

DISTRICT OF COQUITLAM NEWS



Printed on recycled paper

Summer, 1992

Coquitlam's rapid growth continues

With growth there usually comes a need for new and improved services and facilities.

In Coquitlam's case, rapid growth in recent years has provided the District with the financial resources to help fund a number of new projects at little or no cost to taxpayers and to upgrade municipal services.

Among these activities were the construction of Coquitlam Public Library main branch on Poirier Street, a major renovation to Dogwood Pavilion, including the new lawn bowling facility and rose garden, construction of two fire stations, installation of one of the most modern synchronized traffic light systems in North America along with greatly improved street signs and audible crosswalk signals for the visually challenged. Other services have also been improved.

Spurred by a surge in residential housing construction, Coquitlam continues to grow at a rapid pace.

The construction value of all types of building permits issued to date in 1992 total \$152,450,963. This total represents a new single year record for Coquitlam construction values, slightly ahead of the \$151,114,983 figure posted in 1989.

The previous one year record was surpassed at June 30, or in just half a year.

The residential housing boom played a major part in the record total, with a value of \$132,044,763 in residential housing to June 30, eclipsing the previous one year mark of \$127,980,524 in all of 1989.

By comparison to the first half of 1992, the value of residential housing construction in 1991 was \$104,452,053.

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New commercial construction.



Brookmere Towers.

Growth befits city status

British Columbia's third fastest growing municipality will become the City of Coquitlam by the end of this year.

Incorporated as the District of Coquitlam on July 25, 1891, Coquitlam has a proud history spanning 101 years.

Coquitlam's application for city status was

filed with the Ministry of Municipal Affairs earlier this year. The application meets all the necessary criteria, reports Ted Klassen, Coquitlam's Director of Administrative Services, with the official designation of Coquitlam as a city to take effect by the end of the year.

Needed leisure facilities to proceed

Meet our greatest leisure needs now or try to catch up later, and probably at increased cost. Believing the initial option best for Coquitlam during this period of growth and development, Municipal Council has announced it intends to issue a tender call for construction of an indoor recreation complex in the Coquitlam Town Centre area.

At the same time, Council announced plans to call for proposals to construct a private 'Four Rinks-style' arena complex in the Mayfair Industrial Park adjacent to Highway 401.

And in a third leisure facility initiative, Council spelled out plans for the restoration and preservation of historic Mackin House, which is part of the Heritage Square project in Maillardville.

Scaled down from the recreation complex which was the major item in a building program presented earlier, the new recreation centre will feature an eight-lane, 50-metre pool with moveable floor and bulkheads along with a leisure wave pool, restaurant, physiotherapy clinic, fitness centre and public meeting rooms. The recreation centre will be built on municipal property at Guildford and Pinetree Way.

Council said the project components were carefully selected because they represent the community's greatest leisure needs in terms of 'serving the broadest possible number of people.'

Estimated cost of the indoor recreation complex is \$10 million. It is hoped construction can begin this fall.

Message from Mayor and Council



Front, left to right: Coun. Mae Reid, Mayor Louis Sekora, Coun. Eunice Parker; back, left to right: Coun. Dave White, Coun. Brian Robinson, Coun. Jon Kingsbury, Coun. Bill LeClair.

Council's decision to initiate a process through which our community will acquire its most needed leisure facilities now rather than later was not reached easily.

The decision came only after careful examination and analysis of the long term effects of the recent Leisure and Recreation Facilities Financing Bylaw.

Because no matter how we looked at it, the need for new leisure facilities such as an indoor recreation complex and more ice facilities would only increase with each passing month. Nor would the pressure on our current facilities go away.

It was at this point that Council decided to (a) issue a tender call for construction of an indoor recreation complex in the Coquitlam Town Centre area, (b) call for proposals to construct a private arena complex in Mayfair Industrial Park near Highway 401, and (c) restore and preserve Mackin House in Heritage Square.

(See above article for details.)

