

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COUNCIL MEETING AGENDA

June 22, 1987 - 7:30 p.m.

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OUR FILE

COUNCIL
JUN 22 1987

THE CORPORATION OF THE CITY OF PORT COQUITLAM

2272 McALLISTER AVENUE
PORT COQUITLAM, B.C.
V3C 2A8

TELEPHONE: 941-5411

PUBLIC MEETING

"PORT COQUITLAM SMOKING CONTROL BYLAW, 1987, NO. 2277"

7:30 P.M., Monday, June 22nd, 1987

Council Chambers

Port Coquitlam City Hall
2272 McAllister Avenue,
Port Coquitlam, B.C.

Your comments on the intention of the council of the City of Port Coquitlam to adopt a Smoking Control Bylaw are invited. Such comments may be expressed verbally at the Public Meeting or, if you prefer, in writing addressed to the City Clerk for receipt before the date of the meeting.

A copy of the Bylaw is available for review in the City Clerk's Office, Port Coquitlam City Hall, 2272 McAllister Avenue, Port Coquitlam, B.C. or in the Terry Fox Library, 2470 Mary Hill Road, Port Coquitlam, B.C.

R.A. Freeman,
City Clerk

May 15th, 1987

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2277

A Bylaw for the purpose of controlling
the places where people may smoke.

Whereas the approval of the Minister of Health is necessary for any bylaw adopted pursuant to Section 692 of the Municipal Act;

And Whereas it has been determined that second hand tobacco smoke (exhaled smoke and the smoke from idling cigarettes, cigars and pipes) is a health hazard or discomfort for many inhabitants of the City of Port Coquitlam;

And Whereas it is desirable for the health, safety and welfare of the inhabitants of the City of Port Coquitlam to prohibit or regulate smoking, or both, in the City of Port Coquitlam as in this Bylaw more particularly set out.

Now Therefore the Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

In this Bylaw, unless the context otherwise requires.

1. DEFINITIONS

- (a) "Bank" includes a bank, credit union, trust company, savings or loan company or other financial institution;
- (b) "Council" means the Municipal Council of The Corporation of the City of Port Coquitlam;
- (c) "Government office" means an office of the Government of Canada, the Government of the Province of British Columbia, or the City of Port Coquitlam;
- (d) "Personal services establishment" means an establishment in which a person provides a service to or on the body of another person, and includes but not limited to a barber shop, beauty parlor, health spa, massage parlor, tattoo shop, sauna and steam bath;
- (e) "Place of public assembly" means a building or portion thereof used for the gathering together of persons for the purpose of education, worship, entertainment, recreation, business or amusement, but does not include a place where a private social function is being held or a restaurant;
- (f) "Private social function" means a special social event for which an entire room or building has been reserved, at which attendance is limited to people who have been specifically invited or designated by the sponsor, but does not include events which are held privately for the purpose of business, sales or education;
- (g) "Proprietor" means the owner and occupier of, and a person controlling activities in, premises regulated by this Bylaw.
- (h) "Reception area" means the public space used by an office or establishment for the receiving or greeting of customers, clients or other persons dealing with such office or establishment;

- (i) "Restaurant" means any place, including a boat or vehicle, where food is prepared, handled or dispensed, and is served or offered to the public for consumption on the premises or consumption off the premises without further preparation.
- (j) "Retail shop" means a building or part of a building, booth, stall or place where goods are exposed or offered for sale by retail, but does not include a restaurant or a place where the only trade or business carried on is that of the custom blending of tobaccos or sale of tobaccos, pipes, cigars or smokers sundries;
- (k) "Service line" means an indoor line or two or more persons awaiting services of any kind, regardless of whether or not such services involves the exchange of money, including but not limited to, sales, provision of information, transactions or advise and transfer of money or goods;
- (l) "Smoke" or "smoking" includes the carrying or control of a lighted cigar, cigarette, pipe or other lighted smoking equipment.

2. RETAIL SHOPS

No person shall smoke in a retail shop, except in a restroom or a portion of the retail shop used as offices by members of the staff.

3. PERSONAL SERVICES ESTABLISHMENTS

- (a) In a personal services establishment having a seating capacity of more than ten persons, a non-smoking area of not less than 25% of the total seating capacity shall be designated by the proprietor.
- (b) When a proprietor designates a non-smoking area, the seating shall be arranged to be contiguous to provide a non-smoking area.

4. BANKS AND GOVERNMENT OFFICES

No person shall smoke at any service counter in a bank or government office.

5. COMMUNITY CARE FACILITIES AND HEALTH CLINICS

No person shall smoke in a community care facility or health clinic except in any portion thereof designated as a smoking area by the community care facility or health clinic authorities.

6. PLACES OF PUBLIC ASSEMBLY

- (a) Subject to Subsection 6(b), no persons shall smoke in an area being used as place of public assembly.
- (b) The proprietor of a place of public assembly may designate an area, not to exceed 50% of the total floor area of such place of public assembly as smoking area and shall post a sign or signs with the text "Smoking In This Area Only" in the designated smoking area.

- (c) An area designated in accordance with Subsection (b) shall not include:
- (i) The seating areas in theatres, motion picture theatres, music halls, lecture halls which include classrooms, concert halls, auditoriums, gymnasiums, swimming pools, indoor sporting areas and libraries;
 - (ii) The display areas of museums and art galleries;
 - (iii) An area in which smoking is prohibited by the Fire Commissioner or by another law, bylaw or regulation for the purpose of Section 6(b);
- and these areas shall not be included in the calculation of the total floor area.

7. RESTAURANTS

- (a) The proprietor of a restaurant shall designate non-smoking areas in the restaurant as follows:
- (i) The non-smoking area shall be not less than twenty-five per centum (25%) of the total seating capacity of the restaurant;
 - (ii) The non-smoking area shall have the seating arranged so as to be contiguous to provide a non-smoking area;
- (b) The proprietor of a restaurant shall display a sign or signs in accordance with this section in a conspicuous place visible to persons at the entrance to the restaurant.
- (c) The sign or signs shall consist of two contrasting colours, or if the lettering is to be applied directly to a surface or to be mounted on a clear panel, the lettering shall contrast to the background colour with capital letters having an actual height of not less than 5.1 centimetres (2 inches). The sign or signs shall carry one of the following texts:

"SMOKING AND NON-SMOKING SEATING AVAILABLE"

or

"NON-SMOKING SEATING ONLY"

- (d) Included in the text at the bottom of each sign "City of Port Coquitlam Bylaw No. 2277".

8. RECEPTION AREAS

- (a) Except as provided in Subsection (b), no person shall smoke in a reception area.
- (b) The proprietor may designate an area of not less than 13 square metres (140 square feet) and not more than fifty per centum (50%) of the floor area of the reception area for the purpose of smoking.

9. ELEVATORS, ESCALATORS AND INSIDE STAIRWAYS

No person shall smoke in an elevator, an escalator, or on an inside stairway in any building.

10. TAXICABS

- (a) No person shall smoke in a taxicab, except with the consent of all passengers and the driver of the taxicab.
- (b) The owner and the operator of a taxicab shall ensure that a sign or signs of the type prescribed by Section 13 of this Bylaw are conspicuously posted and visible from all seats in the taxicab.

11. BUSES

No person shall smoke on a school or public bus.

12. SERVICES LINES

No person shall smoke in any indoor service line on any premises.

13. SIGNS

- (a) Each proprietor of every building or portion of a building which is regulated by this Bylaw shall ensure that a sign or signs of the type specified in this Section is posted so as to be clearly visible from all parts of each building or portion of a building regulated by this Bylaw.
- (b) For the purpose of Subsection (c) hereof, the "letter height" means the actual height of the letter regardless of whether it is a capital or lower case letter.
- (c) The signs required by this Bylaw shall:
 - (i) Carry the text "No Smoking", in capital or lower case letters or a combination thereof.
 - (ii) Consist of two (2) contrasting colours, or if the lettering is to be applied directly to a surface or to be mounted on a clear panel, the lettering shall contrast to the background colour.
 - (iii) With respect to size of lettering, to be not less than the following height based upon the maximum viewing distance in direct line of sight for:
 - A. Three (3) metres (10 feet) or less, letter height of 2.5 centimetres (1 inch).
 - B. 6.1 metres (20 feet) or less, letter height of 5.1 centimetres (2 inches).
 - C. 12.2 metres (40 feet) or less, letter height of 7.6 centimetres (3 inches).

D. 24.4 metres (80 feet) or less, letter height of 10.2 centimetres (4 inches).

E. 48.8 metres (160 feet) or less, letter height of 15.2 centimetres (6 inches).

F. More than 48.8 metres (160 feet), letter height of 20.32 centimetres (8 inches).

(iv) Include in the text at the bottom of each sign "City of Port Coquitlam Bylaw No.2277" in letters not less than 1.3 centimetres (1/2 inch) in height for signs with letter size of 2.5 centimetres (1 inch), and not less than one-quarter of the height of the letters on all other sizes of letter

(d)(i) Notwithstanding the provisions of Subsection (c), one of the graphic symbols as shown in Schedule A of this Bylaw may be used to indicate no smoking areas. Each symbol shall include the text "City of Port Coquitlam Bylaw No. 2277" in letters and figures at least five percentum (5%) of the diameter of the circle in the symbol and there may be added appropriate symbols, such as directional arrows. Any such symbol shall be on a white background with a circle and interdictory stroke in red, with a cigarette, letters and figures in black, provided such symbol complies with the other provisions of this Section.

(ii) With respect to size of the graphic symbol, the diameter of the circle and the symbol shall be not less than the number of centimetres (inches) prescribed below, based upon the maximum viewing distance and direct line of sight, as follows:

A. 3 metres (10 feet) or less, 10.2 centimetres (4 inches).

B. 6.1 metres (20 feet) or less, 15.2 centimetres (6 inches).

C. 12.2 metres (40 feet) or less, 20.32 centimetres (8 inches).

D. 24.4 metres (80 feet) or less, 20.32 centimetres (8 inches).

E. 48.8 metres (160 feet) or less, 40.6 centimetres (16 inches).

F. 73.1 metres (240 feet) or less, 61 centimetres (24 inches).

(iii) Notwithstanding that the symbol is a cigarette, it shall be deemed include a lighted cigar, cigarette, pipe or other lighted smoking equipment.

14. GENERAL

(a) No person shall smoke in any place or area designated as a non-smoking area under this Bylaw.

(b) This Bylaw shall not apply to a private social function.

15. OFFENCES AND PENALTY

- (a) Any person who contravenes the provisions of this Bylaw is guilty of an offence and, on summary conviction, is liable to a fine of not less than \$25.00 and not more than \$75.00 for the first offence; and not less than \$75.00 and not more than \$150.00 for the second offence; and not less than \$150.00 and not more than \$2,000.00 for the third and subsequent offence.
- (b) Any proprietor who fails or neglects to perform the duty imposed upon him by Section 13(a) hereof shall be guilty of an offence and liable to a penalty of not more than \$2,000.00.

17. This Bylaw may be cited for all purposes as the "Port Coquitlam Smoking Control Bylaw, 1987, No. 2277".

Read a first time by the Municipal Council this 11th day of May, 1987.

Read a second time by the Municipal Council this 11th day of May, 1987.

Public representation received this 22nd day of June, 1987

Read a third time by the Municipal Council this th day of , 198 .

Received the approval of the Minister of Health this th day of 198 ."

Reconsidered, finally passed and adopted by the Municipal Council of the Corporation of the City of Port Coquitlam this day of , 198 .

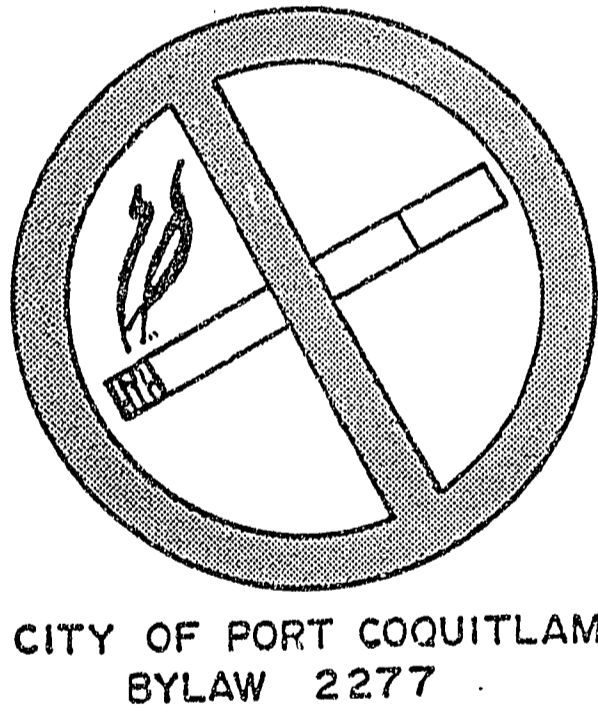
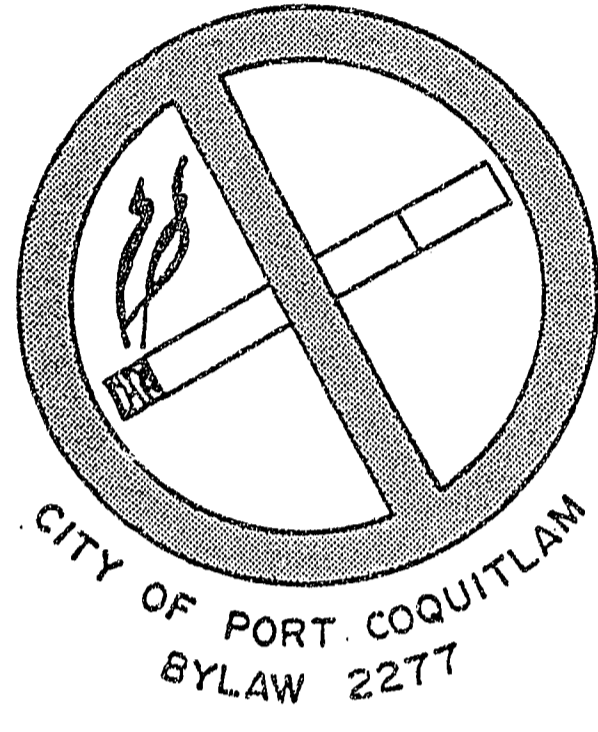
Mayor

City Clerk

Temp.Bylaw 2277

"PORT COQUITLAM SMOKING CONTROL BYLAW, 1987, NO. 2277"

"SCHEDULE "A"



 **British Columbia
Lung Association**

THE CHRISTMAS SEAL PEOPLE

Mr. Maurice Cownden
President

Official Correspondence To Executive Director
Scott R. McDonald
P.O. Box 34009, Station "D"
Vancouver, B.C.
V6J 4M2

May 25, 1987

Mayor Len Traboulay & Council
Corporation of the City of Port Coquitlam
2272 McAllister Avenue
Port Coquitlam, B.C.
V3C 2A8

Dear Mayor Traboulay:

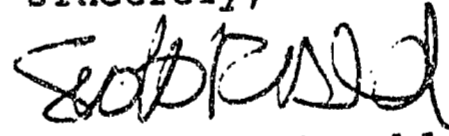
Our Association congratulates you and members of Port Coquitlam Council for the very positive step you have taken towards assuring clean indoor air throughout the City of Port Coquitlam by introducing a by-law that will reduce cigarette smoking in public places.

As you are aware, over 75% of the population in B.C. does not smoke, so this proposed by-law will be a welcome one. The introduction of similar restrictions in other jurisdictions has had a very positive effect on public health and community attitudes towards this difficult health issue.

We would like to suggest that you consider going even further with your by-law by including restrictions for the workplace. Most people spend a third of their day at an indoor workplace and if exposed to sidestream smoke they are at risk. Eliminating or restricting smoking in the workplace provides a healthier and more productive environment for everyone.

Please feel free to contact us if you feel we can be of any assistance.

Sincerely,



Scott R. McDonald
Executive Director

SM/mp

May 30, 1987

Mayor Traboulay
Members of the City Council

As citizens of Port Coquitlam and members of the Wilson Centre, we would like to express our support for the ban of smoking in all public areas.

This would be extremely beneficial in two ways, first, the concern of everyone's health, especially those with respiratory problems, secondly it would save the city time and money in the maintenance of all the public buildings in Port Coquitlam.

Thank you for your consideration.

Yours truly,

Harvey and Peggy Smith
4088 TORONTO ST. V10/10/0
464-6118 V3B6W5



COUNCIL

JUN 22 1987

June 22, 1987

City of Port Coquitlam

Re: Anti-smoking by-law

I am writing to express my support for the anti-smoking by-law in all public places in the city of Port Coquitlam.

I am the parent of three children who are active in minor sports in Port Coquitlam. These sports are usually played in the Recreation Centre. I feel it is a crime to walk into these minor sports events and have to sit in the stands and breath in disgusting second hand smoke. Not only is it a disgusting smell, it is a disgusting site, cigarette butts are just dropped anywhere.

This is not only a health hazard, it is also very costly in the maintenance of any building where smoking is permitted.

So for the future of all of us, especially our children, who learn by example, please support the Anti-smoking by-law, for a clean Port Coquitlam.

Yours truly,

Elaine Whidden
Elaine Whidden
4088 Toronto St.
Port Coquitlam, B.C.

June 19, 1987.

City of Port Coquitlam

COUNCIL

JUN 22 1987

To whom it may concern,

Re: Anti-Smoking By-law.

I am writing to you today to let you know that I am in favour of the anti-smoking by-law.

I have three children involved in sports in our city, which means I spend a lot of time, both summer and winter, in our arenas. Compared to most sports facilities in the lower mainland, Port Coq. has a beautiful complex. It is a shame to see the disgusting mess left behind in the stands after a game not to mention the annoyance of having to breathe someone else's smoke while I am trying to enjoy my children's games.

I hope you will all vote in favour of a 'Clean Air By-law'!

Yours truly
Sandia Began
873 Lynwood Ave

COUNCIL

JUN 22 1987

1472 Della Dr.,
Port Coquitlam, BC,
V3C 2W1
1987 05 29

Mr. R. A. Freeman, city clerk,
The Corporation of the City of Port Coquitlam, BC,
V3C 2A8

Dear Mr. Freeman:

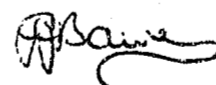
SUBJECT: Smoking Bylaw 1987 No. 2277

I wish to express my opposition to the city's intention to adopt the above mentioned bylaw. My principal objections to the bylaw are as follows:

1. In my opinion, we are already overwhelmed by regulations. Where will the regulation of our "free world" end? It is the passage of secondary laws, such as this bylaw, that is subtly eroding the freedom of the individual. I interpret "freedom" as giving me the liberty of personal choice, action or thought; and the liberty to carry out my personal choice, action, or thought without your interference or restriction.
2. I also believe it is hypocritical for one form of government to regulate the use of the various forms of tobacco, while another body of government collects extensive revenue from the sale of said tobacco.
3. I object to actions such as this intended bylaw that, in my view, close the barn door after the horse is out. If you want to keep the horse in the barn, shouldn't you go to the source and prohibit the sale of tobacco?
4. We are exposed to many other hazards in our daily life; some of those hazards being potentially more dangerous than the inhalation of second-hand smoke. Regulating the dangers associated with the automobile alone would keep government busy for quite a while. Or maybe we should regress to utilizing the proverbial horse again (with bags under their tails, please!!!).
5. I could cite many more reasons for my opposition to this bylaw but, for the sake of brevity, I rest my case.

I would leave you with the following thought to ponder. Will the meaning of the word "freedom" have to be revised in our dictionaries? Or worse, will the word become extinct? I wonder if the word "freedom" has its counterpart in the Russian language and, if so, how they define its meaning.

Yours sincerely,



Rina Bowen

RB:jb

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

June 18, 1987

TO: Mayor and Aldermen

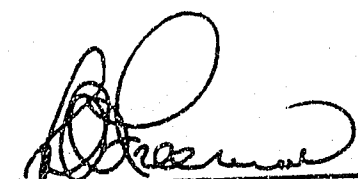
FROM: R.A. Freeman,
City Clerk

SUBJECT: Council Delegation

Mr. Andy Marta, 3391 Oxford Street, Port Coquitlam, B.C. will be in attendance at the Council meeting of Monday, June 22, 1987 to address Council regarding the level of taxes in the City.

It is possible that Mr. Marta may be accompanied by a few of his neighbours who may also wish to address Council.

RAF/al



R.A. Freeman,
City Clerk

Conf. RAF-06/18/87

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL
JUN 22 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: June 18, 1987

FROM: W. Brown
Director of Community Planning

RE: Development Variance Permit 14/87
Captain Court and Governor Court

RECOMMENDATION:

That Council authorize delivery of notices to surrounding property owners of this application and direct the Clerk's Office to place the following resolution on the next agenda of Council.

