

Public Hearing

INTER-OFFICE MEMO

OUR FILE NO. 2 - 478 DATE February 6th, 1968

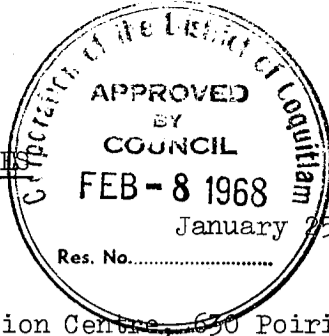
ATTENTION OF: Bicultural Society of Maillardville - Rezoning and Subdivision

RE: Council Minutes of February 6th, 1968

BICULTURAL SOCIETY OF MAILLARDVILLE BUILDING PERMIT HELD UP DUE TO LACK OF REGULATIONS REGARDING ROOM SIZE FOR SENIOR CITIZEN HOUSING.

173. That Council endorses 88 square feet for sleeping rooms in senior citizen housing projects and the Building Inspector be authorized to issue a Building Permit.
174. That the letter of February 2nd, 1968 from the Bicultural Society of Maillardville suggesting the Public Works Department use extra fill from excavations at the senior citizens home to enclose the adjacent natural watercourse be referred to the Board of Works Committee.

PUBLIC HEARING MINUTES



*Co. Be
Co. Boileau*

A Public Hearing was held in the Social Recreation Centre, 650 Poirier Street, Coquitlam, B.C. on Thursday, January 25th, 1968 at 7:30 p.m. with the following members present: Co. Butler, Co. Boileau, Co. Gamache and Co. Gilmore, along with the Clerk and Assistant Clerk.

Moved by Co. Butler, seconded by Co. Boileau:
That Co. Gamache act as Chairman of the Hearing and that the Municipal Clerk act as Secretary.

CARRIED

The Assistant Clerk read Item #1 on the Agenda.

ITEM #1 - W.R. Brownlee on behalf of D.B. Gains

"The District of Coquitlam Zoning Amendment By-Law No. 1525, 1968"

CLAUSE #1 - Lot 1 of Block 3 of Lot 109, Group 1, Plan 7703, N.W.D. be rezoned from R-1 to RM-2 for apartment use. (commonly referred to as 1132 Austin Ave.)

CLAUSE #2 - Lot 8 of Lots 1 and 2 of Lot 109, Group 1, Plan 7872, N.W.D. be rezoned from R-1 to RM-2 for apartment use. (commonly referred to as 1130 Austin Avenue)

In opposition to the application were two ratepayers stating that Austin was considered a main street and an apartment in this area would detract from the business potential.

The other gentleman requested that the area remain as is or be zoned Commercial. Mr. Sharp, owner of the Coin Laundry & Dry Cleaning, spoke on behalf of the owner and suggested that spot development be not considered in this regard and if it cannot be Commercial, that it should be apartment and he would recommend strongly they consider apartments in this area.

No further remarks in regard to this application.

ITEM #2 - Albert Gaudet

"The District of Coquitlam Zoning Amendment By-Law No. 1526, 1968"

CLAUSE #1 - Parcel "A" (Reference Plan 5529) of Lot 7, Block 8 of Lot 46, Group 1, Plan 2624, N.W.D. be rezoned from RM-1 to RM-2 for apartment use. (commonly referred to as 1323 Brunette Avenue)

CLAUSE #2 - Parcel "A" (Reference Plan 5528) of Lot 9, Block 8 of Lot 46, Group 1, Plan 2624, Except. Pcl. "B" (Reference Plan 5685) thereof N.W.D. be rezoned from RM-1 to RM-2 for apartment use. (commonly referred to as 1323 Brunette Avenue)

In connection with Mr. Gaudet's application, no one opposed and only Mr. Gaudet was present to discuss items that Council were interested in.

