeting of the Land Use and Economic Development Standing Committee convened on Monday, June 14, 2010 at 1:02 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

COMMITTEE MEMBERS: Councillor Mae Reid, Chair
Councillor Linda Reimer, Vice-Chair
Councillor Selina Robinson
Mayor Richard Stewart (arrived at 1:48 p.m.)

OTHERS: Councillor Brent Asmundson
Councillor Doug Macdonell (arrived at 1:40 p.m.)
Councillor Lou Sekora (arrived at 1:17 p.m.)

STAFF: Peter Steblin, City Manager
John DuMont, Deputy City Manager
Jim McIntyre, General Manager Planning and Development
Bill Susak, General Manager Engineering and Public Works
Lori MacKay, General Manager Leisure and Parks Services
Erica Tiffany, Supervisor Development Planning
Jason Cordoni, Development Services Supervisor
Lynn Guilbault, Senior Planner
Michael Dhaliwal, Development Planner
Andrew Young, Community Planner
Chris Jarvie, Planning Technician
Jay Gilbert, City Clerk
Denise Peternell, Committee Clerk

ADOPTION OF MINUTES

1. Minutes of the Land Use and Economic Development Standing Committee meeting held on Monday, May 17, 2010

The Committee approved the minutes of the Land Use and Economic Development Standing Committee meeting held on Monday, May 17, 2010.

BUSINESS ARISING FROM THE MINUTES

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

2. Report of General Manager Planning and Development – Preliminary Report on Application for Zoning Amendment Bylaw No. 4107, 2010 (08 014196 RZ) for Proposed Bare Land Strata Subdivision at 758 Rochester Avenue

John Sidnell and Peter Moroso, CitiWest Consulting Ltd. appeared before the Committee on behalf of the applicant relative to the proposal for a four lot bare land strata subdivision at 758 Rochester Avenue. Mr. Sidnell advised that a team of environmental consultants and designers has worked with City staff to arrive at an environmental solution for this development. He advised that it was felt that a compromise had been reached to satisfy the concerns of the City and the neighbourhood.

Discussion ensued relative to the following:
- Concern with the number of lots proposed for the site and the option to develop 3 lots rather than 4 lots
- Concern that the RS-6 zoning permits secondary suites
- The fact that the proposed development does conform with the requirements of the RS-6 zoning
- The impact of the proposed development on the immediate neighbours
- The impact of the creek restoration work on downstream areas of Rochester Creek

Councillor Sekora arrived at this time (1:17 p.m.)

The Committee referred the report and its related application back to staff with direction to report back to a future Land Use and Economic Development Standing Committee meeting on the following:
- The results of consultation between staff and the neighbours directly impacted by the proposed development regarding the potential impact of the increase in density with this development
- Discussion with the developer to decrease the number of lots from 4 to 3
- A review of the impact of the creek restoration at this location on Rochester Creek and whether or not there will be further restoration of other parts of Rochester Creek with future development.

3. Report of General Manager Planning and Development – Authorization of Development Variance Permits 10 009973 DV (1341 Soball Street) and 10 009974 DV (1345 Soball Street)

Mark Nowotny, Qualico Developments Inc., appeared before the Committee to request a Development Variance Permit for two properties on Soball Street in order to vary the zoning requirement which requires that 35% of the width of the house be sited within one metre of the front yard setback in order to construct two single family homes.
He advised that Soball Street is curved and has slope constraints that affect many of the lots in this subdivision. He further advised that the variance would permit the houses to sit farther back on the property which would preserve the streetscape and design of the neighbourhood.

The Supervisor Development Planning advised that staff is in the process of preparing a text amendment to the Zoning Bylaw to address the challenges associated with pie-shaped lots with curved and sloped frontages.

The Committee recommends:

COUNCIL ACTION

That Council approve the signing and sealing of Development Variance Permits 10 009973 DV (1341 Soball Street) and 10 009974 DV (1345 Soball Street) and the Mayor and City Clerk be authorized to execute these Permits on behalf of the City of Coquitlam.