By funding the new projects from land sale reserves, general revenue, other surplus funds and with assistance, it is hoped, from the private sector, there should be little or no direct cost to taxpayers.

We also intend to pursue as with the proposed arts centre, federal and provincial government grants where available.

By having a private firm build and operate the arena complex, Coquitlam obtains needed ice facilities in a revenue positive manner.

Any additional funding required for operating cost will be provided from new growth in our municipality. Our present rate of growth would provide ample funding in this direction.

The new leisure facilities will allow us to properly 'service' that growth, and to relieve the pressure on our present facilities.

The arena complex proposal call will include a requirement to make ice time available to the municipality to ensure adequate, affordable ice facilities will be available to Coquitlam residents.

Council said restoration of Mackin House at an approximate cost of \$350,000 will ensure 'this important historical building is preserved and ultimately available for community use.'

The Heritage Square project was recently awarded an \$11,800 B.C. Heritage Trust grant. More grant funding may be available.

Funding for the leisure projects will come from land sale reserves, general revenue, funds deemed surplus to the municipality's current needs and possibly from the private sector.

The anticipated net effect is that the projects should have little or no direct cost to taxpayers. Any additional funds required for operating costs will be provided from revenues from new growth in the municipality.

Coquitlam also intends to seek any available federal and provincial government grants to help defray costs of the projects.

Earlier, it was announced that the Vancouver architectural firm of Waisman Dewar Grout Carter Inc. has been retained to begin the process of planning Coquitlam's long-awaited arts centre. The firm has over 20 years experience in working with arts and cultural facilities.

To be constructed in phases, the arts centre would be one of the main components in a large civic complex planned for the Town Centre.

The arts centre project will be largely funded by the Coquitlam Builders' Trust, which presently stands at \$2.0 million. Coquitlam Council has earmarked \$250,000 a year toward the project, with the fund presently standing at \$1.1 million.

Funding will also be sought from other levels of government.

POPULATION COUNTS, 1921-1992	
1921	2,974
1931	5,487
1941	8,501
1951	16,066
1961	29,218
1971	53,230
1981	61,077
1986	69,291
1991	84,021 (Statistics Canada) (June 1, 1991 Census)
1992	85,150 (April 1992 estimate)

Long range planning crucial to our future

With a population growth rate of 21.3 per cent since 1986, Coquitlam is the third fastest-growing major municipality in Canada's fastest-growing province.

In fact, Coquitlam is growing at a faster rate than British Columbia itself, which led all of Canada with a 13.8 per cent population increase during the same period.

No small wonder, then, that Municipal Council views long-range planning as crucial to Coquitlam's future.

This is where the Official Community Plan (OCP) comes into play as a guiding hand for Council in dealing with rezoning applications and development proposals.

At the same time, the OCP provides some certainty to residents as to the future shape of the community and, just as importantly, guidance to those investing in the development of the community.

The Municipal Act defines an Official Community Plan as 'a general statement of the broad objectives and policies of the local government respecting the form and

character of existing and proposed land use and service requirements in the area covered by the plan.'

Larger municipalities often have more than one OCP.

Coquitlam, for example, has four, with separate Official Community Plans for: Southwest Coquitlam-Town Centre; Northeast (Burke Mountain area); Northwest (Westwood Plateau area); and Maillardville.

Under normal circumstances, an Official Community Plan focusses on what might happen in a particular area over the next 15 to 20 years.

However, conditions can change through, among other factors, rapid population growth — as in Coquitlam's case. This is why OCP's are reviewed and amended from time to time at intervals of approximately five years.

This precisely what is happening with the OCP for Southwest Coquitlam-Town Centre, adopted in June of 1988, since a

major portion of Coquitlam's recent population growth has taken place in this area.

While an OCP does not commit the current Council to undertake any project referred to in the plan, nor may Council undertake any projects or works, or adopt any bylaws which are at variance with the plan.

Like other growth areas, the Town Centre requires a multitude of decisions about which lands are suitable for development, what types and density of land use should occur and what types of services and facilities are required to support development.