ITEM #3 - Fairway Construction

"The District of Coquitlam Zoning Amendment By-Law No. 1527, 1968"

CLAUSE #1 - Lots 1, 2 & 3 of Lots 38 and 39 of Lot 9, Group 1, Plan 7290, N.W.D. be rezoned from R-2 to RM-2

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for apartment use (commonly referred to as 619, 625
629 Como Lake Avenue)

Mr. Thielmann, next door neighbour to the property involved, spoke against the extension and stated that the development proposed would leave three lots to the west isolated between a commercial and an apartment area but upon questioning of Council, he stated that he would be in favour if everything were zoned apartment.

Mr. Brownlee, architect for the development, answered questions of future possibilities for the adjoining lots and presented a plan showing 87 suites in which, he stated, one-third would be two-bedroom suites. No further comments.

ITEM #4 - V. Nordman for J.M. Bonn, A.L. Metler and A.J. Wodynski
"The District of Coquitlam Zoning Amendment By-Law No. 1528, 1968"
CLAUSE #1 - Lots 32 and 33 of Lot 2 of Twp. 39,
Plan 25773, N.W.D. be rezoned from R-1 to C-3 (Medical)
for a Medical Centre.
(commonly referred to as 1953 and 1963 Como Lake Avenue)

The Pastor of the Pentecostal Church presented a petition signed by 24 ratepayers opposing the medical building. Mr. V. Nordman, solicitor on behalf of the doctors applying for the rezoning, tabled the programme with maps and sketches of the building that was to be constructed. The Pastor spoke to the petition that he had tabled and pointed out:

1. Loss of privacy by going in and out of the property in a residential area.
2. The entrance would be onto a busy street as Como Lake Avenue will eventually become.
3. Twenty parking spaces in this area was not sufficient and he quoted the Gatensbury-Austin medical centre to support his view.
4. Invasion of private driveways by parking and disturbing the quiet of the area.
5. Departure from planning procedure as anticipated here in a residential area.
6. The present commercial zone has been proven able to support such a building.
7. Whereas this building would serve a large area, it would not be considered a local service.
8. The community was informed by officials that this area would remain residential.
9. Where would be the land for future expansion if the building were found to be too small?

Mr. Nordman on behalf of the applicants, stated that this was a private practice and should not be confused with a clinic such as the Gatensbury and Austin building.

A cul-de-sac will not be increased in population neither would the population attending the building be increased to any great extent. Any changes requested by Council or the Advisory Planning Commission or Building Department would be considered and looked into immediately. The question of trees was brought up and Mr. Nordman stated that these trees would have to come down in any case were a residence to be built

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on the same property.

The parking lot was deemed to be sufficient and would be available for the church area parking on Sundays and that area was available for twice as much parking as had been planned for if it is needed. There is not another area with qualifications of this present area and if the door is closed on this, some other municipality will be investigated for this service.

No further questions. The meeting considered Item #5.

ITEM #5 - J.V. Presta and P. Kolodinski

"The District of Coquitlam Zoning Amendment By-Law No. 1529, 1968"

CLAUSE #1 - Lot 2 of E. 1/2 of Lot 381, Group 1, Plan 9706 Except part subdivided by Plan 31702 and except the southerly 132' more or less, be rezoned from Small Holdings to M-1 General Industrial for purposes of a storage and repair yard for vehicles. (commonly referred to as 3027 Dewdney Trunk Road)

Considerable opposition was expressed in regard to this application and the first question was "Where ^{would} the entrance be to this property?"

The owner replied "from Dewdney Trunk over the property which he was not asking to be rezoned".

Further remarks by those opposing were:

1. When the duplex was requested on the south side it was declined and he went ahead and built a single family residence only to find that commercial zoning is now creeping in.

Another stated that a home had been built at Irvin Road and Dewdney Trunk and this would be a depreciation. Another stated that children now facing heavy traffic, would only be further endangered with the traffic in this area.

Owner of 3013 Dewdney recommended a cheaper land for this type of service and that the residential character of this area be continued.

The owner stated that it would be an operation similar to Busters of Vancouver but also had to admit that wrecks would be brought in until such time as they were removed from their lot.

Discussions followed on the qualifications of commercial and industrial uses as it would effect this area. No further questions. The meeting moved to Item #6.