4. Report of General Manager Planning and Development – Preliminary Report on Zoning Text Amendment Bylaw No. 4122, 2010 to Permit Electronics Collection in the CS-1 Service Commercial Zone

Discussion ensued relative to the following:
- That there are no odour, fire or Hazmat issues with the proposal
- The need for the City to be proactive relative to the future waste management of manufactured consumer products

The Committee recommends:

COUNCIL ACTION

1. That Council give first reading to “City of Coquitlam Zoning Text Amendment Bylaw No. 4122, 2010”; and
2. That Bylaw No. 4122, 2010 and Application 10 008654 RZ be referred to Public Hearing.
5. **Report of General Manager Planning and Development – Conservation Permit 10 009881 CP for Tamarack Development at 3180 Dayanee Springs Boulevard**

Discussion ensued relative to the following:
- The need to keep the roads clear of debris in the interest of bicycle safety
- The enforcement methods in place to keep the site safe should the excavation of the property not proceed according to the planned timeline

The Committee recommends:

**COUNCIL ACTION**

That Council approve issuance of Conservation Permit 10 009881 CP, with conditions, for Polygon’s Tamarack Development located at 3180 Dayanee Springs.


The General Manager Planning and Development advised that the report responds to a previous request from the Land Use and Economic Development Standing Committee meeting to provide an update on the status of residential development in each of the Neighbourhood Plan areas in Northeast Coquitlam.

Councillor Macdonell arrived at this time (1:40 p.m.)

The General Manager Planning and Development made reference to a comparative analysis contained in the report of the planned residential capacity compared with the current development yields and trends. He advised that to date there has been a modest increase in density of approximately 200 dwelling units (7%) over the number of units originally identified in the Neighbourhood Plans. He also made reference to the approved zoning changes in the three Neighbourhood Plans.

Mayor Stewart arrived at this time (1:48 p.m.)

Discussion ensued relative to the following:
- The need to be proactive in order to anticipate changing trends and meet future needs when planning communities
- That staff should provide Council with all preliminary development applications for review and comment
- The need for flexibility to consider creative and innovative development
- That developers should provide significant reasons for any application which increases density in approved Neighbourhood Plans
Mayor Stewart left the meeting at this time (2:00 p.m.) and returned at 2:05 p.m.

- A review of planning more active recreational space in Northeast Coquitlam
- Concerns with road widths, driveway let-downs, the lack of on-site parking for secondary suites in RS-7 zones and transit service in Northeast Coquitlam
- The need to provide the opportunity for residents in the northeast area to access commercial businesses in Coquitlam
- The need for staff to discuss with the development community the reasons why there are fewer RS-7 development applications than planned

The Chair introduced for consideration, the following additional recommendation that was prepared by staff:

“That the drafting of the assessment criteria support the overall direction and community development vision in the original Northeast Coquitlam Neighbourhood Plans that were prepared with extensive public consultation and input, while also providing the opportunity for new innovative, site and neighbourhood sensitive housing forms to be proposed and considered.”

After further discussion, the Committee referred this matter back to staff to respond to the Committee’s questions and comments and directed that they report back to a future Land Use and Economic Development Standing Committee meeting.

Staff was requested to:
- update and distribute the chart entitled “Northeast Coquitlam - Estimated Number of Residential Units by Land Use Designation and approved Neighbourhood Plan” on a regular basis for Council’s information
- send a copy of the staff report and attachments to the Northeast Coquitlam Ratepayers Association.

REPRESENTATIVE OF COMMITTEE

7. Minutes of Maillardville Commercial and Cultural Revitalization Task Force Meeting held Thursday, May 6, 2010

The Committee received the minutes of the Maillardville Commercial and Cultural Revitalization Task Force Committee Meeting held Thursday, May 6, 2010.
7.1 Port Mann/Highway 1 Project

The Committee referred the following Task Force recommendation to the Engineering, Utilities and Environment Standing Committee for consideration:

That staff be directed to prepare a contingency plan to divert, slow and calm traffic in order to discourage bypassing traffic from utilizing the streets of Maillardville, from Lougheed Highway to Rochester Avenue and Schoolhouse Street west to Guilby Street.

7.0B-2 French Language Performers on Canada Day

The Committee referred the following Task Force recommendation to the Recreation, Sports and Culture Standing Committee for consideration:

That staff be directed to ensure that every year French language performers be included (on stage) as part of the City’s Canada Day celebration to reflect the French language and history of Coquitlam and Maillardville.

INFORMATION ITEM

I-1 Draft Minutes of the Tri-Cities Homelessness Task Group Meeting held Friday, May 7, 2010

NEXT MEETING DATE – JUNE 28, 2010

ADJOURNMENT

The meeting adjourned at 2:25 p.m.

MINUTES CERTIFIED CORRECT

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Denise Peternell
Committee Clerk