That Zoning Bylaw 2240, Section 802, Small Lot Residential, Subsection (4), Front Yard Setback and Subsection (5), Rear Yard Setback be relaxed for Lots 11 through 35 of D.L. 341, and D.L. 344, Group 1 NWLD Plan 74,400 as shown on the attached chart.

BACKGROUND:

These two cul-de-sac blocks were designated for experimental small lot housing in an original development plan for Citadel Heights. During refinement of the plan for development, the blocks were zoned RS-2, Small Lot Residential to indicate the form of development proposed to be located there.

COMMENTS:

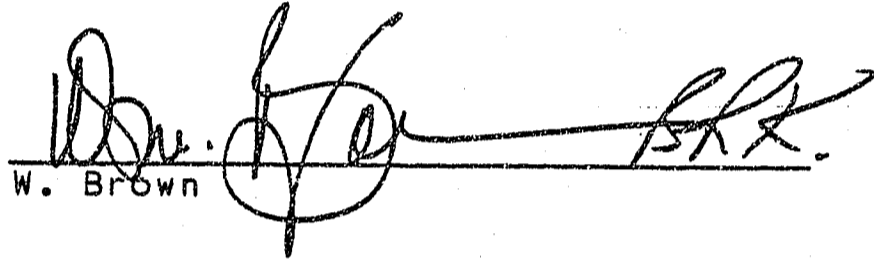
Building plans have been submitted for the lots surrounding the two cul-de-sacs. The proposed houses are sited to fit onto their individual lots and fit together as a designed neighbourhood. This latter element, calls for varying front and rear yard setbacks, it is the setback changes which require relaxation of the Zoning Bylaw yard requirements.

The design concept is to reduce front yard setbacks, moving houses forward at the entrance of the cul-de-sacs to create a sense of enclosure and entry. Conversely, at the back of the cul-de-sac, it is proposed to increase the depth of front yards moving houses back on their respective lots.

.... /2

-2-

The design scheme for the two blocks will be presented at the committee meeting by the Genstar project architect and builder. The committee may wish to take note of how the building siting colour coordination and landscaping are used to create the design concept being proposed.


W. Brown

WB/kl

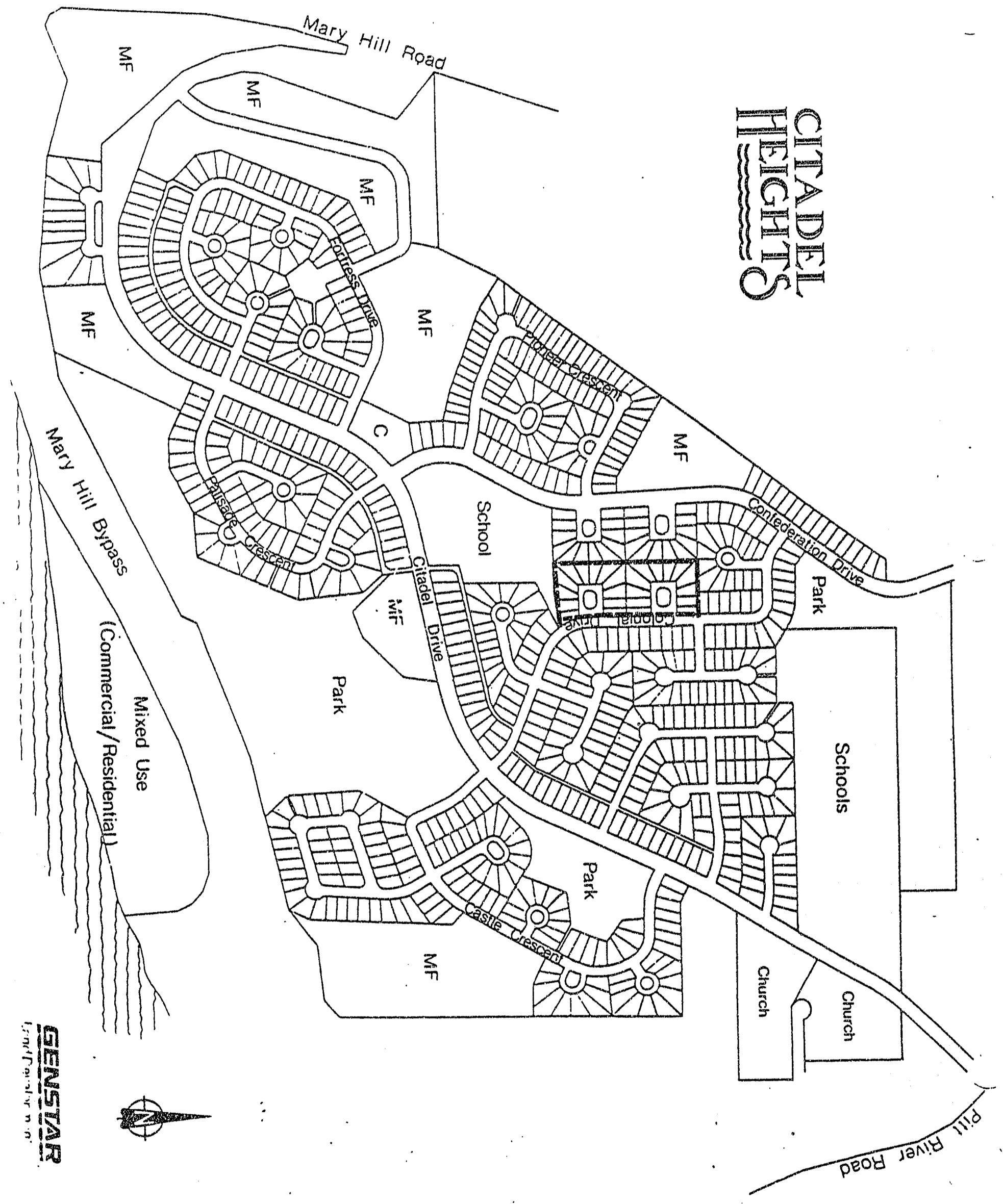
FILE: PD-0004-0015

Development Variance Application No. 14/87

Required Yard Setback Variance

<u>Lot Number</u>	<u>Variance Requested</u>
11	Reduce Front Yard to 4.88 m (16 ft.)
12	Reduce Front Yard to 4.88 m (16 ft.)
13	Reduce Front Yard to 4.88 m (16 ft.)
14	Reduce Rear Yard to 6.10 m (20 ft.)
15	Reduce Rear Yard to 4.28 m (14 ft.)
16	Reduce Front Yard to 6.10 m (20 ft.) and Rear Yard to 6.71 m (22 ft.)
17	Reduce Front Yard to 4.28 m (14 ft.)
18	Reduce Front Yard to 6.10 m (20 ft.) and Rear Yard to 6.71 m (22 ft.)
19	Reduce Rear Yard to 4.28 m (14 ft.)
20	Reduce Rear Yard to 6.71 m (22 ft.)
21	Reduce Front Yard to 4.28 m (14 ft.)
22	Reduce Front Yard to 2.43 m (8 ft.)
23	Reduce Front Yard to 4.28 m (14 ft.)
24	Reduce Front Yard to 4.28 m (14 ft.)
25	Reduce Front Yard to 2.43 (8 ft.)
26	Reduce Front Yard to 4.28 m (14 ft.)
27	Reduce Rear Yard to 5.49 m (18 ft.)
28	Reduce Rear Yard to 4.28 m (14 ft.)
29	Reduce Front Yard to 6.10 m (20 ft.) and Rear Yard to 6.71 m (22 ft.)
30	Reduce Front Yard to 6.10 m (20 ft.) and Rear Yard to 6.71 m (22 ft.)
31	Reduce Rear Yard to 4.28 m (14 ft.)
32	Reduce Rear Yard to 4.28 m (14 ft.)
33	Reduce Front Yard to 6.71 m (22 ft.) and Rear Yard to 6.71 m (22 ft.)
34	Reduce Front Yard to 2.43 m (8 ft.)
35	Reduce Front Yard to 4.28 m (14 ft.)

CITADEL HEIGHTS



GENSTAR
 Land Services

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2263

COUNCIL

JUN 22 1987

A Bylaw to amend the "Port Coquitlam
Zoning Bylaw, 1987, No. 2240".

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

Parcel "2" (N120200E) of Lot "E",
Blocks 18 and 19,
District Lot 232,
Group One
Plan 6840
Except Part subdivided by Plan 37439
New Westminster District
As shown on Schedule "A" hereof

is hereby rezoned from RS-3 (Estate Residential) to RS-2 (Small Lot Residential) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

2. Those certain parcels of land situated in Port Coquitlam, British Columbia which are more particularly described as:

Those parts of Lots 37, 38, 39, 40, and 41,
District Lot 232,
Group One
Plan 2678
New Westminster District
Included within the heavy outline on Schedule "A" hereof

are hereby rezoned from RS-3 (Estate Residential) to RS-2 (Small Lot Residential) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

3. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

That part of Lot 1
District Lot 232,
Group One
Plan 73833
New Westminster District
Included within the heavy outline on Schedule "A" hereof

is hereby rezoned from RS-1 (Large Lot Residential) to RS-2 (Small Lot Residential) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

FINAL READING

4. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

That part of Lot 2
District Lot 232,
Group One
Plan 73833
New Westminster District
Included within the heavy outline on Schedule "A" hereof

is hereby rezoned from P-2 (Private Institutional) to RS-2 (Small Lot Residential) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

5. The area extent of the rezonings referred to in Sections 1 to 4 is shown as the attached Schedule "A" which is an integral part of this Bylaw.
6. This Bylaw may be cited for all purposes as the "Port Coquitlam Zoning Bylaw, 1987, No. 2240 Amendment Bylaw, 1987, No. 2263".

Read a first time by the Municipal Council this 13th day of April, 1987.

Read a second time by the Municipal Council this 13th day of April, 1987.

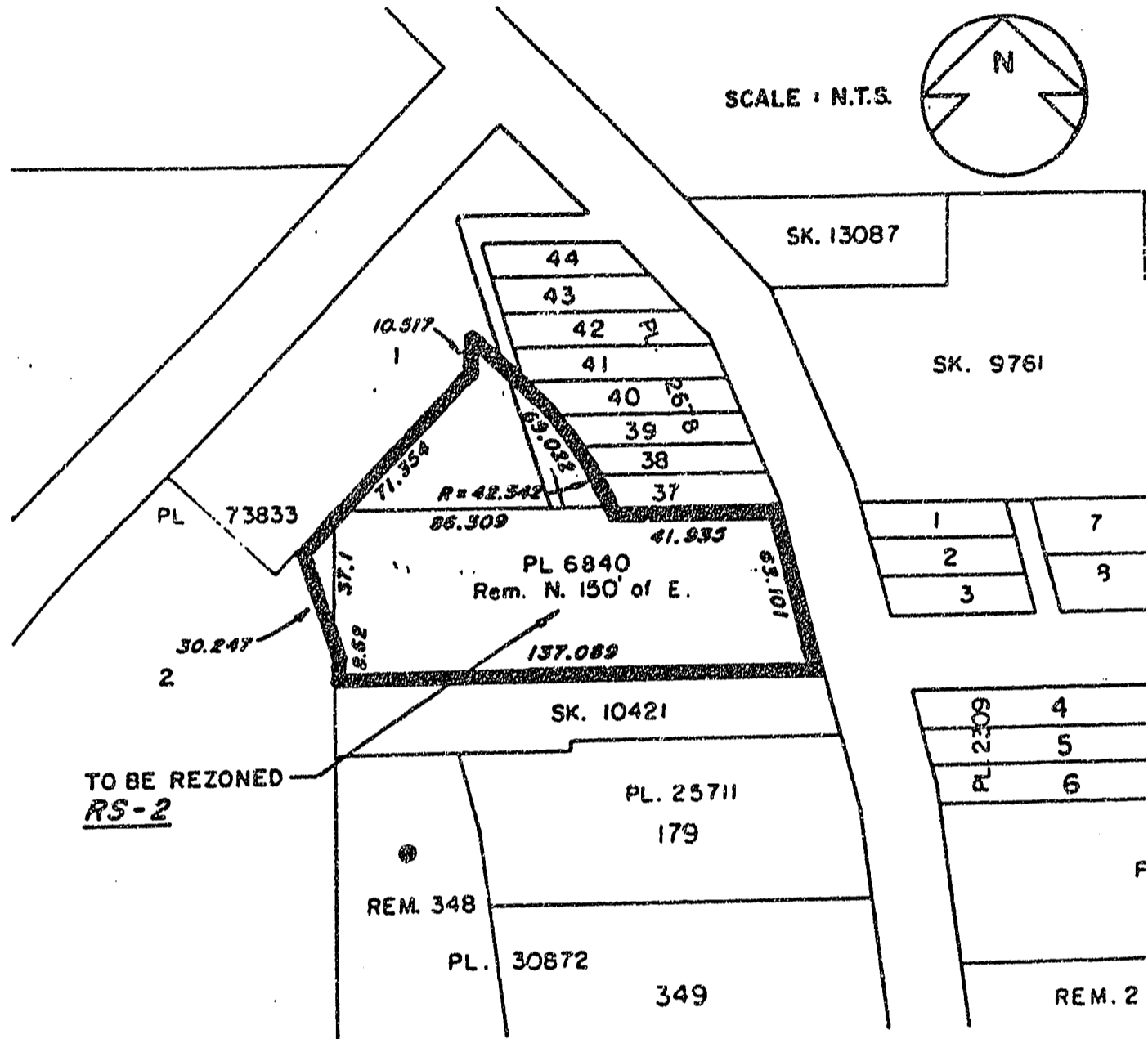
Public Hearing held this 11th day of May, 1987.

Location of Property Affected:
1306 Pitt River Road.
- see accompanying map.

Purpose of the Bylaw:
To permit the subdivision of the property for residential purposes.

BYLAW No.	2263
ADMINISTRATIVE REQUIREMENTS FULFILLED	
Engineering	
Planning	<i>[Signature]</i>
Clerk	<i>[Signature]</i>

2263
2



BYLAW 2263
SCHEDULE "A"

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2272

COUNCIL

A Bylaw to amend the Official Community Plan of
The Corporation of the City of Port Coquitlam.

JUN 22 1987

WHEREAS an Official Community Plan was adopted by the "Official Community Plan Bylaw, 1986, No. 2162";

AND WHEREAS an amendment to the Official Community Plan has been prepared and after First Reading of this Bylaw the Council has:

- (a) examined the amendment to the plan in conjunction with the most recent capital expenditure program under Section 266 of the Municipal Act to ensure consistency between them;
- (b) examined the amendment to the plan in conjunction with the Economic Strategy Plan entitled "Port Coquitlam Industrial Development Strategy" to ensure consistency between them;
- (c) determined that no applicable waste management plan exists for consideration;
- (d) determined that the amendment to the plan does not affect the District of Coquitlam, The Corporation of the District of Pitt Meadows, or the Greater Vancouver Regional District.

NOW THEREFORE the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. The designation of "Residential 2" shown on Schedule "B" of the Official Community Plan Bylaw, 1986, No. 2162" as applying to:

Proposed Lot 1 as shown on a Topographical Plan of a Portion of Block "A", District Lots 174 and 289, Group 1, Plan 5917, New Westminster District, prepared by V.C. Goudal and Associates, British Columbia Land Surveyor, bearing Drawing Number C-384G-87 and dated February 23rd, 1987.

is removed and the designation "Apartment 1" is applied.

2. This Bylaw may be cited for all purposes as the "Official Community Plan Amendment Bylaw No. 6, 1987, No. 2272".

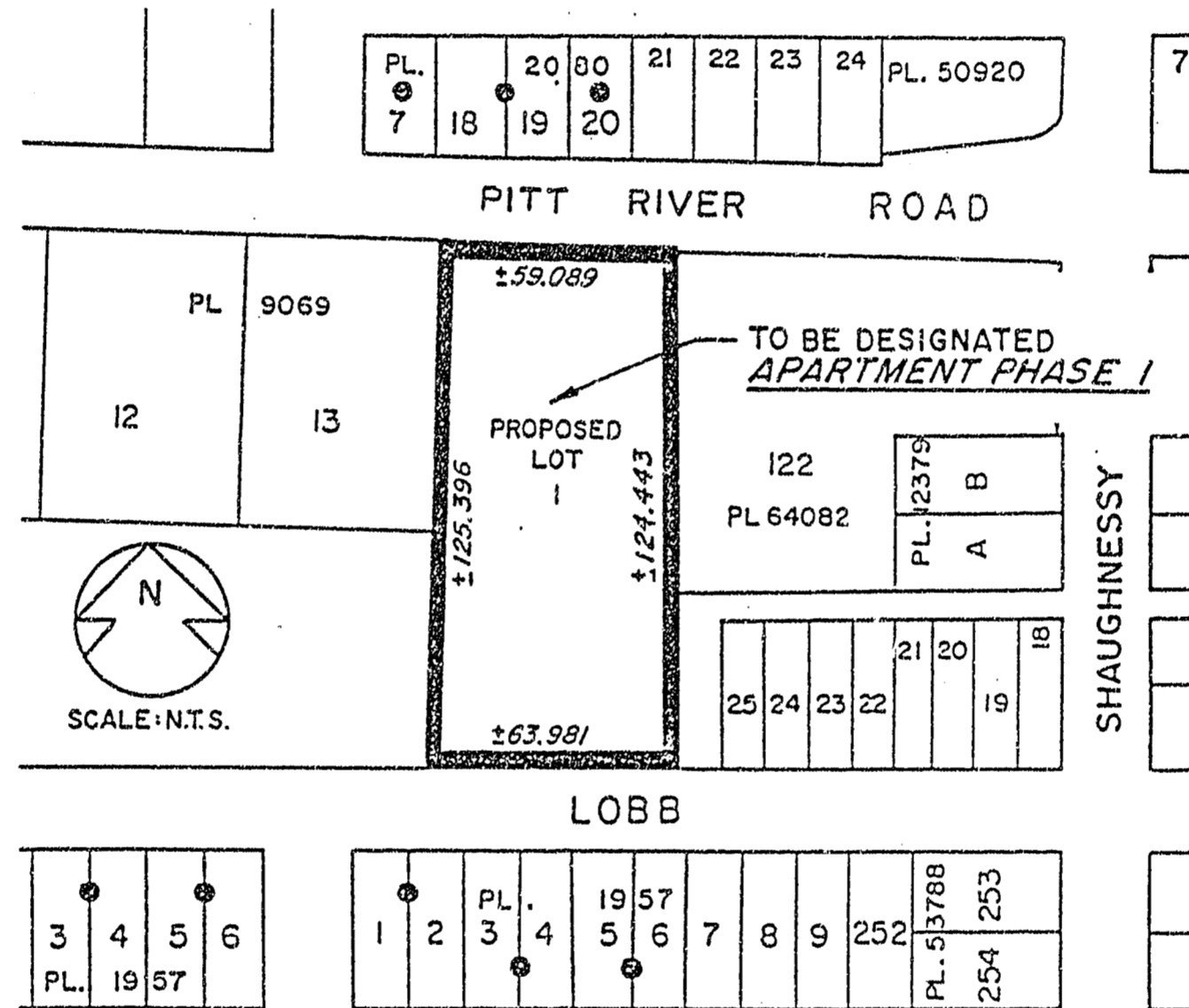
Read a first time by the Municipal Council and given an affirmative vote by the majority of all members of the Council this 11th day of May, 1987.

Read a second time by the Municipal Council and given an affirmative vote by the majority of all members of the Council this 11th day of May, 1987.

Determined that the amendment to the plan does not affect the District of Coquitlam, The Corporation of the District of Pitt Meadows, or the Greater Vancouver Regional District this 11th day of May, 1987.

Public Hearing held this 8th day of June, 1987.

THIRD READING



BYLAW 2272

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2273

A Bylaw to amend the "Port Coquitlam
Zoning Bylaw, 1987, No. 2240".

COUNCIL

JUN 22 1987

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

Proposed Lot 1 as shown on a Topographical Plan of a Portion of Block "A", District Lots 174 and 289, Group 1, Plan 5917, New Westminster District, prepared by V.C. Goudal and Associates, British Columbia Land Surveyor, bearing Drawing Number C-3840-87 and dated February 23rd, 1987.

is hereby rezoned from A-1 (Agricultural) to RM-3 (Town House Apartment) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

2. This Bylaw may be cited for all purposes as the "Port Coquitlam Zoning Bylaw, 1987, No. 2240 Amendment Bylaw, 1987, No. 2273".

Read a first time by the Municipal Council this 11th day of May, 1987.

Read a second time by the Municipal Council this 11th day of May, 1987.

Public Hearing held this 8th day of June, 1987.