ITEM #6 - R.C. Wilson and G. George

"The District of Coquitlam Zoning Amendment By-Law No. 1530, 1968"

CLAUSE #1 - Lots 34 and 34A of Section 11, Township 39, West of 6th Meridian, Plan 3022, N.W.D., be rezoned from Small Holdings to Service Industrial (M-2) for purposes of a truck maintenance shop. (commonly referred to as 1266 Pipeline Road)

The Chairman asked if there were any in opposition to this application and there were none.

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The owner was present to speak in favour and to answer certain questions re screening and informed the Council that the parcel had 459 ft. of frontage but only intended to use 250 ft. of same.

ITEM #7 - John Heathcote

"The District of Coquitlam Zoning Amendment By-Law No. 1531, 1968"

CLAUSE #1 - Lot 138 of D.L. 367, Group 1, Plan 31691, N.W.D., be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for purposes of duplex development
(Property located on the North West corner of Como Lake and Banting.)

The opposition to this application requested if any other lots in this area were considered for rezoning as the future of Banting and the increased traffic on a one-way street should be looked into carefully by the Council before they approve this application. There were no other voices opposing this application.

The owner then addressed the Council, explaining what he had done to the property next to the lot in question and also stated that he intended to build something that would be of a great advantage and of good value in this area.

ITEM #8 - Frank Stuber

"The District of Coquitlam Zoning Amendment By-Law No. 1532, 1968"

CLAUSE #1 - Lot 16 of Block 7 of Lot 47, Group 1, Plan 14111, N.W.D., be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex purposes.
(commonly referred to as 1705 Sheridan Avenue)

Considerable amount of opposition from the neighbourhood was expressed here at the meeting and the Chairman found that there was a lack of information as to the duplex zoning method of Council. Co. Gilmore explained fully how the Council determines the advisability of a duplex zoning. Further ratepayers spoke in regard to the area not being suitable, the elevation of the grade and the parking problem were sidewalks to be constructed.

Another ratepayer stated that a duplex was on Brunette Avenue and that he would object strongly to the zoning as spot zoning and would favour Council's consideration of zoning the whole street if that were in the Council's mind.

Another ratepayer stated that parking was not sufficient for the owner and certainly not for any visitors that may come in.

The owner then spoke and stated that as far as parking was concerned he had sufficient for four cars and that it was a deplorable state on his street as he was the only ratepayer on the street to build a driveway and carport. All other ratepayers parked on this narrow street rather than build driveways off the street.

The owner also explained that he was the first to build on this street and he designed and built a duplex but had been using it as a single

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family residence due to sewerage and that he was asking for no outward change in the appearance of his up-and-down duplex with the second duplex a one-bedroom unit. No other comments. The meeting proceeded to Item #9.

ITEM #9 - Simon Fraser Realty

"The District of Coquitlam Zoning Amendment By-Law No. 1533, 1968"

CLAUSE #1 - The Remainder of Lot 1 of Lot 37 of part of Block 9, D.L. 366, Group 1, Plan 8402, N.W.D., be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex purposes.
(commonly referred to as 676 Blue Mountain Street)

One ratepayer spoke in opposition to the application to rezone and stated that he had come to oppose but since the Council had explained the policy of duplex zoning he had swung over to the side of the applicant.

Moved by Co. Butler, seconded by Co. Boileau:
That the Public Hearing adjourn.

CARRIED


.....CHAIRMAN

PUBLIC HEARING MINUTES

MAR 26 1968

Res. No. 479

March 14th, 1968

A Public Hearing on zoning matters was held in the Howe Room of the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Thursday, March 14th, 1968 at 7:30 p.m. with the following members of Council present: Reeve L.J. Christmas, Co. Boileau, Co. Gilmore and Co. Bewley, along with the Clerk and Assistant Clerk.

Matters presented to the Hearing had to do with the amendment of the District of Coquitlam Zoning By-Law 860 and amending by-laws more specifically described here-under and considered.