The OCP provides a guiding framework for these decisions.

A public hearing must be held for rezoning applications, where interested parties can make submissions, before Council can amend an OCP.

Local improvement program to include lane paving

The opportunity to initiate and share in the cost of road improvements which normally would not be available for some time seems to appeal to a growing number of Coquitlam residents.

Approximately \$200,000 worth of local road improvements has been initiated by property owners of areas undergoing ditch elimination in 1992 under Coquitlam's new 'Community Partners' program.

Each affected property owner received a notice in advance of the most recent ditch elimination work advising that local improvements such as street widening, installation of concrete curbs and gutters, concrete sidewalks and improved street lighting could be undertaken this year by the District on a cost sharing basis unless a majority of property owners in a particular area petitioned against the work.

Costs are shared by the municipality and by the benefitting property owners. While ordinary taxation does not provide for such improvements in mature neighbourhoods, local improvement programs provide residents with the opportunity to initiate new work.

Current local initiative projects will be completed by the end of September.

The positive response has prompted Council to extend the program to include lane and road improvements in areas where owners have requested paving from time to time. Notices have been sent to the property owners affected with the deadline for petitions against the work being August 13.

Further information may be obtained by calling the Local Improvement Coordinator at 526-3611, local 290.

Growth, development

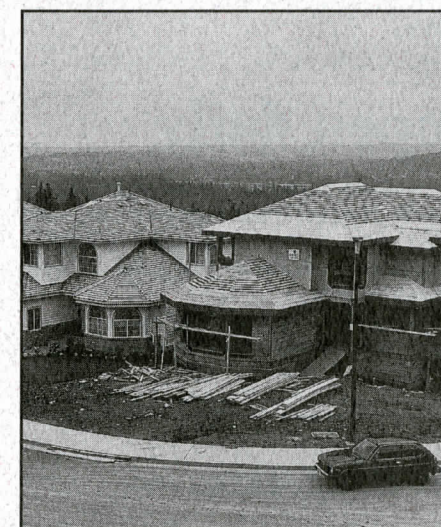
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Building permits for 1,143 single and multiple-family dwellings were issued to June 30, 1992, compared with a 1991 year end total of 1,080.

Meanwhile, commercial construction was also on the increase in the first six months of 1992. The value of commercial construction to June 30 was \$9,814,950, compared with \$8,911,324 for all 12 months of 1991.

Projects such as Wesbild Enterprises Ltd.'s Westwood Plateau Development, the largest residential housing project in B.C., have played a major part in Coquitlam's rapid growth.

Since 1986, only Surrey and Kelowna have grown faster than Coquitlam among major B.C. centres. Surrey recorded a 35.1 per cent population growth increase, Kelowna 24.1 per cent and Coquitlam 21.3 per cent.



...new residential housing

COQUITLAM CONSTRUCTION VALUES

Year	Residential	Commercial	Industrial	*TOTAL OF ALL TYPES
**1992	\$132,044,763	\$ 9,814,950	\$ 5,034,380	\$152,450,963
1991	104,452,053	8,911,324	16,546,720	142,476,590
1990	77,792,161	27,233,495	5,713,175	128,177,405
1989	127,980,524	11,411,035	7,117,397	151,114,983
1988	91,467,764	16,380,717	6,541,000	126,297,546
1987	87,978,429	7,751,647	4,730,600	105,834,715
1986	67,251,317	14,970,100	9,428,500	98,113,717
1985	43,219,623	4,885,290	3,400,966	54,364,594

* total includes institutional and miscellaneous categories

** to June 30, 1992

Festival Coquitlam proves popular

Coquitlam's annual community celebration has a brand new name and a bright new look.

The family-fun event formerly known as Dogwood Days is now more popular than ever as Festival Coquitlam. Added to the new look is a distinctive new logo and a revised schedule which sees the many events spread over the entire community.