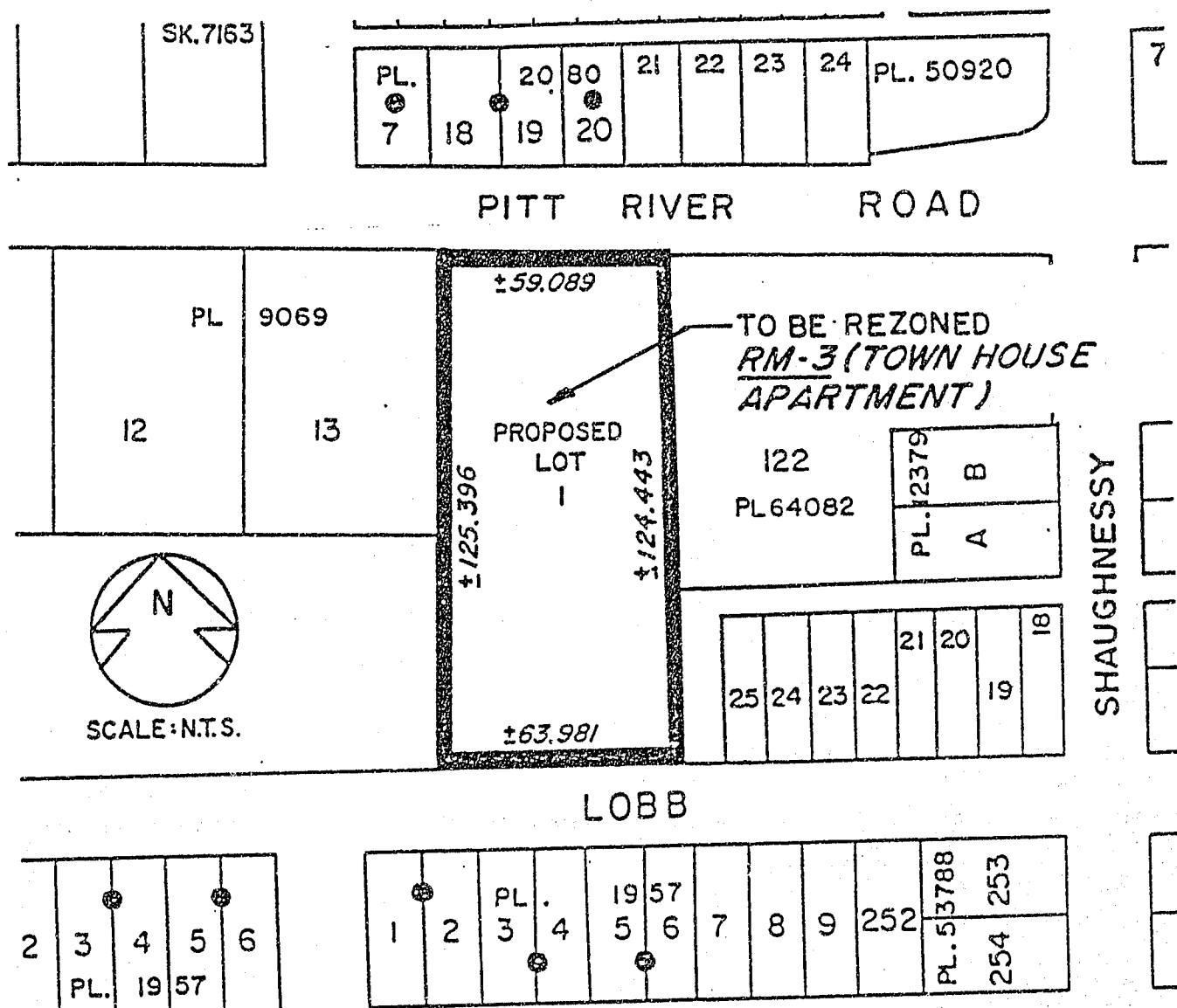
Location of Property Affected:

2352 Pitt River Road.
- see accompanying map.

Purpose of the Bylaw:

To permit the construction of a townhouse development on the property.

THIRD READING



BYLAW 2273

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2278

COUNCIL

A Bylaw to amend the "Port Coquitlam
Zoning Bylaw, 1987, No. 2240".

JUN 22 1987

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

Lot A of a Subdivision Plan of Lot "G", Plan 4491 and Parcel "4", Reference Plan 67606, and of a Portion of Lot 101, Plan 58743, District Lot 379, Group One, New Westminster District prepared by Walter E. Frith, B.C.L.S. of V.C. Goudal and Associates, under File No. C3806-86.

is hereby rezoned from RS-1 (Large Lot Residential) to P-2 (Private Institutional) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

2. A copy of the Subdivision Plan referred to in Section 1 is attached to this Bylaw and made a part hereof.
3. This Bylaw may be cited for all purposes as the "Port Coquitlam Zoning Bylaw, 1987, No. 2240 Amendment Bylaw, 1987, No. 2278".

Read a first time by the Municipal Council this 11th day of May, 1987.

Read a second time by the Municipal Council this 11th day of May, 1987.

Public Hearing held this 8th day of June, 1987.

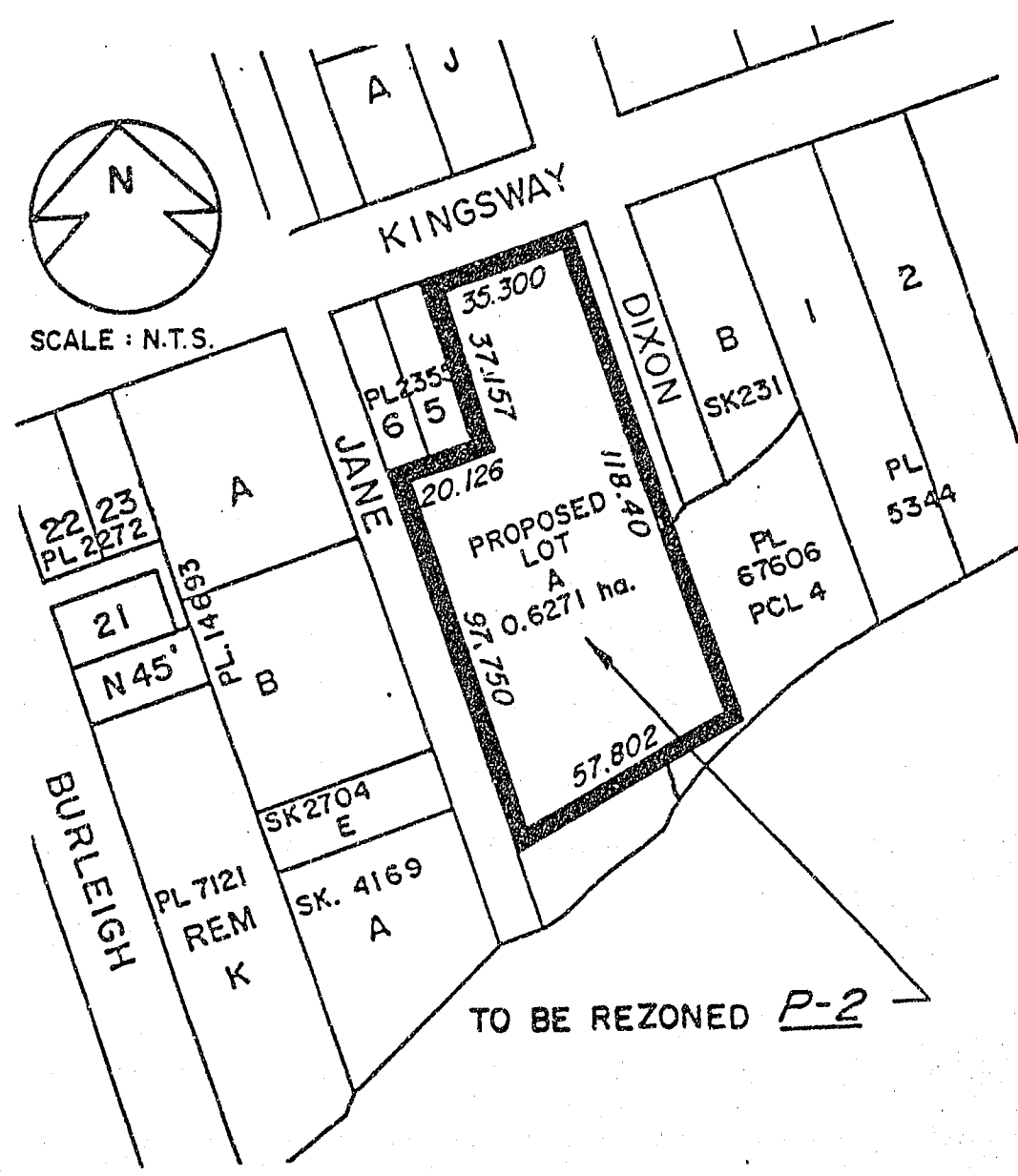
Location of Property Affected:

2606 Kingsway Avenue
- see accompanying map.

Purpose of the Bylaw:

To place the property in the correct zone for its current use as a Church and to permit a rebuilding of the sanctuary.

THIRD READING



TO BE REZONED P-2

BYLAW 2278

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2279

COUNCIL

A Bylaw to authorize The Corporation of the City of Port Coquitlam to dispose of portions of Road shown dedicated in District Lot 232, Group 1, New Westminster District in exchange for another portion of District Lot 232, Group 1, New Westminster District, to be established as Road.

MAY 25 1987

JUN 22 1987

WHEREAS The Corporation of the City of Port Coquitlam is desirous of cancelling portions of Road shown dedicated in District Lot 232, Group 1, New Westminster District in the City of Port Coquitlam in the Province of British Columbia;

WHEREAS the Registered Owner of the land described in Section 2 of this Bylaw has agreed to convey the said land to the City so that it may be established as an addition to the Roads in District Lot 232, Group 1, New Westminster District;

AND WHEREAS the "Municipal Act" being Chapter 290 of the Revised Statutes of British Columbia, 1979, provides that the Council may by Bylaw dispose of any portion of a highway in exchange for such lands as may be necessary for the purpose of improving, widening, straightening, relocating or diverting the highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. The Corporation of the City of Port Coquitlam is hereby authorized to convey to the Registered Owner of the lands described in the next Section hereof ALL AND SINGULAR those certain parcels or tracts of land and premises which may be more particularly described as follows:

All those portions of road dedicated on Plan 68814, Plan 2469, and Plan 2540, all in District Lot 232, Group 1, New Westminster District included within the heavy outline on a reference plan certified by Peter T. Mason, British Columbia Land Surveyor, dated the 1st day of April, 1987, a copy of which is attached hereto;

at or for the price or sum of \$23,000.00 in exchange for those certain parcels or tracts of land described in the next Section hereof.

2. The Corporation of the City of Port Coquitlam is hereby authorized to purchase of and from the Registered Owner thereof ALL AND SINGULAR that certain parcel or tract of land and premises which may be more particularly described as follows:

All that portion of Lot 2, District Lot 232, Group 1, Plan 73833, New Westminster District, as shown hatched on a reference plan certified by Peter T. Mason, British Columbia Land Surveyor, dated the 1st day of April, 1987 a copy of which is attached hereto;

at or for the price or sum of \$1.00 in exchange for those certain parcels or tracts of land described in the preceding Section hereof.

2279

1

~~FINAL READING~~

FINAL READING

3. Those portions of Road shown dedicated in District Lot 232, New Westminster District, described in Section 1 hereof, are hereby closed and stopped up to traffic of all kinds.
4. The said lands to be so purchased as aforesaid shall, when so conveyed to the said City, be established as additions to the roads in District Lot 232, Group 1, New Westminster District.
5. The Mayor and City Clerk of The Corporation of the City of Port Coquitlam are hereby authorized to execute such conveyances, deeds, maps, receipts and other documents on behalf of the said City as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City thereto.
6. This Bylaw may be cited for all purposes as the "Nova Scotia (West) Road Exchange Bylaw, 1987, No. 2279".

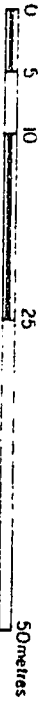
REFERENCE PLAN TO ACCOMPANY THE CITY OF PORT COQUITLAM ROAD EXCHANGE BY-LAW N^o 73833 AND A PORTION OF ROAD DEDICATED BY PLANS 68814, 2540 & 2469, ALL OF DISTRICT LOT 232, GROUP I, NWD.

PLAN

Deposited in the Land Title Office of New Westminster, B.C., this day of _____, 1987

Registrar

SCALE: 1:500

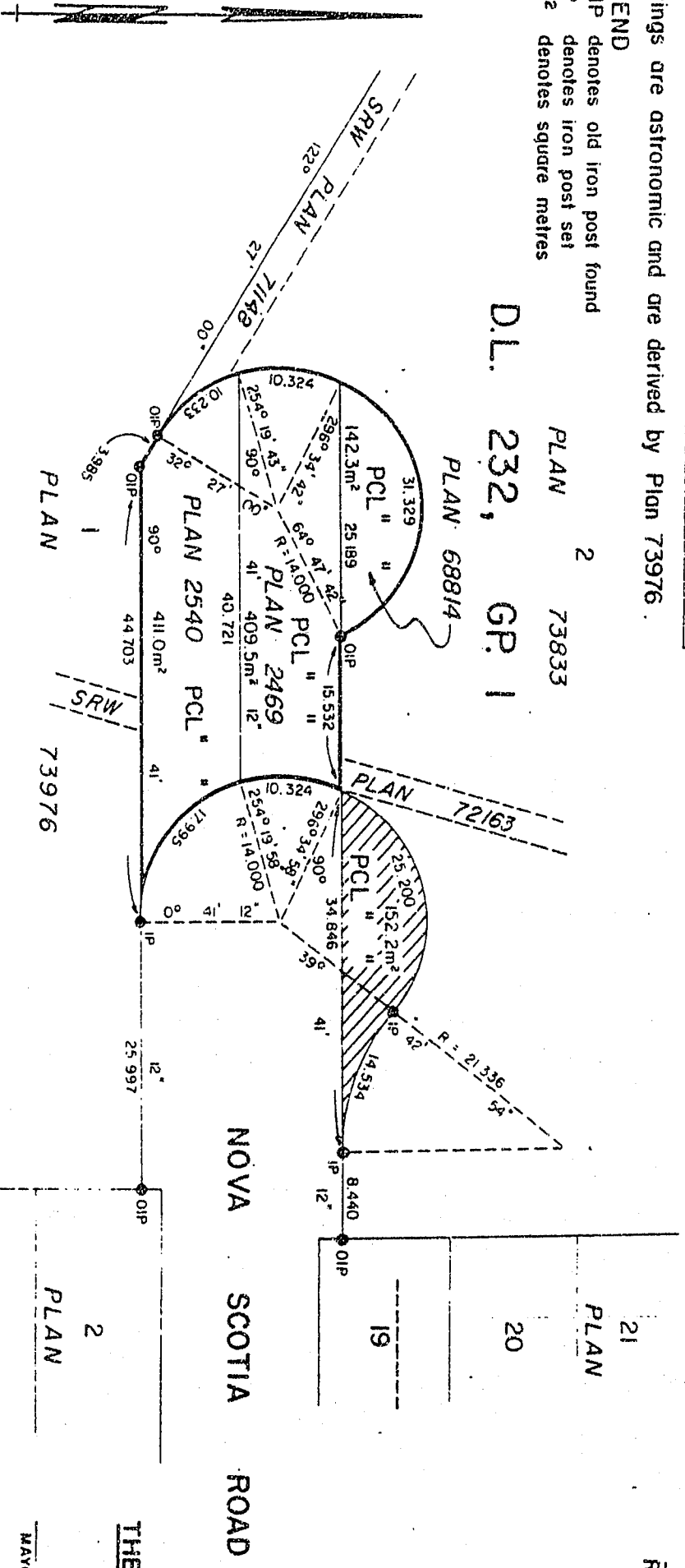


Bearings are astronomic and are derived by Plan 73976.

LEGEND

- OIP denotes old iron post found
- IP denotes iron post set
- m² denotes square metres

PLAN 2 73833
D.L. 232, GP I
PLAN 68814



NOVA SCOTIA ROAD

THE CITY OF PORT COQUITLAM

MAYOR

CLERK

BOOK	DESCRIPTION	REFERENCE	AREA m ²
LEGAL	PI. Lot 2, D.L. 232, GP I, NWD, PLAN 73833	152.2 m ²	
	PI. Road dedicated by PLAN 68814	142.3 m ²	
	PI. Road dedicated by PLAN 2469	409.5 m ²	
	PI. Road dedicated by PLAN 2540	411.0 m ²	

"This plan lies within the Greater Vancouver Regional District."

I, Peter T. Mason, a British Columbia Land Surveyor, of Coquitlam, B.C., certify that I was present and did personally superintend the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 1st day of April, 1987

BCL.S.

Peter T. Mason

Peter T. Mason
B.C. Land Surveyor
1210 Ridge Court
Coquitlam, B.C.
V3J-5M5
Tel.: 936-4639

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2282

COUNCIL

MAY 25 1987

JUN 22 1987

A Bylaw to authorize The Corporation of the City of Port Coquitlam to dispose of a portion of Road shown dedicated on Plan 2797 of the South West Quarter, Section 7, Township 40, New Westminster District in exchange for a portion of Lot 2 of the North East Quarter, Section 6, and the South West Quarter, Section 7, Township 40, New Westminster District, Plan 74406, to be established as Road.

WHEREAS The Corporation of the City of Port Coquitlam is desirous of cancelling a portion of Road shown dedicated on Plan 2797 in the South West Quarter, Section 7, Township 40, New Westminster District in the City of Port Coquitlam in the Province of British Columbia;

AND WHEREAS the Registered Owner of the land described in Section 2 of this Bylaw has agreed to convey the said land to the City so that it may be established as an addition to the Roads in the South West Quarter, Section 7, Township 40, New Westminster District;

AND WHEREAS the "Municipal Act" being Chapter 290 of the Revised Statutes of British Columbia, 1979, provides that the Council may by Bylaw dispose of any portion of a highway in exchange for such lands as may be necessary for the purpose of improving, widening, straightening, relocating or diverting the highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. The Corporation of the City of Port Coquitlam is hereby authorized to convey to the Registered Owner of the lands described in the next Section hereof, ALL AND SINGULAR those certain parcels or tracts of land and premises which may be more particularly described as follows:

All that portion of road dedicated on Plan 2797 included within the heavy outline on a reference plan certified by Peter T. Mason, British Columbia Land Surveyor dated the 8th day of May 1987, a copy of which is attach hereto;

at or for the price or sum of \$1.00 in exchange for those certain parcels or tracts of land described in the next Section hereof.

2. The Corporation of the City of Port Coquitlam is hereby authorized to purchase of and from the Registered Owner thereof ALL AND SINGULAR that certain parcel or tract of land and premises which may be more particularly described as follows:

All that portion of Lot 2 of the North East Quarter, Section 6, and the South West Quarter, Section 7, Township 40, New Westminster District, Plan 74406 shown hatched on a reference plan certified by Peter T. Mason, British Columbia Land Surveyor dated the 8th day of May 1987, a copy of which is attached hereto;

at or for the price or sum of \$1.00 in exchange for those certain parcels or tracts of land described in the preceding Section hereof.

2282

~~THREE READINGS~~

FINAL READING

28


3. That portion of Road shown dedicated on Plan 2797, New Westminster District, described in Section 1 hereof, is hereby closed and stopped up to traffic of all kinds.
4. The said lands to be so purchased as aforesaid shall, when so conveyed to the said City, be established as an addition to the roads in the South West Quarter, Section 7, Township 40, New Westminster District.
5. The Mayor and City Clerk of The Corporation of the City of Port Coquitlam are hereby authorized to execute such conveyances, deeds, maps, receipts and other documents on behalf of the said City as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City thereto.
6. This Bylaw may be cited for all purposes as the "Ulster Street Road Exchange Bylaw, 1987, No. 2282".

REFERENCE PLAN TO ACCOMPANY
THE CITY OF PORT COQUITLAM
ROAD EXCHANGE BY-LAW N^o 2262,
OF PART OF THE SOUTHWEST
QUARTER OF SECTION 7,
TOWNSHIP 40, N.W.D., PURSUANT
TO SEC. 120, LTA.