Moved by Co. Boileau, seconded by Co. Gilmore:
That Reeve L.J. Christmas act as Chairman for the Hearing.
CARRIED

Moved by Co. Gilmore, seconded by Co. Boileau:
That the Clerk act as Secretary to the Hearing.
CARRIED

ITEM #1 - H. Dureau

"The District of Coquitlam Zoning Amendment By-Law No. 1545, 1968"

CLAUSE #1 - Lot 1 of Lot C of Block 11 of Lot 368, Group 1, Plan 18587, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex use. (Commonly referred to as 1115 & 1117 Como Lake Avenue)

Upon the Chairman calling for opposition and those in favour, there were no voices raised.

ITEM #2 - Greater Vancouver Sewerage & Drainage District

"The District of Coquitlam Zoning Amendment By-Law No. 1546, 1968"

CLAUSE #1 - Lot 50 of Lot 386, Group 1 and of the N.E. 1/4 of Section 11, Twp. 39, Plan 26094, N.W.D. be rezoned from Small Holdings Zone to Small Holdings (Gravel Pit). (Property located at north end of Westwood Avenue)

A ratepayers on behalf of a Mr. Brewer owning property west of the subject property, was concerned about the whole development for gravel use of this area, stating that Mr. Brewer had the water rights on the creek and the development would definitely depreciate the value of his property. He requested assurance that the Council would control this development.

His Worship reported the Greater Vancouver Sewerage Board's views on development. Mr. Sinclair on behalf of Deeks-McBride stated that he was in favour of this as a gravel pit.

Co. Boileau asked that perhaps a third of the property be rezoned at this time for gravel removal.

Mr. Kingdon of the Greater Vancouver Sewerage Board, spoke of the purchase of this property for gravel removal purposes as supported by the property to the east, which is now a gravel pit use.

No further remarks, the Chairman asked for Item #3.

ITEM #3 - W.R. Brownlee

"The District of Coquitlam Zoning Amendment By-Law No. 1547, 1968"

CLAUSE #1 - The Easterly 1/2 of Lot G of Blk. 13 of N. 1/2 of the N. 1/2 of Lot 7, Group 1, Plan 5619, being all that portion lying east of a straight line bisecting the North and South boundaries of said Lot "G", be rezoned from Residential Low Density

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(R-1) to Multiple Family Residential District II (RM-2) for apartment use.
(Commonly referred to as 563 Cottonwood Avenue)

CLAUSE #2 - The Westerly 1/2 of Lot G of Blk. 13 of N. 1/2 of the N. 1/2 of Lot 7, Group 1, Plan 5619, being all that portion lying west of a straight line bisecting the North and South boundaries of said Lot "G", be rezoned from Residential Low Density (R-1) to Multiple Family Residential District II (RM-2) for apartment use.
(Commonly referred to as 559 Cottonwood Avenue)

There was quite a number opposing this application. One ratepayer stated that he was not too greatly opposed to the application but would question:

1. The matter of the availability of schools to handle the increased population.
2. The widening of North Road and its progress.
3. A road to link Smith and Cottonwood for a buffer access between the high-rise and apartment areas and posed the question "If there were no developers for high-rise, would the municipality still request the road dedication?"

A second ratepayer complained of what the suggested road would do to his property.

A third ratepayer, speaking on the proposed road, suggested that it would be more economical to take the money and use it for the widening of North Road, at which the Reeve reminded the ratepayer that the road acting as a buffer road would be put in at the expense of the developers, not the municipality.

ITEM #4 - F.W. Monssen Construction Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1543, 1968"

CLAUSE #1 - That Clause III, Section I, "Definitions of By-Law No. 1298 be amended by the addition of the following:

STORAGE AREA, UNENCLOSED - means a portion of a lot used for the storage of goods or things when such storage is not within a building.

CLAUSE #2 - That Clause I of By-Law No. 1254 be amended to include the following:

(e) INDUSTRIAL ZONE -

3. Special Industrial Districts (M-3) - those portions of the Municipality colored "yellow" and cross-hatched with "brown" on the Zoning Plan.

CLAUSE #3 - Special Industrial Districts (M-3)

1. Purpose

The purpose of designating parts of the Municipality as Special Industrial Districts (M-3) is to provide areas best suited for industrial and related uses sited on large, attractive, landscaped lots.