Concluding with the Friends of the World Fair, which celebrates our multicultural heritage, at Town Centre

Stadium and the Festival Coquitlam parade, the new format has been enthusiastically received.



The Friends of the World Fair proved extremely popular in its initial presentation during last year's centennial celebrations.

The Friends of the World Fair features a wide variety of food and entertainment from many different cultures. The parade sets off from the Coquitlam Centre and winds its way along Glen and Pinetree to the stadium.

Coquitlam joins Fraser project

Coquitlam recently became one of the first municipalities to agree to participate in an ambitious \$100 million program aimed at rejuvenating the Fraser River.

Designed to bring all levels of government together to ensure the Fraser is managed properly, the program will focus on upgrading the quality of the river, rebuilding salmon stocks and restoring wildlife habitat.

The federal and provincial governments will contribute matching amounts to the Fraser Basin Management Program over the next five years while participating municipalities, including Coquitlam, will pay on a per capita basis over the same period.

There are 60 municipalities and regional districts located in the Fraser Basin.

Seniors' line open daily

A new community service designed specifically for seniors is now available for Coquitlam and area residents.

The Seniors' Information Line, funded by New Horizons and the Seniors' Health network, provides daily information and referral services from 10 a.m. to 5 p.m. Monday through Friday.

Seniors seeking information or referrals may visit the non-profit service's office at 1010 Alderson Avenue, Coquitlam (in Foyer Maillard), or telephone 939-6463.

The service is staffed by senior volunteers. Additional volunteers would be welcome.

New parks welcome

With one new park open, a major addition to another almost ready for use and still another new park facility in the preparation stage, the list of outdoor amenities available in Coquitlam continues to grow.

The newest park facility is recently-opened Panorama Park, located on the

Panorama Heights Elementary School site on Johnson Street.

Panorama Park, a welcome addition to the large Westwood Plateau housing development, includes a water spray park, a junior and tot play area, two lighted tennis courts and a sports field.

Meanwhile, official opening of the Kinsmen-funded Kin Centennial Water Spray Pool in Blue Mountain Park will take place at 11 a.m., Saturday, August 8. The fully accessible, recirculating water spray pool, set in a historical forestry theme, is bound to be a popular attraction.

Coquitlam's next new park, Tanglewood Park in the Tanglewood area of Westwood Plateau, is expected to open in September.



Panorama Park...now open.

GVRD celebrates 25th anniversary



Just like Canada, the Greater Vancouver Regional District (GVRD) is celebrating a birthday!

The GVRD, a partnership of 18 municipalities — including the District of Coquitlam — and three electoral areas, is this year celebrating its 25th anniversary.

Established in 1967 by provincial government legislation, the GVRD is one of 29 regional districts throughout British Columbia.

The GVRD supplies essential services such as water, parks, sewage collection/treatment/disposal, solid waste disposal, air pollution control, hospital planning and capital financing, social housing, labour relations and transportation planning to the region's 1.6 million residents.

The GVRD's area of operation encompasses 3,249 square kilometres of urban, rural and wilderness areas in the lower mainland.

For further information about the GVRD, call the Communications and Education Department at 432-6339.

Official Community Plan guides future land use

Why is the current zoning for a particular area of Coquitlam sometimes different than the use designated on the Official Community Plan?

It's a question often asked of Planning Department staff who handle zoning inquiries on a regular basis.

The answer is that the designation shown on the Official Community Plan map is a policy statement as to future use which may be considered by Council.

'It's a guide to let people know that a change in zoning might be entertained at some future date, and an indication of what use might be permitted,' explain planning staff.

'For example, land which is now zoned agricultural may eventually become single-family, or a property zoned single-family might become commercial or apartment.'

The Official Community Plan map in question gives that future perspective.

The Official Community Plan also contains other policies and is, in essence, a broad-based guide for Council, which must deal with rezoning applications and make other decisions which should be consistent with the Plan.

Each application for rezoning requires that a rezoning fee be paid and a public hearing held.

Council then determines whether to proceed with bylaw readings based on the information before them at that hearing.