PLAN

Deposited in the Land Title Office at
New Westminster, B.C., this day
of _____, 1987

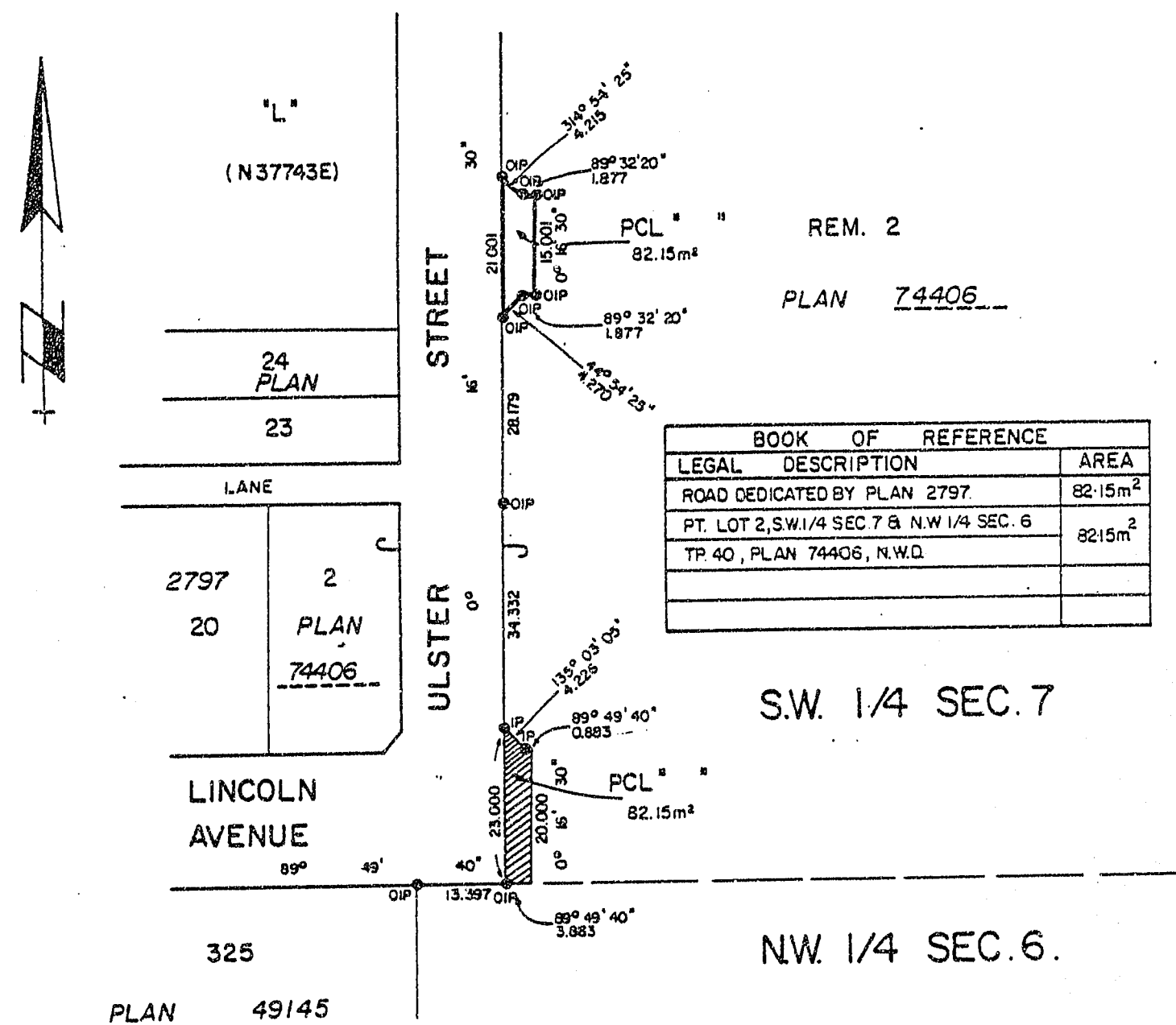
Registrar _____

Scale: 1:750 

Bearings are astronomic and are derived from Plan 74406

LEGEND

- OIP denotes iron post found
- IP denotes iron post set
- m² denotes square metres.



"This plan lies within the Greater Vancouver
Regional District."

Peter T. Mason
B.C. Land Surveyor
1210 Ridge Court
Coquitlam, B.C.
V3J-5M5

Tel.: 936-4639

I, Peter T. Mason, a British Columbia
Land Surveyor, of Coquitlam, B.C.,
certify that I was present at and did
personally superintend the survey
represented by this plan and that the
survey and plan are correct. The
survey was completed on the 6th day
of MAY, 1987


B.C.L.S.

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2286

A Bylaw to amend the "Port Coquitlam
Zoning Bylaw, 1987, No. 2240".

COUNCIL

JUN 22 1987

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

Lot 44 of a Subdivision Plan of Portions of District Lot 232, Group One, New Westminster District, prepared by Gary C. Sundvick, B.C.L.S., and bearing file number 1103-0; said Lot 44 containing 0.2757 ha;

is hereby rezoned from RS-3 (Estate Residential) to RS-2 (Small Lot Residential) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

2. That certain parcel of land situated in Port Coquitlam, British Columbia which is more particularly described as:

Lot 45 of a Subdivision Plan of Portions of District Lot 232, Group One, New Westminster District, prepared by Gary C. Sundvick, B.C.L.S., and bearing file number 1103-0; said Lot 45 containing 0.2010 ha;

is hereby rezoned from RS-3 (Estate Residential) to RS-1 (Large Lot Residential) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

3. The area extent of the rezonings referred to in Sections 1 and 2 is shown as the attached Schedule "A" which is an integral part of this Bylaw.
4. This Bylaw may be cited for all purposes as the "Port Coquitlam Zoning Bylaw, 1987, No. 2240, Amendment Bylaw, 1987, No. 2286".

Read a first time by the Municipal Council this 22nd day of June, 1987.

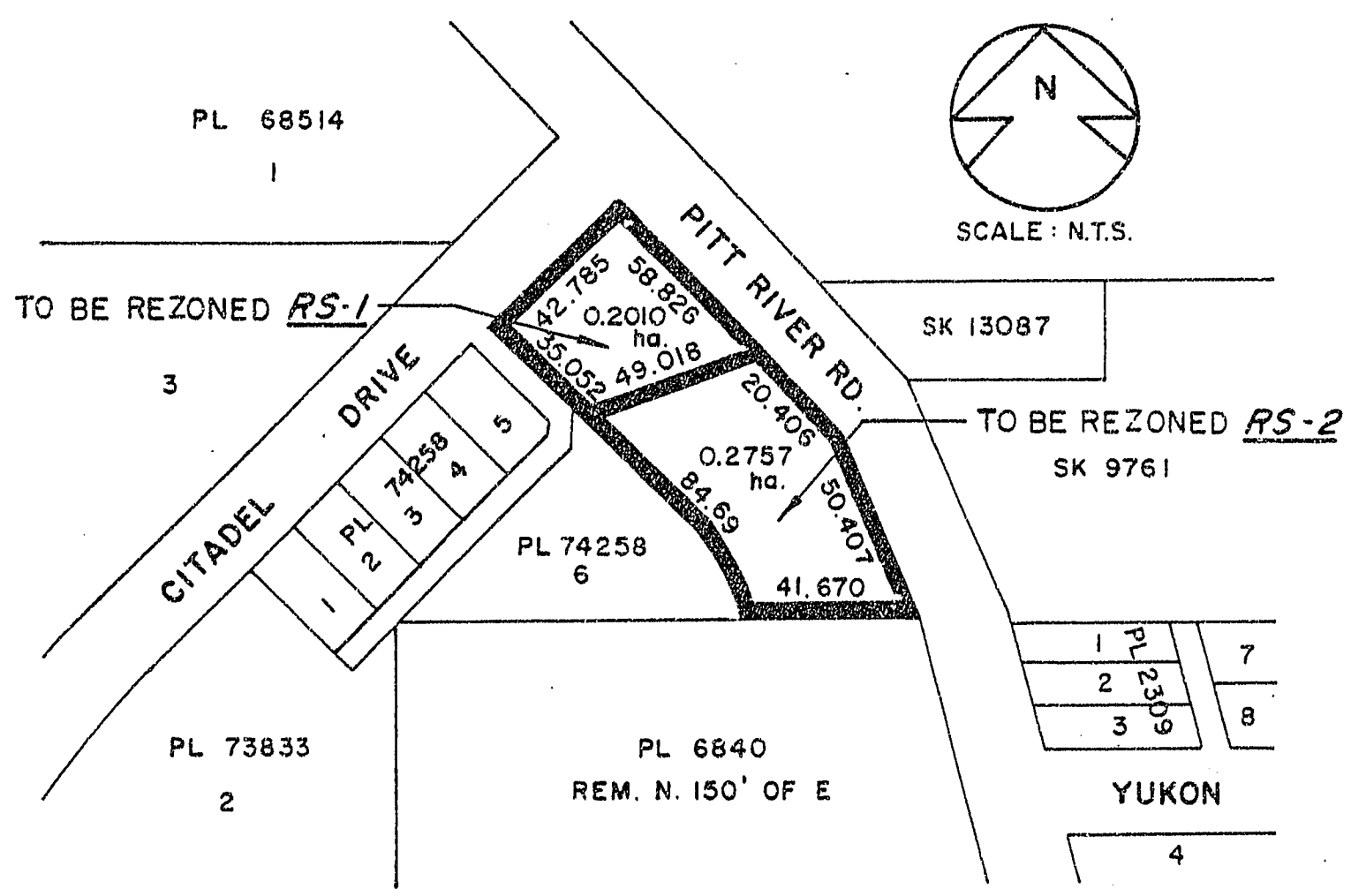
Read a second time by the Municipal Council this 22nd day of June, 1987.

Public Hearing held this 20th day of July, 1987.

Location of Property Affected:
West side of Pitt River Road South of Citadel Drive
- see accompanying map.

Purpose of the Bylaw:
To permit the subdivision of the property.

FIRST TWO READINGS



BYLAW 2286
SCHEDULE 'A'

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2287

COUNCIL

A Bylaw to authorize the expenditure of monies
in the Tax Sale Lands Reserve Fund.

JUN 22 1987

WHEREAS there is an unappropriated balance of \$6,399,385.56 as at June 11th, 1987 in the Tax Sale Lands Reserve Fund consisting of monies received from the sale of tax sale properties including interest earned thereon and set aside in accordance with the provisions of Section 380 of the "Municipal Act"; which amount has been calculated as follows:

Balance in Reserve Fund at December 31st, 1986	\$ 3,285,686.38
Add: Additions to fund since December 31st, 1986	\$ 4,133,699.18
Less: Previously authorized expenditure under	\$ 700,000.00
Bylaw No. 2246	\$ 320,000.00
Bylaw No. 2252	
Balance in Reserve Fund at June 11th, 1987	\$ 6,399,385.56

AND WHEREAS no sinking funds have been or were required to be established;

AND WHEREAS it is deemed desirable to expend from the amount so set aside the sum of \$120,000.00 to provide communication equipment for the Fire Department of the City;

AND WHEREAS the approval of the Minister of Municipal Affairs has been obtained;

NOW THEREFORE the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

- (a) The sum of \$120,000.00 is hereby appropriated from the Tax Sale Lands Reserve Fund to provide communication equipment for the Fire Department of the City;
- (b) The Municipal Council is hereby empowered and authorized to more particularly specify and authorize by resolution all things necessary in connection therewith.

FIRST THREE READINGS

2287

1

2. Should any of the amounts expropriated remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Tax Sale Lands Reserve Fund.

3. This Bylaw may be cited for all purposes as the "Tax Sale Land Reserve Fund Communication Equipment Expenditure Bylaw, 1987, No. 2287."

Read a first time by the Municipal Council this 22nd day of June, 1987.

Read a second time by the Municipal Council this 22nd day of June, 1987.

Read a third time by the Municipal Council this 22nd day of June, 1987.

Received the approval of the Minister of Municipal Affairs this day of , 1987.

Reconsidered, finally passed and adopted by a vote in favour thereof of at least two-thirds of all the members of the Municipal Council of The Corporation of the City of Port Coquitlam this day of , 1987.

Mayor

City Clerk

2287
2

COUNCIL

THE CORPORATION OF THE CITY OF PORT COQUITLAM

JUN 22 1987

BYLAW NO. 2288

A Bylaw to amend the "Traffic Regulation Bylaw, 1971, No. 1117"

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. Section 605.(b) of "Traffic Regulation Bylaw, 1971, No. 1117" is repealed and replaced as follows:

"605.(b) Notwithstanding Section 604(c), a Class 3 vehicle may be present on any highway in the City for the purpose of moving, by the most direct available route connecting a highway listed in Section 604(c), to or from a:

- i. documented loading or unloading destination;
 - ii. lawful overnight or longer term parking or vehicle storage space;
 - iii. repair or maintenance garage; or
 - iv. highway construction or maintenance site where that vehicle is engaged;
- that cannot be accessed from a highway listed in Section 604(c)."

2. This Bylaw may be cited for all purposes as the "Traffic Regulation Bylaw, 1971, No. 1117, Amendment Bylaw, 1987, No. 2288."

FIRST THREE READINGS

COUNCIL

JUN 22 1987

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2289

A Bylaw to amend the "Development
Procedures Bylaw, 1987, No. 2243"

The Municipal Council of the Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. Clause (b) of Section 8 of the "Development Procedures Bylaw, 1987, No. 2243" is amended by striking out the period at the end thereof and substituting a semicolon, the word "and" and a comma.
2. Section 8 of the Bylaw is further amended by adding the following as clause (c):

"(c) the Council shall either refuse the application or instruct the Clerk to give the notice required by Sections 980 (13) and 980 (14) of the Municipal Act and such notice shall be given in respect to all parcels within 40 meters (131.2 feet) from that part of the land that is subject to the permit."
3. This Bylaw may be cited for all purposes as the "Development Procedures Bylaw, 1987, No. 2243, Amendment Bylaw 1987, No. 2289".

FIRST THREE READINGS

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2290

COUNCIL

A Bylaw to authorize The Corporation of the City of Port Coquitlam to dispose of portions of dedicated road in exchange for portions of land to be dedicated as road. JUN 22 1987

WHEREAS The Corporation of the City of Port Coquitlam is desirous of cancelling portions of road shown dedicated in the City of Port Coquitlam in the Province of British Columbia;

WHEREAS the Registered Owner of the land described in Section 2 of this Bylaw has agreed to convey the said land to the City so that it may be established as an addition to the roads in the City.

AND WHEREAS the "Municipal Act" being Chapter 290 of the Revised Statutes of British Columbia, 1979, provides that the Council may by Bylaw dispose of any portion of a highway in exchange for such lands as may be necessary for the purpose of improving, widening, straightening, relocating or diverting the highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. The Corporation of the City of Port Coquitlam is hereby authorized to convey to the Registered Owner of the lands described in the next Section hereof all those portions of dedicated road shown hatched on a plan certified by Helge Jacobsen, British Columbia Land Surveyor, dated the 22nd day of May, 1987, at or for the price or sum of \$3,627.50 and in exchange for those certain parcels or tracts of land described in the next Section hereof.
2. The Corporation of the City of Port Coquitlam is hereby authorized to purchase of and from the Registered Owner thereof those portions of land included within the heavy outline on a plan certified by Helge Jacobsen, British Columbia Land Surveyor, dated the 22nd day of May, 1987, at or for the price or sum of \$1.00 and in exchange for those certain parcels or tracts of land described in the preceding Section hereof.
3. A copy of the plan referred to in Section 1 and Section 2 hereof is attached to this bylaw and made a part hereof.
4. Those portions of road described in Section 1 hereof, are hereby closed and stopped up to traffic of all kinds.
5. Those portions of land described in Section 2 hereof, when conveyed to the City, shall be established as additions to the roads in the City.

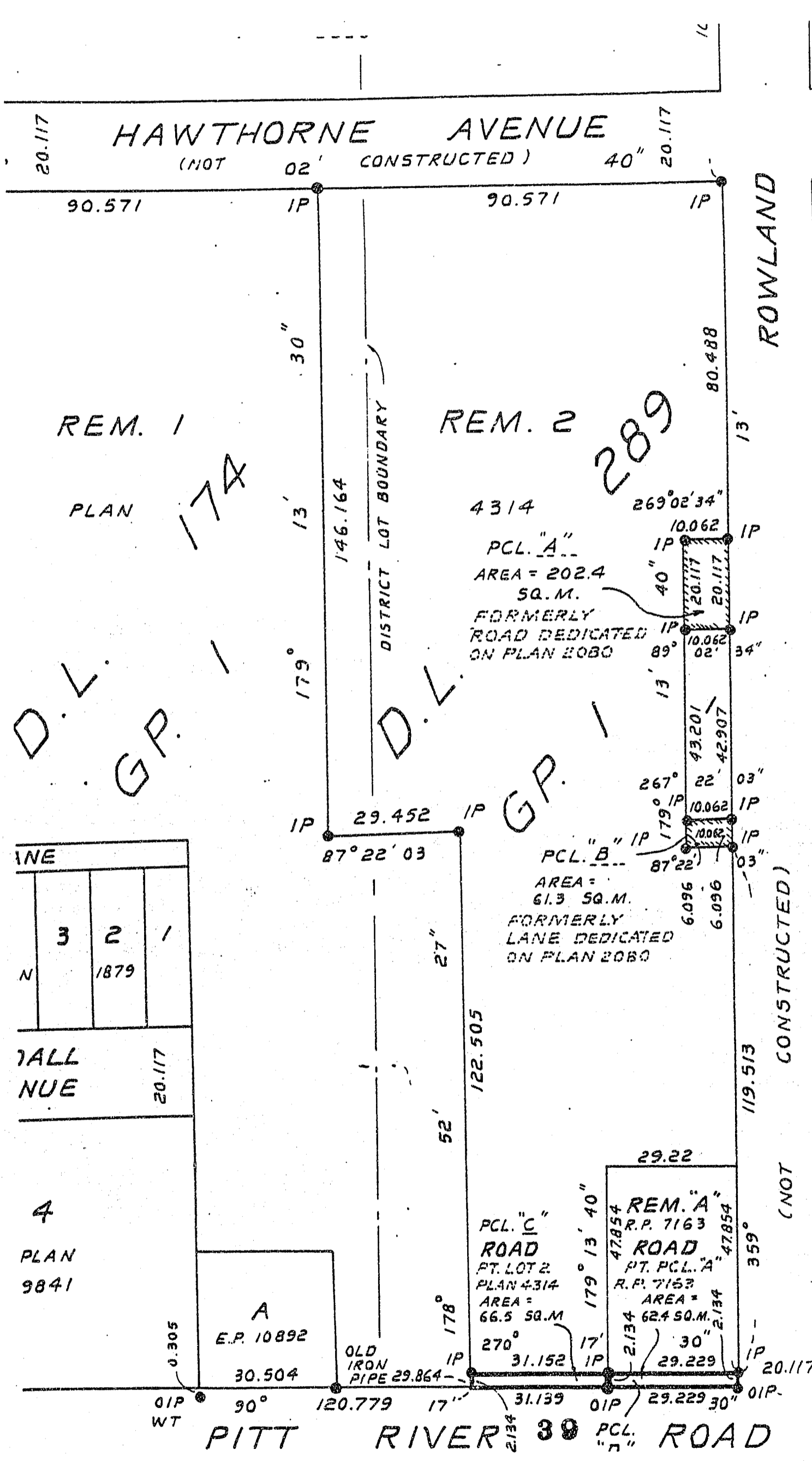
FIRST THREE READINGS

2290

1

37

6. The Mayor and City Clerk of the City are hereby authorized to execute such conveyances, deeds, maps, receipts and other documents on behalf of the said City as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City thereto.
7. This Bylaw may be cited for all purposes as the "Rowland/Pitt River Road Exchange Bylaw, 1997, No. 2290".



HAWTHORNE AVENUE
 (NOT CONSTRUCTED)

88
 PLAN
 26992

17
 PLAN
 2080

CENTRAL
 AVENUE

21
 PLAN

LANE
 2080
 22

RINDALL
 AVENUE

16
 PLAN

LANE
 2080
 17

REM. 1

REM. 2

289

D.L. GP. 1
 174

D.L. GP. 1

LINE		
3	2	1
N		1879
WALL		20.17
NUE		

4
 PLAN
 9841

A
 E.P. 10892
 30.504

PCL. "C"
 ROAD
 FT. LOT 2
 PLAN 4314
 AREA =
 66.5 SQ.M.

REM. "A"
 R.P. 7163
 ROAD
 FT. PCL. "A"
 R.P. 7153
 AREA =
 62.4 SQ.M.

PITT RIVER ROAD

(NOT CONSTRUCTED)

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

FROM: R.A. Freeman
City Clerk

SUBJECT: Development Variance Permit
No. 8/87 - 2079 Lougheed Highway

June 4th, 1987

RECOMMENDATION:

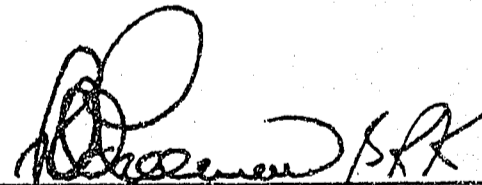
That as recommended by the Director of Community Planning in his memorandum of May 21st, 1987 a Development Variance Permit be approved to relax the Zoning Bylaw Section 906 (1) (iii) to permit a pump island within a flanking front yard.

BACKGROUND AND COMMENTS:

Pursuant to instructions issued by the Council at its meeting of May 25th, 1987 the owners and residents of property surrounding the subject property have been advised that Council are considering issuance of this Development Variance Permit at its meeting of June 22nd, 1987. Accordingly, at this time written or verbal submissions should be considered by the Council and a decision reached as to whether or not the Development Variance Permit should be issued.

RAF/sr

Temp.Misc.(29)



R.A. Freeman,
City Clerk.

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

MAY 25, 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: May 21, 1987

FROM: W. Brown
Director of Community Planning

RE: Development Variance Permit No. 8/87
2079 Lougheed Highway

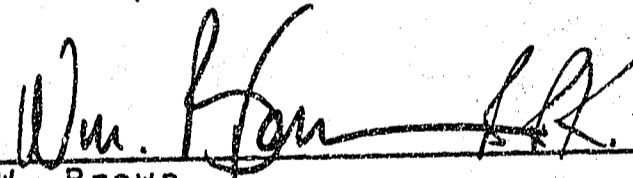
RECOMMENDATION:

That the Clerk's Office be directed to notify neighbouring property owners of this application.

And that the application be placed on a subsequent Council agenda for adoption of a resolution to relax the Zoning Bylaw Section 906 (1)(iii) to permit a pump island within a flanking front yard.

COMMENTS:

The subject property is a pie shaped lot with streets along the long two sides. Due to this unusual lot configuration, the owners are applying for permission to erect a automobile propane pump fueling island with a required yard. Location of the island is along Suffolk Avenue midway between two driveways.


W. Brown

WB/KI

FILE: PD-0004-0012

11-112

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

TO: City Administrator

June 19, 1987

FROM: City Engineer

SUBJECT: Hydro Right-of-Way for Pump Station

Recommendation:

That a right-of-way over the south three meters of City lot Rem. 6 and Genstar lot Rem. 9 for B.C. Hydro be approved and that the Mayor and Clerk be authorized to sign the right-of-way agreements.

Background and Comments:

The Water Booster Pump Station under construction requires three phase power which is not available in the vicinity. The nearest three phase power is on Citadel Drive and the most convenient route for this power is along the south property line of the City owned lot. The work would involve the installation of an underground duct which will be encased in concrete for protection. The right-of-way would be in the rear yards of any development taking place on the City owned lot and would therefore not affect the value of the property significantly.



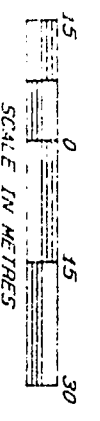
F.E. Peters, P. Eng.,
City Engineer

FEP:jlh

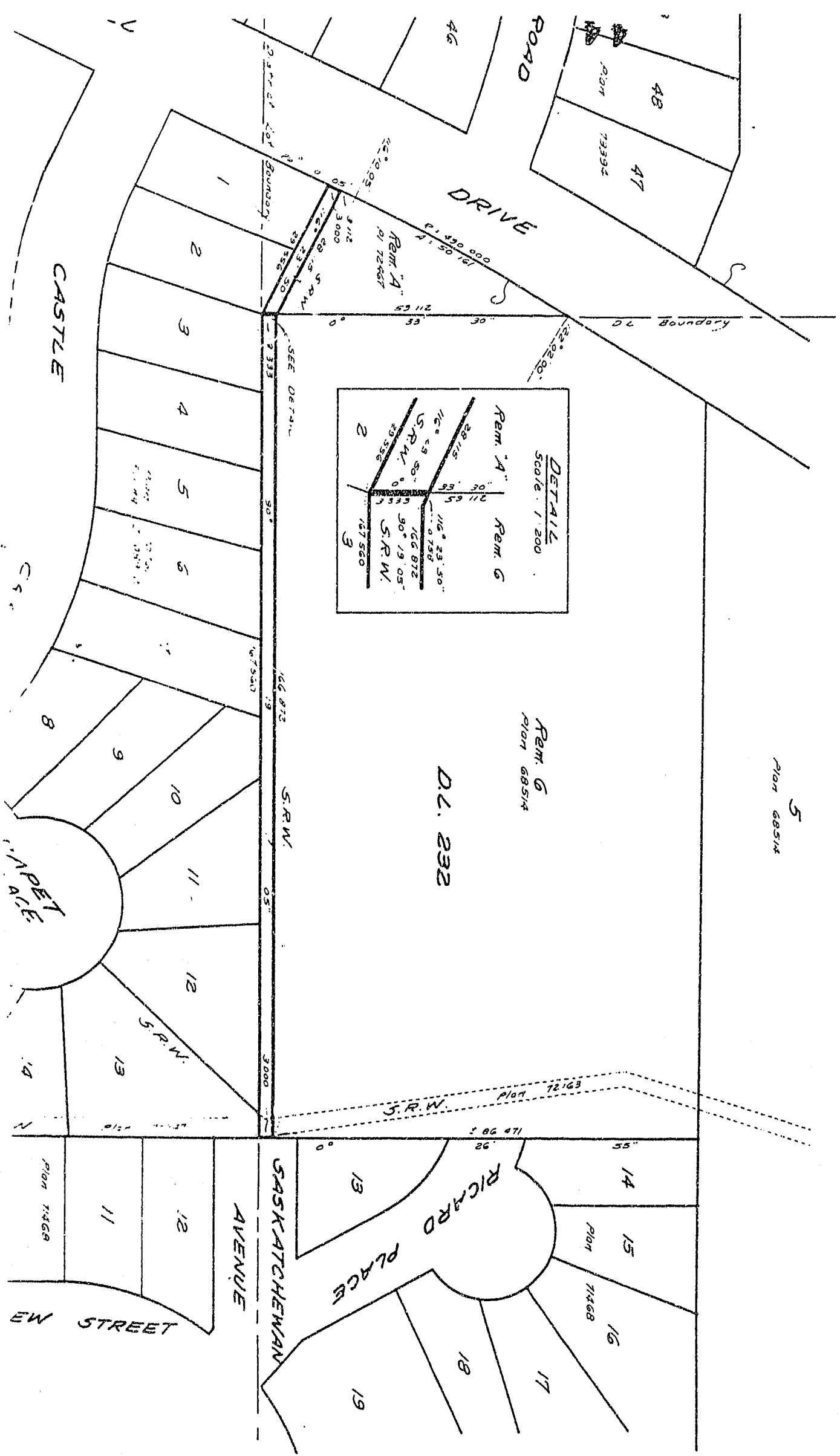
attachment

NEW WESTMINSTER DISTRICT

SCALE 1:250



BOOK OF REFERENCE				
LOT	D.L.	GR. DIST.	PLAN	AREA
5	232	N.W.D.	68514	502.9 m ²
1	311	N.W.D.	72467	96.90 m ²



REGISTERED
REGISTRAR

This plan lies within the
Vancouver Regional District.

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

TO: City Administrator June 11, 1987
FROM: City Engineer
SUBJECT: ARDSA Application - Public Works Committee
June 11, 1987

Recommendation:

That Council confirm the commitment of \$360,000 as shown in the Ten Year C.I.P. for drainage purposes in the agricultural area and that the application for ARDSA cost sharing be submitted with this commitment.

Background and Comments:

Council previously approved the application for ARDSA to do a Feasibility and Engineering Study for drainage in the agricultural area. This study is to be done 100% at ARDSA cost and any work resulting therefrom would be with the City paying a minimum of 25%.

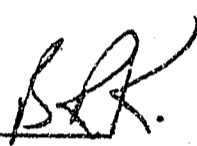
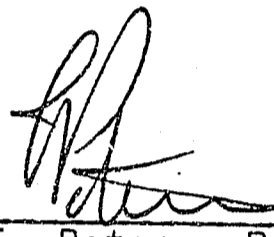
In attempting to make the application, we have determined that it is not possible to apply for the Feasibility Study on its own. The application must be made for the project as a whole. A copy of the application form is attached and you will note that it requires an estimate of costs and a commitment by the City for its share of the funds should the project be approved.

It is obvious that a proper estimate cannot be done until the engineering has been done since at this time we don't even know what work is required. Therefore it is necessary to include a disclaimer with the cost estimates. What is even more difficult is to sign a commitment that funds are available without going through the usual budgeting process.

The draft C.I.P. includes funds between 1988 and 1990 amounting to \$360,000 for drainage works in the agricultural area. These drainage works are the type of work which would likely be done as part of the ARDSA Program. Unfortunately, Council has never adopted the C.I.P. and therefore staff is still not in a position to sign a commitment that funds are available. What is necessary is for Council to confirm at

-2-

least this portion of the C.I.P. so that the application can be made. By so doing, of course, Council is agreeing that if the ARDSA Feasibility Study proves positive and the project is approved, then we will be committed to pay our share of the project.



F.E. Peters, P. Eng.,
City Engineer

FEP:jlh

attachment

AGRI-FOOD REGIONAL DEVELOPMENT SUBSIDIARY AGREEMENT (ARDSA 1985-90)

PROGRAM 2 - RESOURCE DEVELOPMENT

SUBPROGRAMS 2.1 and 2.2

APPLICATION FORM

IDENTIFICATION OF APPLICANT		
Legal Name of Applicant The Corporation of the City of Port Coquitlam Mailing Address 2272 McAllister Avenue Port Coquitlam, BC	Operating Name of Applicant City of Port Coquitlam Location Address 2272 McAllister Avenue Port Coquitlam, BC	
Postal Code V3C 2A8		Postal Code V3C 2A8
Name and title of person to be contacted about this application <u>F.E. Peters, P. Eng., City Engineer</u>	Telephone No. 941-5411, local 212	
Legal status of Applicant		
<input type="checkbox"/> Incorporated Company Registration No. _____	<input type="checkbox"/> Registered Partnership Registration No. _____	<input type="checkbox"/> Registered Society Registration No. _____
<input type="checkbox"/> Improvement District	<input type="checkbox"/> Educational Institution	<input type="checkbox"/> Government Agency
<input type="checkbox"/> Co-operative	<input type="checkbox"/> Producer Group Unincorporated	<input type="checkbox"/> Individual/Single Proprietorship
<input checked="" type="checkbox"/> Municipal Government		
DESCRIPTION OF PROPOSED PROJECT		SUBPROGRAM NO. <u>22</u>
Proposed Project Name <u>N.E. Sector Drainage Improvements</u>		
Objective of Proposed Project (What it is intended to achieve and what are the major benefits expected) To increase the ability of the lands to support agriculture. In particular to improve the drainage so that the fields dry out earlier so that farmers can get cultivating equipment onto the fields early in the season.		
Activities of Proposed Project (How it will be done and by Whom) Increase depth of ditches to agricultural standard. Install pumps at Laurier Avenue floodgates. Lower culverts and enlarge. Separate high level and low level pumps at Dominion Avenue. All work to be done by City forces and by contract.		
Is the project already started? No		
If yes, at what stage is it now? ---		
If yes, how much has it cost to date and who provided the funds? ---		

Estimate the total cost of the proposed project. Itemize cost by major categories (e.g. labour, materials, equipment, etc.).

Install Laurier pump station	\$350,000	
Approx. 20 km of ditching		
5 @ 80,000		400,000
15 @ 20,000		300,000
Culvert replacements		100,000
High level separation		
sheet piling		100,000
culvert		50,000

List sources of funding known to be available (confirmed).

City general revenue.

NOTE: These estimates are made without the benefit of any feasibility study or engineering study and are for the purpose only of making this application. Actual costs will depend on the amount and type of work recommended after an engineering study and design.

List other funding applied for or received (the source, and the amount requested).

ESTIMATED TOTAL COSTS \$ 1,300,000

Proposed Start date:

June, 1988

Expected length of time needed to complete project:

1.5 years

Amount of Assistance being requested from ARISA:

100% of feasibility study and 75% of construction cost.

I hereby certify that the above information is complete and correct to the best of my knowledge and that I and/or my company can provide our share of the total project costs. I will provide all information required by ARISA to complete the assessment of this project.

Signature of Applicant

Date

Print Name and Position

ARISA use only

Date Application Received:

Date of Eligibility Bidding:

Assignment for detailed Project Proposal:

Commodity Code:

Date of Assignment:

Location Code:

APPLICATION NO.:

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CANADA-BRITISH COLUMBIA SUBSIDIARY AGREEMENT
ON AGRICULTURE REGIONAL DEVELOPMENT

PROGRAM 2 - RESOURCE DEVELOPMENT

Interim Terms of Reference and Guidelines for Program 2 Projects

These guidelines are intended to provide detailed information for applicants for assistance under the ARDSA program. In the event of any conflict between what is printed here and the provisions of the Agriculture Regional Development Subsidiary Agreement (ARDSA), the Agreement shall prevail.

1. Program Objectives

The objectives of this program are to maintain and improve the productive capability and utilization of the soil, land and water resources, and expand their potential to produce higher value crops and livestock. This will be accomplished through such measures as drainage, irrigation, soil and water conservation and improvement projects. Programming activities under this Agreement will be consistent with commodity specific plans and strategies.

2. Eligible Projects

This program will provide funding for projects under the following sub-programs:

Sub-program 2.1: Regional Irrigation and Water Supply Systems

Assistance for development of off-farm community irrigation and water supply projects is available for agricultural purposes. Eligible projects may include, among other things, groundwater or surface catchment systems, effluent irrigation systems and electrical 3-phase power lines if the purpose of the lines is for irrigation development. Funding will also be available for preliminary engineering and economic studies required under the sub-program.

Eligible costs for irrigation and water supply projects may include final engineering design, construction supervision, equipment, materials and labour costs for the construction of dams and storage reservoirs, main irrigation supply canals or pipelines, pumps and screens, as well as connections to farm systems, surveys for easements and rights-of-way, property negotiation costs and legal fees for land purchases, and provision of as-built drawings. Off-farm 3-phase hydro lines are eligible if designed in conjunction with a new irrigation system development. Purchase costs for land acquisition and payments of rights for land use such as easements are not eligible for cost sharing.

85/10/08

Projects may be proposed by incorporated groups or municipal agencies whose functions include the supply of water to farm producers.

Sub-program 2.2: Watershed Drainage Systems for Agriculture

Assistance for development of community off-farm drainage systems is available for agricultural purposes. Dyking projects for flood protection will not be eligible for assistance. Funding will also be available for engineering and economic studies required under the sub-program.

Eligible costs for drainage works may include all equipment, materials and labour costs relating to final engineering design, construction supervision, construction of drainage canals, dykes for drainage protection, outlet works, collector laterals, pumps and screens as well as surveys for easements and rights-of-way, property negotiation costs and legal fees for land purchases and provision of as-built drawings for drainage systems. Purchase costs for land acquisition and payments of rights for land use, such as easements, are not eligible for cost sharing.

Projects may be proposed by incorporated groups or municipal agencies whose functions include the drainage of farm land.

Sub-program 2.3: Soil Conservation and Improvement

Projects eligible for assistance under this sub-program include: analysis of soil degradation problems in the province and dissemination of information and educational materials related to soil problems in the province; and enhancement of the productivity of agricultural lands through individual farm work in the form of erosion control and restoration.

Eligible costs may include: studies relating to the extent, quality and type of soil degradation problems in the province; seminars relating to soil degradation; the collection, reproduction and distribution of soil degradation information; and demonstration projects of improved soil conservation measures, husbandry and management practices.

Eligible costs for erosion control and restoration may consist of surface water run-off control structures, gully restorations, contouring, shelterbelt plantings and other related structures.

Projects may be proposed by individuals, groups of farmers, producer groups, educational institutions, research institutions, or either party to this agreement.

85/10/08

Sub-program 2.4: Water Conservation and Improvement

Projects eligible under this sub-program include: individual farm work in the form of small dam rehabilitation and water system development designed for small groups of individuals.

Eligible costs for dam rehabilitation and water system development may consist of design, supervision of construction, purchase of materials and labour for upgrading or replacing existing dams and water storage structures located on Crown land and servicing a single farm or ranch, or for upgrading, replacing or building a new water supply system. For water systems, the works eligible for assistance cannot be on-farm unless that portion is a necessary main line link to another farm. Dams for rehabilitation under this sub-program must be identified by the B.C. Ministry of Environment as a potential safety hazard.

Projects may be proposed by individual farmers or small groups of farmers who cannot conveniently join an incorporated group for the development of water resources.

3. Funding

Funding for this program is provided jointly through Agriculture Canada and the British Columbia Ministry of Agriculture and Food.(BCMAF) under the authority of the Canada-British Columbia Subsidiary Agreement on Agri-Food Regional Development. Where the applicant is required to provide some portion of the funding, the monies must be available before the project commences. All information, results and reports arising out of any project funded under Program II are the property of the agencies providing the funds. Funding on all projects is subject to the appropriation of the funds by the respective governments involved, each year.

Funding under the Agreement will be based on the agricultural benefits of each project. While projects do not have to benefit agriculture exclusively to be eligible for assistance, funding will only be available for the agricultural portion. Funding may also be made available for mitigation works where damage to other resources occurs through the construction of a project.

85/10/08

4. Form of Assistance

Sub-program 2.1 - Regional Irrigation and Water Supply Systems

Direct payment under the agreement of up to 75% of the eligible portion of the total costs of approved projects, on condition that local groups contribute a minimum of 25% of the total cost.

Actual level of funding will normally be less than the maximum and will reflect the funding capacity of the applicants and the relative weight of benefits to the agricultural community and other beneficiaries. Where preliminary economic and engineering evaluation and feasibility studies are required, up to 100% of that cost may be funded by the agreement.

Sub-program 2.2 - Watershed Drainage Systems for Agriculture

Direct payment under the agreement of up to 75% of the eligible portion of the total costs of approved projects, on condition that local groups contribute a minimum of 25% of the total cost. Actual level of funding will normally be less than the maximum and will reflect the funding capacity of the applicants and the relative weight of benefits to the agricultural community and other beneficiaries. Where preliminary economic and engineering evaluation and feasibility studies are required, up to 100% of that cost may be funded by the agreement.

Sub-program 2.3 - Soil Conservation and Improvement

Direct payment under the agreement of up to 33 1/3% of the total costs of approved soil conservation control projects, including improved husbandry management practices, on condition that the client contributes a minimum of 66 2/3% of the total cost. The maximum ARDSA contribution per farm operation will be \$10,000. The first \$1,500 of the individual farm study costs may be paid for by the two senior governments.

Direct payment by the agreement of up to 100% of the total eligible costs of approved research, studies, information collection, dissemination and demonstration projects relating to soil degradation.

Sub-program 2.4 - Water Conservation and Improvement

Direct payment under the agreement of up to 33 1/3% of the eligible portion of the total costs of approved projects, on condition that the client contributes a minimum of 66 2/3% of the total cost. The maximum ARDSA contribution per farm operation will be \$15,000. The first \$1,500 of the individual project study costs may be paid by the two senior governments.

85/10/08

5. Qualification Criteria

A. Eligible projects, before receiving funding, must meet the following general criteria:

- i) be located in British Columbia;
- ii) contribute to federal and/or provincial agricultural development priorities as outlined in the Agreement: growth and development; increased employment; enhanced viability and competitiveness; conservation and development of resources;
- iii) be able to be completed within the timeframe of the ARDSA (85/90) agreement;
- iv) receive approval of the Agreement Management Committee;
- v) if direct financial contributions to a project are made by any other agency (federal or provincial government, Crown corporation or quasi-governmental body), such contributions will be considered in determining the level of financial assistance which shall be provided under this Agreement in respect of that project or portion thereof assisted. The total of all contributions shall not exceed the limits of this Agreement.
- vi) funding for projects is intended to support incremental economic development, and not to substitute for funds available for existing government activity. Projects must be consistent with relevant federal and provincial government policies.

B. All projects under Program 2 should:

- i) Have the approval of the user groups and be accompanied by an application from the user group in which they demonstrate their willingness and fiscal capability to contribute the local share of the project cost. In addition, the user group must provide assurance that they will implement a reasonable policy for capital replacement of the works (sinking fund) as well as ongoing maintenance.
- ii) Be found acceptable on the basis of an engineering and economic analysis and have consideration given to the positive and negative ecological consequences. Drainage projects should be compatible with current water resource and agricultural policies and, where applicable, consistent with comprehensive river basin plans.
- iii) have an economic analysis undertaken by the Technical Sub-Committee that considers the following criteria:

85/10/08

- a) primary benefits of irrigation and drainage projects should be based on the expected increased net present value of agricultural production once marketing aspects have been investigated. Where appropriate, price and yield sensitivity analysis should be conducted;
- b) discount rate - the discount rate for present value calculations shall be 10% with sensitivity analysis conducted at 8% and 12%, or as determined by Management Committee;
- c) a project life for present value calculations of 25 years;
- d) total costs should include capital works, material and labour costs as well as maintenance and operational costs of the works;
- e) secondary benefits and costs should be examined where they can be clearly defined and considered in the analysis.

85/10/08

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

TO: City Administrator June 17, 1987
FROM: City Engineer
SUBJECT: Overhang on City Right-of-Way at 1584 Charleton Court
Public Works Committee June 16, 1987

Recommendation:

That a Restrictive Covenant permitting overhang of a sundeck to be constructed at 1584 Charleton Court over a portion of City right-of-way as shown on the attached sketch be approved by Council and that the Mayor and Clerk be authorized to sign the appropriate agreement.

Background and Comments:

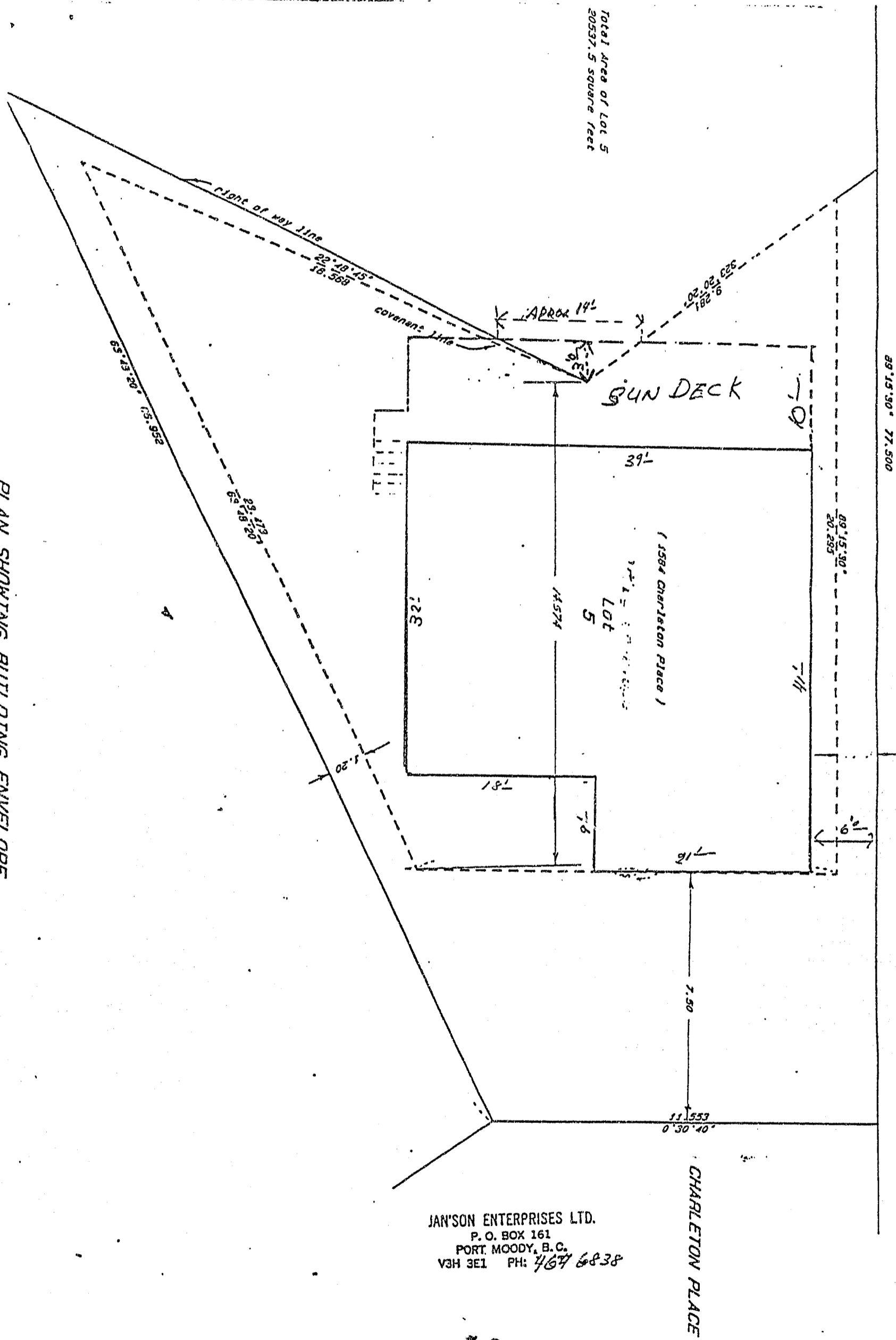
The property in question is a very large lot of over 20,000 square feet but which has Hyde Creek running through the middle of it with a City right-of-way protecting Hyde Creek. This right-of-way reduces the portion of the lot available for building to something even smaller than a standard cul-de-sac lot. In order for the owner to fit his proposed building on the buildable portion of the lot, a portion of the sundeck would have to overhang the City right-of-way by approximately three feet as shown on the attached sketch. The right-of-way line is somewhat arbitrary and an overhang of this nature will in no way affect the City's ability to maintain Hyde Creek. The Fisheries Department has expressed no objections to this overhang.

The City has in several cases in the past approved roof overhangs over utility rights-of-way by means of a Restrictive Covenant to be registered against the title. This Covenant protects the City as well as the owner of the property. It is proposed that this same standard form of agreement be used in this case to allow the owner to build his sundeck over the corner of the right-of-way.


F.E. Peters, P. Eng.,
City Engineer

FEP:jlh

PLAN SHOWING BUILDING ENVELOPE



JAN'SON ENTERPRISES LTD.
P. O. BOX 161
PORT MOODY, B.C.
V3H 3E1 PH: 467 6838

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THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

TO: City Administrator June 17, 1987

FROM: City Engineer

SUBJECT: Construction of Pitt River Road - Public Works
Committee June 16, 1987

Recommendation:

That the project for construction of Pitt River Road from Shaughnessy to the Pitt River Bridge be put to public tender and that Associated Engineering be hired to provide contract administration services including tendering, pre-construction meeting, inspection, survey layout for contractor, testing, calculation of progress certificates, and preparation of as-built drawings.

Background and Comments:

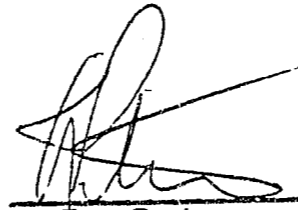
The reconstruction of Pitt River Road is included in the 1987 Public Works Capital Budget with cost-sharing of fifty percent being recovered from the Ministry of Highways. The design has been completed by Associated Engineering and approval has now been received for cost-sharing. The project must be completed in 1987 in order to qualify for sharing under the Secondary Highway Program.

City crews will be fully committed during the construction season to construction of Mary Hill Road, Anita Drive, a portion of Wellington Street, and minor projects. It is therefore necessary to contract this project.

It is usual with contracted projects that have been designed by a consultant to have the same consultant provide contract administration services. This is practical because any questions on the design can be handled by the designer. It is also necessary in this case because of the very heavy commitments that City staff have in keeping up with the development projects taking place throughout the City.

The consultant's estimate for all the services mentioned in the recommendation is approximately \$29,000. This is based on the expected duration of the project of 13 weeks and includes costs of a soil testing firm to be hired during the construction phase to ensure that adequate settlement takes

place in the preload portion of the work and any other testing that will be necessary. This consultant's fee is also shareable with the Provincial Government on a fifty percent basis. The cost has been allowed for in the budget so that no additional funds are required to be committed by Council.


F.E. Peters, P. Eng.,
City Engineer

FEP:jlh

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL
JUN 22 1987

MEMORANDUM

TO: City Administrator June 17, 1987
FROM: City Engineer
SUBJECT: Access to 2352 Pitt River Road - Public Works
Committee June 16, 1987

Recommendation:

That the proposed townhouse unit at 2352 Pitt River Road be required to put a separate entrance and exit off Pitt River Road at the northwest corner of the property prior to approval of the Zoning Bylaw.

Background and Comments:

At the Public Hearing for the above proposal, objections to the proposal were raised by local residents because the only access was directed to Lobb Avenue. The project did have an emergency access to Pitt River Road but this would not normally be available for use.

The Committee considered the problem of access in two directions including the possibility of traffic shortcutting through the development. However, the Committee felt that the advantage of a direct access onto Pitt River Road outweighed any possible disadvantages. However, the access onto Pitt River Road should be located as far from the intersection of Shaughnessy Street as possible. Both from a traffic flow point of view and to reduce the possibility of shortcutting.


F.E. Peters, P. Eng.,
City Engineer

FEP:jlh

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL
JUN 22 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

FROM: W. Brown
Director of Community Planning

RE: Rezoning Application No. 10/87
Pitt River Road and Citadel Drive
B.C. Hydro

DATE: June 18, 1987

RECOMMENDATION:

That the Clerk's Office be directed to prepare a bylaw rezoning lots 1 and 3 Plan 68513 from RS-1 and RS-3 to RM-3.

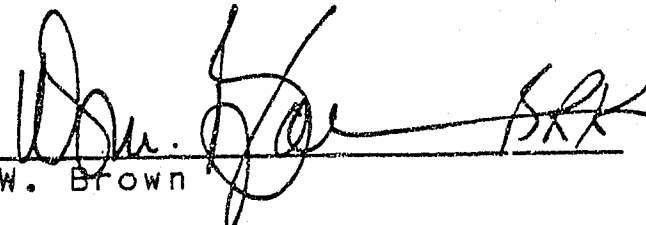
And that final passage of the rezoning bylaw be subject to registration of a Restrictive Covenant limiting development of the property to the building plans submitted for this rezoning application.

BACKGROUND:

This application was initially submitted without complete drawings and held for submission of the missing information. The first set of drawings submitted were felt to not be of a standard that could be approved. The application was submitted to Council, where a resolution was adopted to advise the applicant, the building design proposed was not acceptable.

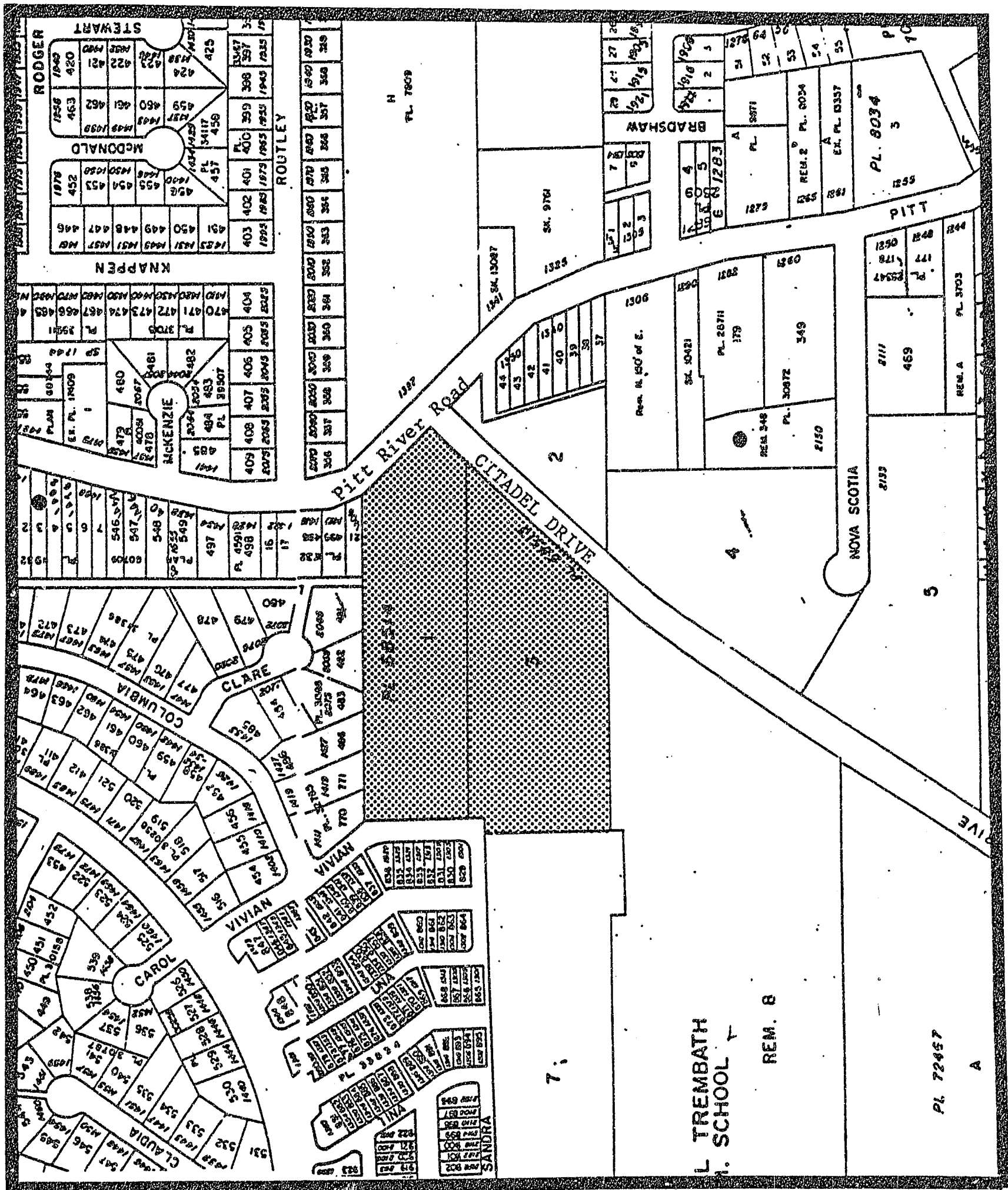
COMMENTS:

The most recent submission for development of the subject property, is an improved building scheme. It is recommended that they be approved subject to assurance that the proposal submitted is what is constructed. To that end it is recommended, the final approval of a rezoning bylaw for this property be subject to registration of a Restrictive Covenant limiting building to the drawings submitted in support of this application.


W. Brown

WB/ki

FILE: PD-0004-0015



Rezoning Application No. 10/87

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

FROM: W. Brown
Director of Community Planning

RE: Rezoning Application No. 26/86
2245 Wilson from C-2 to RM-5

DATE: June 18, 1987

RECOMMENDATION:

That Council extend approval in principal to introduction of a new RM-5 High Density Apartment Zoning District, based on the attached draft regulations. Subject to review of the proposed Zoning District by the City's Solicitor.

And that Council direct the Clerk's Office to prepare a bylaw rezoning Strata Plan of Parcel 126, DL 379, Group 1, Ref. Plan 64413 from C-2 to RM-5.

COMMENTS:

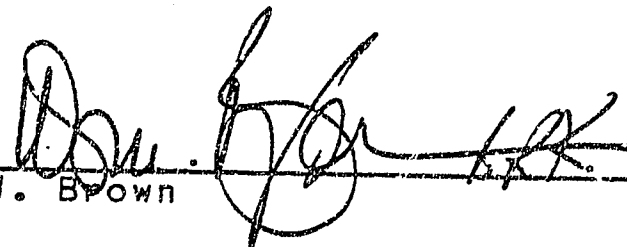
The proposed development is a Senior Citizen Apartment Building to be constructed under the provincial government's social housing programme. This proposal was presented to the City early in 1986 but was later withdrawn. It is the applicant's intent to resubmit the same proposal to the provincial government for approval in the 1987 competition.

As the building being proposed is essentially the same as previously submitted an immediate approval in principal is being recommended.

The major questions about the proposed Senior Citizen Home revolve around its utilizing a new Zoning District, RM-5. Questions to be addressed include the appropriateness of the district regulations for subsequent private apartment building proposals, and the extent to which this district is to be used.

.... /2

In conclusion, an approval in principle of the proposed Senior Citizen Home is recommended. Likewise it is also recommended, that approval be extended to the RM-5 High Density Zone concept. The latter concept approval would include direction for a final fine tuning of the draft regulations of the zoning district.


W. Brown

WB/kl

FILE: PD-0004-0015

"31A. DOWNTOWN APARTMENT RESIDENTIAL V RM-5"

(1) USES PERMITTED:

(a) Apartment Residential.

(b) Boarding:

(i) limited to a maximum of (4) four sleeping units per lot.

(ii) completely enclosed within a building used only for residential use.

(c) Child Care Services are permitted in apartment facilities designed or adapted for such use in a suite or part of the building on a ground floor location.

(2) LOT AREA:

Each lot created by subdivision shall have an area of not less than 930 m² (10,010.76 sq. ft.).

(7) REAR YARD:

- (a) for buildings not exceeding six storeys in height a rear yard is required of not less than 7.5 m (24.6 ft.) in depth.
- (b) For buildings exceeding six storeys in height, a rear yard is required in accordance with the following table:

<u>Width of Building as percent of Lot Width</u>	<u>Required Back Yard Depth</u>
over 50%	.5 height of building
41% to 50%	.45 height of building
31% to 40%	.4 height of building
20% to 30%	.35 height of building
less than 20%	.3 height of building

- (c) In no case shall the rear yard be less than 7.5 m (24.6 ft.) in depth.

(8) SIDE YARD:

- (a) Where a lot borders a highway, a side yard shall be provided adjacent to the highway, and shall be of the same depth as the front yard required pursuant of this Bylaw.
- (b) For buildings not exceeding six storeys in height, side yards are required of not less than 7.5 m (24.6 ft.) in depth.
- (c) For buildings exceeding six storeys in height, a yard is required on each side of the building equal to .3 of the building height. In no case shall the width of each side yard be less than 7.5 m (24.6 ft.) nor shall the total of both side yards be less than 40 percent of the total lot width.

(9) HEIGHT OF BUILDINGS:

The height of a building shall not exceed 30 m (98.43 ft.).

(10) ACCESSORY OFF-STREET PARKING:

Accessory off-street parking shall be provided in accordance with Part XII of this Bylaw

4. Those certain parcels of land situated in Port Coquitlam, British Columbia which are more particularly described as:

- (a) Phase II, Strata Plan of Parcel 126, DL 379, Group 1, Ref. Plan 64413, SPNW 1839

(3) FLOOR AREA RATIO:

- (a) Lots of an area of 1,700 m² (18,299.24 sq. ft.) or less may be developed with a maximum floor area ratio of 1.0.
- (b) Lots of an area of 4,000 m² (43,057.05 sq. ft.) or less and greater than 1,700 m² (18,299.24 sq. ft.), may be developed with a maximum floor area ratio of 1.6.
- (c) Lots of an area greater than 4,000 m² (43,057.05 sq. ft.), may be developed with a maximum floor area ratio of 1.9.

(4) A minimum of 40 percent of each lot excluding any portion of the lot used for parking and vehicular circulation shall be usable open space.

(5) LOT COVERAGE:

Buildings may only be sited on lots such that the maximum lot coverage is:

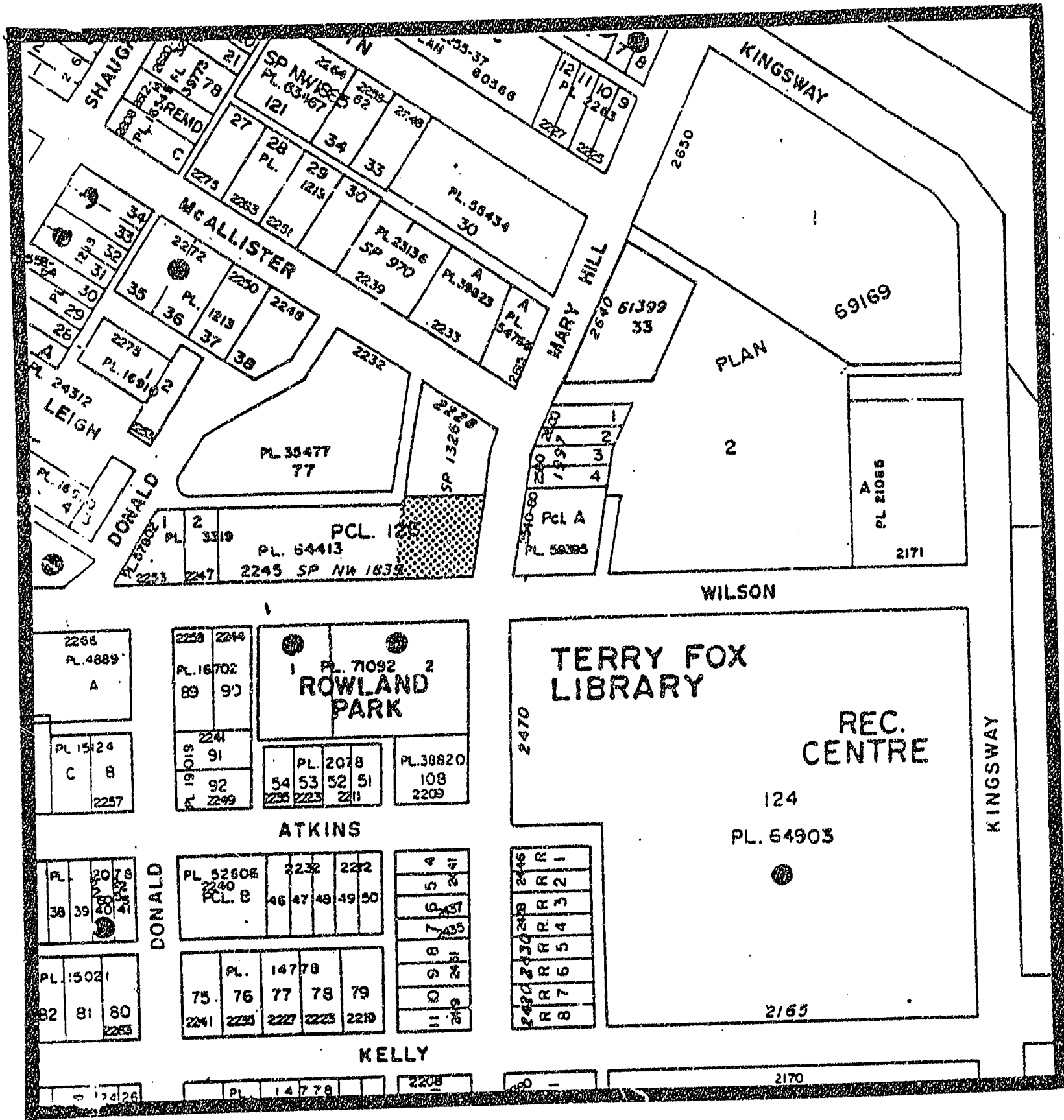
- (a) Maximum lot coverage on less than 1,700 m² (18,299.24 sq. ft.) in area shall be 55 percent.
- (b) Maximum lot coverage on lots having an area greater than 1,700 m² (18,299.24 sq. ft.) shall be 45 percent, provided that where
 - (1) a building exceeds six storeys in height, maximum lot coverage shall be 35 percent.

(6) FRONT YARD:

- (a) For lots of an area of 1700 m² (18,299.24 sq. ft.) or less, a front yard is required of not less than 7.5 m² (24.60 ft.) in depth.
- (b) For lots having an area greater than 1700 m² (18,299.24 sq. ft.) a front yard is required in accordance with the following table:

<u>Width of Building as percent of Lot Width</u>	<u>Required Back Yard Depth</u>
over 50%	.5 height of building
41% to 50%	.45 height of building
31% to 40%	.4 height of building
20% to 30%	.35 height of building
less than 20%	.3 height of building

(c) In no case shall the front yard be less than 7.5 m (24.6 ft.) in depth.



THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL
JUN 22 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: June 18, 1987

FROM: W. Brown
Director of Community Planning

RE: Heritage Programme
Grant Application

RECOMMENDATION:

That City Council authorize the Planning Department to apply for a Heritage Trust grant in the sum of \$5,000 for hiring an architectural student or architect in training, placing them in a architect's office to complete work on the City's Heritage Programme.

COMMENTS:

Over the past four years the City has applied for and received a grant from the provincial government Heritage Trust. The Planning Department did not submit an application for this summer's programme due to other work commitments and changes to the Trust's hiring focus.

This report has been prepared to propose that a student or architect in training be hired during the fall months to complete the City's Heritage Project. The work to be carried out includes finalizing previous work in a display form and preparing a home owners renovation guide. Details for the work proposed to be carried out are described on the proposal attached, that will be submitted to the Heritage Trust in application for a grant.


W. Brown

WB/kl

FILE: PD-0004-0015

68

1. Project Objectives

- a. Provide heritage oriented displays for the City's 75th Anniversary.
- b. Develop a guide book for owners' making renovations to their homes

2. Work Timetable

Heritage Displays

Phase One - Weeks One and Two

- a. Review work carried out during previous years
- b. Review work being carried out by City 75th Anniversary Committee
- c. Review displays prepared by other municipalities and organizations for ideas about construction and style

Phase Two - Weeks Four through Six

- d. Prepare rough design drawings of display
- e. Circulate drawings for comments about clarity of display and construction
- f. Prepare working drawings of display
- g. Assemble and prepare art work for display
- h. Arrange for construction of display

NOTE: this may include construction of display if it entails only light weight materials

Renovation Guide

Phase One - Week One

- a. Conduct review of literature produced by other municipalities and organizations for content and form

Phase Two - Weeks Two and Three

- b. Prepare report outline, identifying direction of the report.
- c. Circulation of report outline for comments

Phase Three - Weeks Four through Eight

- d. Drafting sections of the report
- e. Circulating sections of the report for comment on completion
- f. Preparation of plan graphics to accompany report text

Phase Four - Weeks Nine and Ten

- a. Prepare report for printing
- b. Project wrapup

<u>Budget</u>		
1. Salary	@ 10/hr	\$3,000
2. Benefits	@15%	<u>450</u>
	Subtotal	\$3,450
3. Material		200
4. Supervision		1,000
5. Contingency		350
	TOTAL	<u>\$5,000</u>

Main Lines of the Project

The direction of this alternative is similar to the original plan of hiring a university student to work in the Planning Department. The alternative is to place an architect in training in an Architectural Firm's office doing similar work. What this achieves is to continue on with work proposed to be carried out in the heritage area, while meeting revised programme requirements of the Heritage Trust. A secondary benefit of the alternative is that it does not place any additional supervision requirements upon the Planning Department.

An objective of the Planning Department over the past six years has been to offer, employment and a learning experience for students. The revised programme requirements of the Heritage Trust no longer supports that objective, placing greater emphasis on consultants. In discussing the proposed work, with architects there is still support in the professional community

for the original Heritage Trust programme objective of hiring students. As the Planning Department still places value on that objective, it is proposed to place an architect in training in an architectural firm.

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COUNCIL
JUN 22 1987

1987 06 18

R E P O R T

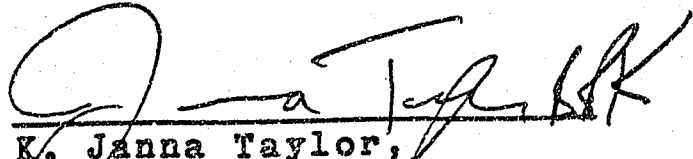
TO: B.R. Kirk, City Administrator
FROM: K. Janna Taylor, Parks & Recreation Director
SUBJECT: White Pine Beach - Quiet Area

Recommendation:

1. That the City of Port Coquitlam support the G.V.R.D. parks Committee's recommendation to the G.V.R.D. Board in the adoption of a regulatory by-law which would allow for the designation of Regional Park areas as "quiet areas".
2. That White Pine Beach be designated a "quiet area".

Background & Comments:

The Committee discussed the letter from the G.V.R.D. Parks Department requesting support for "quiet areas" in certain regional parks. The concept of "quiet areas" is now in use in certain Vancouver beaches. Basically having a "quiet area" would mean such things as ghetto blasters and parties would not be permitted in these areas. The Committee agreed, that due to the size of White Pine Beach, such a designation would be appropriate.


K. Janna Taylor,
Parks & Recreation Director.

KJT/bh



Greater Vancouver Regional District
4330 Kingsway, Burnaby, British Columbia, Canada V5H 4G8

Parks Department
Telephone (604) 432-6350

May 14, 1987

Municipal Clerk
CITY OF PORT COQUITLAM
2272 McAllister Avenue
PORT COQUITLAM, B. C.
V3C 2A8

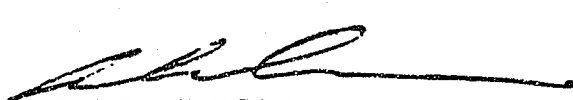
ATTENTION: Mr. R. A. Freeman

Dear Sir:

The GVRD Parks Committee has recommended to the Board of adoption of a Regulatory Bylaw allowing the designation of Regional Park areas as "quiet areas". This designation would be applied in areas of special natural values or in crowded areas such as beaches, and would prohibit the playing of amplified music. The first areas where such a designation may apply is the White Pine Beach development on Sasamat Lake in Belcarra Regional Park.

We are soliciting input on this proposal and would welcome comments from your Council. As summer is fast approaching, we request that you respond at your earliest convenience.

Yours truly,


R. E. GIBSON
Supervisor
Parks Planning and Operations

REG/EMac
21/674-2



THE CORPORATION OF THE CITY OF PORT COQUITLAM

COUNCIL

JUN 22 1987

1987 06 18

R E P O R T

TO: B.R. Kirk, City Administrator
FROM: K. Janna Taylor, Parks & Recreation Director
SUBJECT: 1988 May Day

Recommendation:

That the 1988 May Day celebrations be held from May 9th to May 15th with the main parade on May 14th and the children's parade on May 15th.

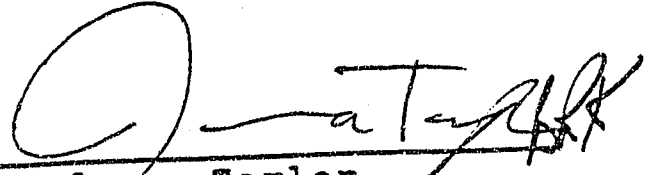
Background & Comments

It is necessary to confirm the dates for next year's May Day, so that we can confirm tentative bookings for the Ronald MacDonald show and the children's rides. We also need early bookings for popular parade entries such as the Shriner's units, the Vancouver Motorcycle group, etc.

The decision to utilize May 9th to May 15th is based on the following things in May, 1988:

- a) Mother's Day is May 8th
- b) Mountain Festival in Maple Ridge is May 6th to 15th with the parade on May 7th.
- c) Hyack Festival is May 20th to 29th with the parade on May 28th.

The Committee would like to look at the possibility of adding a few more days due to the fact that it is the City's 75th birthday. Presently events start on the Thursday evening and we are suggesting that we look at events starting either May 9th or May 10th depending on what is available.


K. Janna Taylor,
Parks & Recreation Director.

KJT/bh

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL

JUN 8 - 1987

June 3rd, 1987 JUN 22 1987

MEMORANDUM

TO: B.R. Kirk
City Administrator

FROM: R.A. Freeman
City Clerk

SUBJECT: Sale of City Property - Adjacent to 2606 Kingsway Ave.

RESOLUTION:

"WHEREAS the lands hereinafter described are not required for municipal purposes nor are they reserved or dedicated;

NOW THEREFORE be it resolved that:


1. All that Portion of Parcel 4, District Lot 379, Group One, New Westminster District, Reference Plan 67606 included in Lot A as shown on a Subdivision Plan certified by Walter E. Frith, British Columbia Land Surveyor and dated the 30th day of April, 1987 be sold to Port Coquitlam Grace Gospel Tabernacle Society, 2606 Kingsway Avenue, Port Coquitlam, B.C. at or for the price or sum of \$1.00 upon compliance with the terms and conditions stated herein.
2. The adjustment date be September 30, 1987 or earlier.
3. The Possession date be September 30, 1987 or earlier.
4. The subdivision plan hereinbefore referred to is approved.
5. SUBJECT to the City becoming the owner of the Lot "B" shown on the subdivision plan herein before described.
6. The Mayor and Clerk are authorized to execute the documents and subdivision plan necessary for the purpose aforesaid and to affix the Corporate Seal of the City thereto.

BACKGROUND AND COMMENTS:

Passage of the resolution quoted above will complete the sale of the property to the Church as earlier agreed by Council.

RAF/sr

Temp.C.C.(46)
50-39

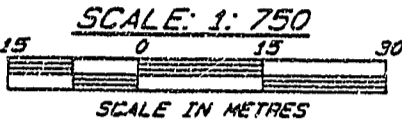


R.A. Freeman
City Clerk

**SUBDIVISION PLAN OF LOT "G", PLAN 4491
AND PARCEL "4", REFERENCE PLAN 67606
AND OF A PORTION OF LOT 101, PLAN 58743,
DISTRICT LOT 379, GROUP 1,
NEW WESTMINSTER DISTRICT**

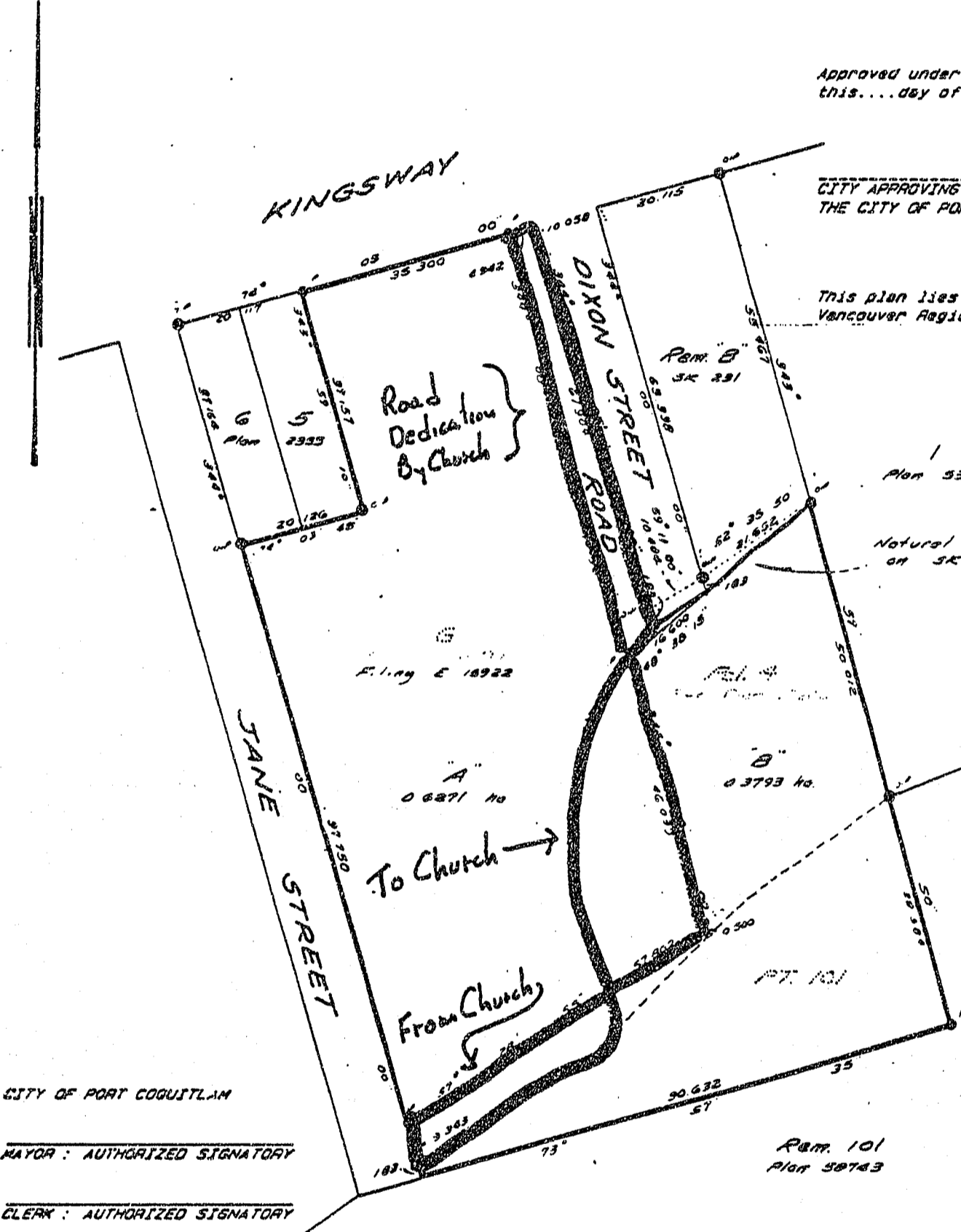
PLAN _____

Deposited in the Land Title Office
at New Westminster, B.C. this....day
of.....19..



REGISTRAR

Approved under the Land Title Act
this....day of19..



CITY APPROVING OFFICER FOR
THE CITY OF PORT COQUITLAM

This plan lies within the Greater
Vancouver Regional District.

Plan 5344

Natural Bdy as shown
on SK 231

Plan 101
Plan 58743

CITY OF PORT COQUITLAM

MAYOR : AUTHORIZED SIGNATORY

CLERK : AUTHORIZED SIGNATORY

PORT COQUITLAM GRACE GOSPEL
TABERNACLE SOCIETY

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

V. C. Soudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street
Port Coquitlam, B.C., V3C-3E3

LEGEND:
● OIP indicates old iron post found
● IP indicates iron post set
Bearings are astronomic and derived
from Filing E16922.
All distances are in metres.

I, Walter E. Frith, a British Columbia Land Surveyor,
of Port Coquitlam in British Columbia, certify that
I was present at and personally superintended the
survey represented by this plan, and that the survey
and plan are correct. The survey was completed on
the 30th day of April, 1987.

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W. E. Frith B.C.L.S.

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COUNCIL
JUN 22 1987

MEMORANDUM

TO: B.R. Kirk,
City Administrator

June 17, 1987

FROM: R.A. Freeman,
City Clerk

SUBJECT: Sale of City Property - 2100 Block Rowland Street

RESOLUTION:

"WHEREAS the lands hereinafter described are not required for municipal purposes nor are they reserved or dedicated;

NOW THEREFORE be it resolved that:

1. Lot 1, Block 21, District Lot 174, Group One, Plan 2080, New Westminster District, located in the 2100 Block Rowland Street, be sold to Quanta Enterprises Limited, 2842 Burns Road, Port Coquitlam, B.C., V3C 3V4, or its nominee, if terms satisfactory to Council can be agreed upon and no preferable alternative proposal is received from any other person;
2. The City Clerk is hereby instructed and authorized to publish and post the "Real Property for Sale by Tender" Notice appearing in the Agenda documents of this Council meeting;
3. The terms and conditions contained therein are hereby approved;
4. The City Clerk carry out the procedures set out therein.
5. Council reserves the right to accept any bid or to reject all of the bids if Council in its absolute discretion determines that rejection is appropriate."

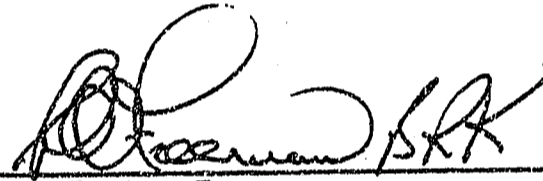
.... /2.

BACKGROUND AND COMMENTS:

The exact location of this property is shown on the map following. Additionally, as Council members are aware, a Road Exchange Bylaw is currently in process that will result in the road and lane allowance north and south of the subject property being sold to the same owner.

The price per square foot at which this property is being sold is \$2.50.

RAF/al



R.A. Freeman,
City Clerk

Conf.Land Sales (50-51)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

NOTICE OF INTENTION TO SELL REAL PROPERTY

Notice is hereby given that The Corporation of the City of Port Coquitlam has the intention of selling that certain parcel of land in Port Coquitlam, British Columbia which is more particularly described as:

Lot 1, Block 21, District Lot 174, Group One, Plan 2080, New Westminster District.

This property is located on the west side of the 2100 Block Rowland Street (between Central Avenue and Rindall Avenue) and contains 434.7 square meters (4,679 sq. ft.).

The lowest price that will be accepted for the property is \$11,697.50.

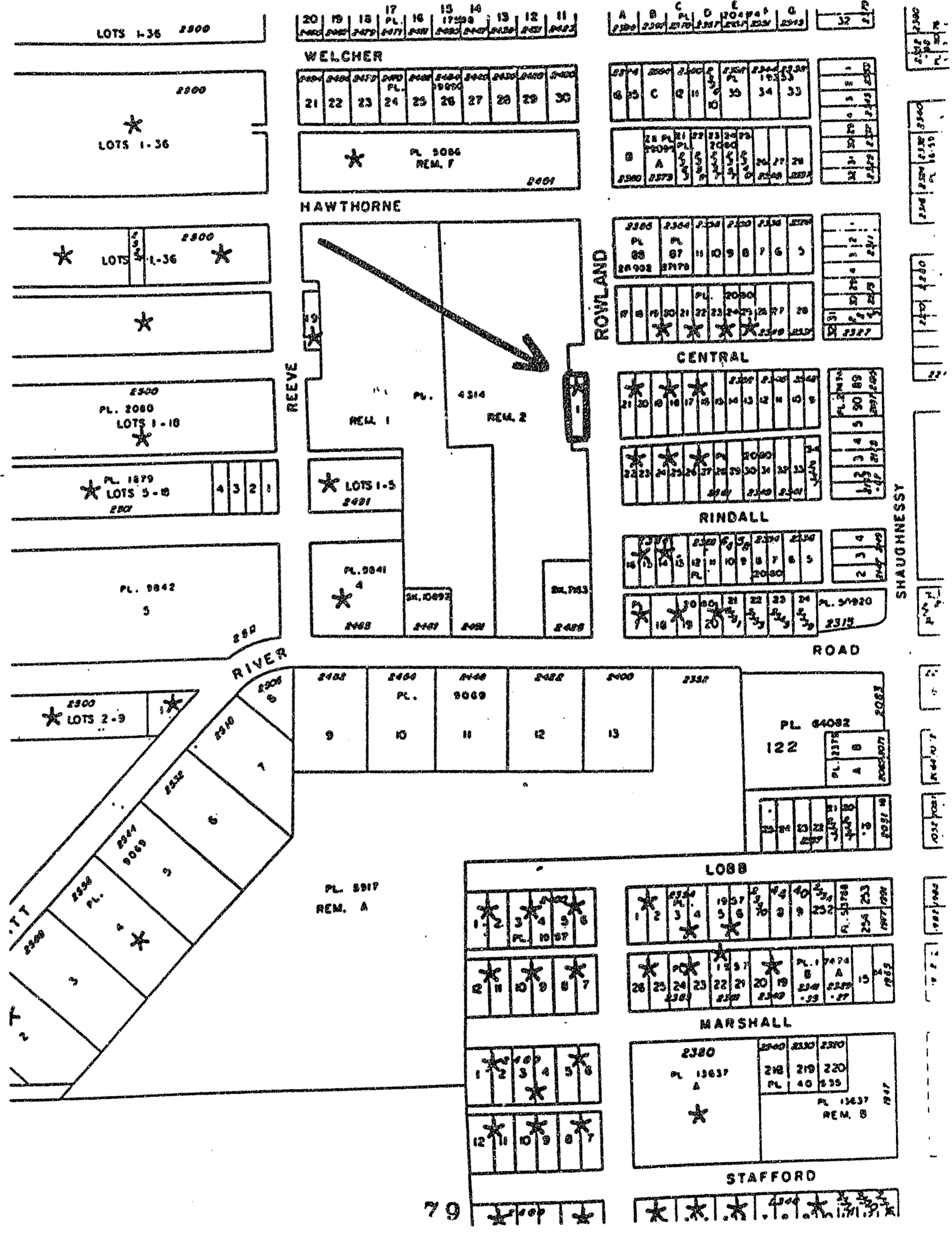
If any person desires any further information regarding Council's intention to sell these lands, or would like to make any proposal for the acquisition of them, please contact the undersigned on or before 12:00 o'clock Noon on, Thursday, July 16th, 1987.

DATED this 23rd day of June, 1987.

R.A. Freeman,
City Clerk

City Hall,
2272 McAllister Avenue,
Port Coquitlam, B.C.
V3C 2A8

Conf.Land Sales(41)



1986/87

<u>COMMITTEE</u>	<u>COUNCIL REPRESENTATIVE</u>	<u>STAFF RESOURCE PERSON</u>
<u>ADMINISTRATION:</u>		
Finance, R.C.M.P., Public Relations	Mayor L.M. Traboulay	B.R. Kirk J.G.S. Maitland
<u>LAND SALES:</u>		
	Mayor L.M. Traboulay J.J. Keryluk	B.R. Kirk
<u>PUBLIC WORKS:</u>		
Flood Control Solid Waste disposal Infrastructure, Road Improvement, Traffic Safety	M.R. Wright M.C. Farnworth	F.E. Peters, P.Eng.
<u>PUBLIC SAFETY:</u>		
Fire, Civil Defence Bylaw Enforcement Emergency Measures	M.C. Farnworth W.W. Stewart	J.N. Boileau N. Chernoff
<u>ENVIRONMENTAL PROTECTION:</u>		
Health, Social Services Animal & Mosquito Control Recycling, Coquitlam River Energy Conservation	M.D. Gates M.R. Wright	T.M. Chong, P.Eng.
<u>PLANNING & DEVELOPMENT:</u>		
Zoning, Strata Title Subdivision, Design Panel Street Naming	J.J. Keryluk G.R. Laking	W. A. Brown
<u>ECONOMIC DEVELOPMENT:</u>		
Industrial & Commercial Promotion	W.W. Stewart J.J. Keryluk	W. A. Brown
<u>PARKS & RECREATION:</u>		
May Day, Achievement Recognition, Cultural Events, PCAA, Leisure Activities	G.R. Laking M.D. Gates	K. J. Taylor
<u>AUDIT REVIEW:</u>		
	W.W. Stewart M.R. Wright	J.G.S. Maitland

1987 COUNCIL REPRESENTATIVES

BOARDS OR COMMISSIONS

Greater Vancouver Regional District

Mayor L.M. Traboulay

Alderman M.R. Wright
(Alternate)

Fraser River Harbour Commission
- Advisory Board

Mayor L.M. Traboulay

Simon Fraser Union Board of Health

Alderman M.D. Gates

Society for the Prevention of
Cruelty to Animals

Alderman M.D. Gates

Fraser Valley Regional Library
PoCo Library

Alderman W.W. Stewart

1987 MEMBERSHIP OF

LOCAL BOARDS OR COMMISSIONS

Local Court of Revision

Mayor L.M. Traboulay
Alderman M.R. Wright
Alderman G.R. Laking

Joint Family Division Committee

Alderman M.C. Farnworth
Mrs. Myrna Larson

Zoning Board of Variance

P.H. Warwick
J.A. Gallinger (Mrs)
J. Jonsson
E.W. Mabbett
A.P. Todd

Diamond Jubilee Committee

Alderman G.R. Laking
Alderman M.D. Gates

R. Layne
S. Armillotta
J. Leslie
A. Edwardson
W. Wingrove
J. Traboulay
T. Wright
A. Leonard



June 22, 1987 /174

A regular meeting of the Municipal Council of The Corporation of the City of Port Coquitlam was held in the Council Chamber, Port Coquitlam City Hall on Monday, June 22nd, 1987, at 7:30 p.m.

His Worship Mayor L.M. Traboulay, Aldermen M.C. Farnworth, M.D. Gates, J.J. Keryluk, G.R. Laking, W.W. Stewart and M.R. Wright in attendance.

Also in attendance were City Administrator B.R. Kirk, City Clerk R.A. Freeman, City Engineer F.E. Peters, Director of Community Planning W. Brown and Parks and Recreation Director.

CONFIRMATION OF MINUTES:

Moved by Alderman Stewart:

Seconded by Alderman Laking:

That the minutes of the Public Hearing and Regular Council Meeting held on June 8, 1987, be taken as read and adopted.

Carried.

PUBLIC MEETING:

BL/01/87/06/22/01

A Public Meeting was held on a the "Port Coquitlam Smoking Control Bylaw, 1987, No. 2277".

The Clerk advised that five letters had been circulated; four in favour of the Bylaw and one opposed.

No one was present to speak at the Public Meeting.

DELEGATION:

TN/02/87/06/22/11

His Worship L.M. Traboulay introduced Mr. Andy Marta, 3391 Oxford Street who addressed Council on the matter of increased City taxes.

Mayor Traboulay explained to Mr. Marta that the large increase was a matter of an increase in his property assessment along with a large increase from School taxes and other levies with only a 5.8% increase levied by the City.

June 22, 1987 /175

RW/16/87/06/22/43

Moved by Alderman Farnworth:
Seconded by Alderman Laking:

That Mr. Lloyd Martin, 2137 Parapet Terrace be allowed to speak regarding Item No. 16 from the City Engineer regarding Hydro Right-of-Way for Pump Station.

Carried.

Mr. Martin requested that the trees behind his home not be cut down and asked Council to look for an alternate route for the Hydro Right-of-way.

Mayor Traboulay replied the the Hydro Right-of-Way is required to make available three phase power to the Water Booster Pump Station under construction.

Moved by Alderman Farnworth:
Seconded by Alderman Wright:

That the proposal to have a right-of-way over the south three meters of City Lot Rem. 6 and Genstar Lot Rem. 9 for B.C. Hydro be referred to the Public Works Committee for investigation and report back to Council.

Carried.

Aldermen Laking and Keryluk
voted against the resolution.

PZ/03/87/06/22/12

His Worship L.M. Traboulay introduced Mr. Kevin Smith of Genstar Developments who was available for any questions regarding Development Variance Permit 14/87 - Captain Court and Governor Court.

Moved by Alderman Laking:
Seconded by Alderman Keryluk:

That Council authorize delivery of notices to surrounding property owners of this application and direct the Clerk's Office to place the following resolution on the next agenda of Council.

That Zoning Bylaw 2240, Section 802, Small Lot Residential, Subsection (4), Front Yard Setback and Subsection (5), Rear Yard Setback be relaxed for Lots 11 through 35 of D.L. 341, and D.L. 344, Group 1 NWLD Plan 74400 as shown on the chart attached to the report to Council.

Carried.

June 22, 1987 /176

BYLAWS:

BL/04/87/06/22/16
Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That the "Port Coquitlam Zoning Bylaw, 1987, No. 2240 Amendment Bylaw, 1987 No. 2263" be reconsidered, finally passed and adopted.

Carried.

BL/05/87/06/22/19
Moved by Alderman Keryluk:
Seconded by Alderman Stewart:

That Bylaw No. 2272 be read a third time.

Carried.

PW/20/87/06/22/59
From the City Engineer, June 17th, 1987 regarding Access to 2352 Pitt River Road - Public Works Committee June 16, 1987.

Moved by Alderman Wright:
Seconded by Alderman Farnworth:

That the proposed townhouse unit at 2352 Pitt River Road be required to put a separate entrance and exit off Pitt River Road at the northwest corner of the property prior to approval of the Zoning Bylaw.

Carried.
Alderman Laking voted
against the resolution.

BL/06/87/06/22/21
Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Bylaw No. 2273 be read a third time.

Carried.

BL/07/87/06/22/23
Moved by Alderman Keryluk:
Seconded by Alderman Stewart:

That Bylaw No. 2278 be read a third time.

Carried.

June 22, 1987 /177

BL/08/87/06/22/25
Moved by Alderman Laking:
Seconded by Alderman Gates:

That the "Nova Scotia (West) Road Exchange Bylaw, 1987, No. 2279" be reconsidered, finally passed and adopted.

Carried.

BL/09/87/06/22/28
Moved by Alderman Laking:
Seconded by Alderman Gates:

That the "Ulster Street Road Exchange Bylaw, 1987, No. 2282" be reconsidered, finally passed and adopted.

Carried.

BL/10/87/06/22/31
Alderman Keryluk introduced a Bylaw to amend the "Port Coquitlam Zoning Bylaw, 1987, No. 2240".

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Bylaw No. 2286 be read a first time.

Carried.

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Bylaw No. 2286 be read a second time.

Carried.

BL/11/87/06/22/33
Alderman Farnworth introduced a Bylaw to authorize the expenditure of monies in the Tax Sale Lands Reserve Fund.

Moved by Alderman Farnworth:
Seconded by Alderman Stewart:

That Bylaw No. 2287 be read a first time.

Carried.

Moved by Alderman Farnworth:
Seconded by Alderman Stewart:

That Bylaw No. 2287 be read a second time.

Carried.

June 22, 1987 /178

Moved by Alderman Farnworth:
Seconded by Alderman Stewart:

That Bylaw No. 2287 be read a third time.

Carried.

BL/12/87/06/22/35

Alderman Gates introduced a Bylaw to amend the "Traffic Regulation Bylaw, 1971, No. 1117".

Moved by Alderman Gates:
Seconded by Alderman Keryluk:

That Bylaw No. 2288 be read a first time.

Carried.

Moved by Alderman Gates:
Seconded by Alderman Keryluk:

That Bylaw No. 2288 be read a second time.

Carried.

Moved by Alderman Gates:
Seconded by Alderman Keryluk:

That Bylaw No. 2288 be read a third time.

Carried.

BL/13/87/06/22/36

Alderman Keryluk introduced a Bylaw to amend the "Development Procedures Bylaw, 1987, No. 2243".

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Bylaw No. 2289 be read a first time.

Carried.

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Bylaw No. 2289 be read a second time.

Carried.

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Bylaw No. 2289 be read a third time.

Carried.

June 22, 1987 /179

BL/14/87/06/22/37

Alderman Wright introduced a Bylaw to dispose of portions of dedicated road in exchange for portions of land to be dedicated as road

Moved by Alderman Wright:
Seconded by Alderman Laking:

That Bylaw No. 2290 be read a first time.

Carried.

Moved by Alderman Wright:
Seconded by Alderman Laking:

That Bylaw No. 2290 be read a second time.

Carried.

Moved by Alderman Wright:
Seconded by Alderman Laking:

That Bylaw No. 2290 be read a third time.

Carried.

DEVELOPMENT VARIANCE PERMIT:

PZ/15/87/06/22/40

From the City Clerk, June 4, 1987 regarding Development Variance Permit 8/87 - 2079 Lougheed Highway.

No one was present to speak regarding the Development Variance Permit.

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That as recommended by the Director of Community Planning in his memorandum of May 21st, 1987 a Development Variance Permit be approved to relax the Zoning Bylaw Section 906 (1) (iii) to permit a pump island within a flanking front yard.

Carried.

REPORTS:

PW/17/87/06/22/45

From the City Engineer, June 11, 1987 regarding ARDSA Application - Public Works Committee June 11, 1987.

Moved by Alderman Farnworth:
Seconded by Alderman Wright:

That Council confirm the commitment of \$360,000 as shown in the Ten Year C.I.P. for drainage purposes in the agricultural area and that the application for ARDSA cost sharing be submitted with this commitment.

June 22, 1987 /180

Prior to the question being called on the foregoing resolution

Moved by Alderman Laking:
Seconded by Alderman Gates:

That the recommendation by the City Engineer, be tabled for one month and that the Mayor speak with the Provincial Authorities regarding this matter.

Carried.

PW/18/87/06/22/55

From the City Engineer, June 17, 1987 regarding Overhang on City Right-of-Way at 1584 Charleton Court Public Works Committee June 16, 1987.

Moved by Alderman Wright:
Seconded by Alderman Farnworth:

That a Restrictive Covenant permitting overhang of a sundeck to be constructed at 1584 Charleton Court over a portion of City Right-of-Way as shown on the attached sketch be approved by Council and that the Mayor and Clerk be authorized to sign the appropriate agreement.

Carried.

PW/19/87/06/22/57

From the City Engineer, June 17th, 1987 regarding Construction of Pitt River Road - Public Works Committee June 16, 1987.

Moved by Alderman Wright:
Seconded by Alderman Keryluk:

That the project for construction of Pitt River Road from Shaughnessy to the Pitt River Bridge be put to public tender and that Associated engineering be hired to provide contract + administration services including tendering, pre-construction meeting, inspection, survey layout for contractor, testing, calculation of progress certificates, and preparation of asbuilt drawings.

Carried.

PZ/21/87/06/22/60

From the Director of Planning & Zoning, June 18th, 1987 regarding R#10/87 - Pitt River Road and Citadel Drive - B.C. Hydro.

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That the Rezoning Application No. 10/87 be referred to the Planning and Zoning Committee for further study.

Carried.

June 22, 1987 /181

PZ/22/87/06/22/62

From the Director of Community Planning, June 18th, 1987 regarding R#26/86 - 2245 Wilson Street.

Moved by Alderman Keryluk:
Seconded by Alderman Laking:

That Council extend approval in principal to introduction of a new RM-5 High Density Apartment Zoning District, based on the attached draft regulations. Subject to review of the proposed Zoning District by the City's Solicitor.

And that Council direct the Clerk's Office to prepare a bylaw rezoning Strata Plan of Parcel 126, DL 379, Group 1, Ref. Plan 64413 from C-2 to RM-5.

Carried.

PZ/23/87/06/22/68

From the Director of Community Planning, June 18th, 1987 regarding Heritage Programme Grant Application.

Moved by Alderman Laking:
Seconded by Alderman Wright:

That City Council authorize the Planning Department to apply for a Heritage Trust grant in the sum of \$5,000 for hiring an architectural student or architect in training, placing them in a architect's office to complete work on the City's Heritage Programme.

Carried.

PW/24/87/06/22/71

From the Parks and Recreation Director June 18th, 1987 regarding White Pine Beach - Quiet Area.

Moved by Alderman Stewart:
Seconded by Alderman Wright:

That the City of Port Coquitlam support the G.V.R.D. parks Committee's recommendation to the G.V.R.D. Board in the adoption of a regulatory by-law which would allow for the designation of Regional Park areas as "Quiet areas".

That White Pine Beach be designated a "quiet area".

Carried.

June 22, 1987 /182

PW/25/87/06/22/73

From the Parks and Recreation Director, June 18, 1987 regarding the 1988 May Day.

Moved by Alderman Laking:

Seconded by Alderman Gates:

That the 1988 May Day celebrations be held from May 9th to May 15th with the main parade on May 14th and the children's parade on May 15th.

Carried.

CL/26/87/06/22/74

From the City Clerk, June 3rd, 1987 regarding Sale of City Property - Adjacent to 2606 Kingsway Avenue.

Moved by Alderman Keryluk:

Seconded by Alderman Laking:

WHEREAS the lands hereinafter described are not required for municipal purposes nor are they reserved or dedicated;

NOW THEREFORE be it resolved that:

1. All that Portion of Parcel 4, District Lot 379, Group One, New Westminster District, Reference Plan 67606 included in Lot A as shown on a Subdivision Plan certified by Walter E. Frith, British Columbia Land Surveyor and dated the 30th day of April, 1987 be sold to Port Coquitlam Grace Gospel Tabernacle Society, 2606 Kingsway Avenue, Port Coquitlam, B.C. at or for the price or sum of \$1.00 upon compliance with the terms and conditions stated herein.
2. The adjustment date be September 30, 1987 or earlier.
3. The Possession date be September 30, 1987 or earlier.
4. The subdivision plan hereinbefore referred to is approved.
5. SUBJECT to the City becoming the owner of the Lot "B" shown on the subdivision plan herein before described.
6. The Mayor and Clerk are authorized to execute the documents and subdivision plan necessary for the purpose aforesaid and to affix the Corporate Seal of the City thereto.

Carried.

June 22, 1987 /183

CL/27/87/06/22/76

From the City Clerk, June 17th, 1987 regarding Sale of City Property
- 2100 Block Rowland Street.

Moved by Alderman Laking:

Seconded by Alderman Farnworth:

WHEREAS the lands hereinafter described are not required for
municipal purposes nor are they reserved or dedicated;

NOW THEREFORE be it resolved that:

1. Lot 1, Block 21, District Lot 174, Group One, Plan 2080, New Westminster District, located in the 2100 Block Rowland Street, be sold to Quanta Enterprises Limited, 2842 Burns Road, Port Coquitlam, B.C., V3C 3V4, or its nominee, if terms satisfactory to Council can be agreed upon and no preferable alternative proposal is received from any other person;
2. The City Clerk is hereby instructed and authorized to publish and post the "Real Property for Sale by Tender" Notice appearing in the Agenda documents of this Council meeting;
3. The terms and conditions contained therein are hereby approved;
4. The City Clerk carry out the procedures set out therein.
5. Council reserves the right to accept any bid or to reject all of the bids if Council in its absolute discretion determines that rejection is appropriate.

Carried.

NEW BUSINESS:

Alderman Farnworth presented a report for submission to the Royal Commission on Electoral Boundaries.

Moved by Alderman Laking:

Seconded by Alderman Wright:

That the report from Alderman Farnworth on Electoral Boundaries be received.

Carried.

Alderman Gates requested attendance, at the U.B.C.M. Indian Affairs Forum on Friday, June 26th, 1987, for Alderman Farnworth and himself.

Moved by Alderman Wright:

Seconded by Alderman Laking:

That City Council approve the attendance of Aldermen Gates and Farnworth at the U.B.C.M. Indian Affairs Forum on Friday, June 26th, 1987 and that their necessary expenses be paid.

Carried.

June 22, 1987 /184

ADJOURNMENT:

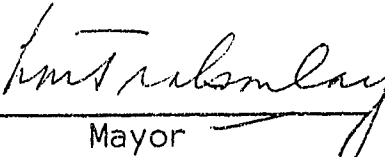
Moved by Alderman Farnworth:
Seconded by Alderman Stewart:

That this meeting do now adjourn.

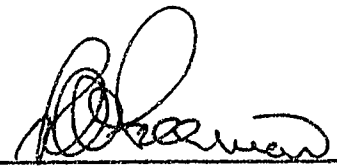
Carried.

At 9:05 p.m. the meeting adjourned.

Certified correct,



Mayor



City Clerk