2. Uses

The following uses of land, buildings and structures and no others, shall be permitted in Special Industrial Districts:
Industrial uses providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing and the selling of heavy industrial equipment, and office and retail facilities forming part of an industrial use, except as limited by this By-Law in Section 4 (1) (d).

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3. Buildings and Structures

(1) The following structures and no others shall be permitted in Special Industrial Districts:

Buildings and structures necessary to accommodate the needs of permitted industrial uses and office and retail facilities forming part of such use.

(2) Buildings and structures shall not exceed a height of 40 feet.

(3) Buildings and structures shall be sited not less than 20 feet from all lot lines.

(4) Signs shall be limited to structures affixed to or lettering painted on the exterior wall of a building and to a maximum area of 200 square feet.

4. Regulations

(1) An industrial Use:

(a) shall be completely enclosed within a building except for off-street parking, off-street loading and unenclosed storage areas.

(b) shall not discharge or emit across lot lines:

(i) odorous, toxic, or noxious matter or vapours.

(ii) heat, glare, radiation or noise.

(iii) recurrently generated ground vibration.

(c) shall not be permitted on a lot of less than one-half acre.

(d) shall not include the following:

(i) the operation of sawmills, hammer mills, blast furnaces, foundries, drop forges, brick kilns, flour mills;

(ii) the distilling, incinerating, processing, rendering or canning of fish, animal or vegetable products, and the manufacturing of matches, paper or rubber;

(iii) the manufacturing, processing, refining, mixing or bulk storing of petroleum, bitumen, coal or tar products, or derivatives, and corrosive, noxious or highly flammable or explosive minerals, chemicals, gases and fission or fusion products;

(iv) the smelting, refining, and reducing of minerals or metallic ores;

(v) the operation of stockyards, the slaughtering of animals, or poultry, the manufacturing of fertilizer;

(vi) the wrecking, salvaging, or storing of salvage, scrap or junk.

(2) A use located on that part of a lot between a building for industrial use and the front lot line or a side lot line abutting a street shall be limited to fences, hedges, trees, shrubs, lawns and driveways and off-street parking.

5. Required Off-Street Parking Space and Loading Space

(1) Shall be provided at the standard specified for Service Industrial (M-2) Districts in By-Law No. 1254.

(2) Off-Street parking accommodation and unenclosed storage areas:

(a) shall be surfaced with asphalt, concrete or other dust free material.

(b) unenclosed storage areas shall be bounded on all sides by a fence or hedge of not less than 5 feet or more than 6 feet in height.

(c) unenclosed storage areas shall be located to the rear of buildings for industrial use.

CLAUSE #4 - That Lot 2 of Parcel "B" of District Lot 65, Group 1, Plan 9662, Except Part on Highway Plan 25983, being located south of Cape Horn Avenue be rezoned from General Industrial (M-1) to Special Industrial Districts (M-3)

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Following the reading of Item #4 and the property in question projected on the screen, a letter from the Matheson Ratepayers Association opposing the application, was read.

Mrs. Norris presented a petition signed by ratepayers in this area and upon speaking to the hearing, mentioned:

1. The condition of the soft ground made it unsuitable for storing of heavy equipment.
2. No access onto the Provincial highway, making it necessary for them to use Cape Horne Avenue, which is a residential road.
3. A bad "S" bend limits the view of traffic coming onto Cape Horn Avenue.
4. For two days straight, the operation of Mr. Monssen's commenced work at 25 minutes to seven in the morning, contrary to the by-laws.
5. It is not a question of building but road condition, noise of motors, etc. and the smell from the motors.

A ratepayer of 2383 Cape Horn Avenue, speaking to the application, suggested everyone in the area should have a copy of the presented plans of Mr. Monssen's and objected to the old machinery that he has permitted to lie out in view near the road and opposite ratepayers homes for a number of years.

This same ratepayer questioned the owner as to how long he had held the property.

Solicitor Mr. J. Insley stated that the property was purchased over three years ago by a company that has been in operation for eight years, operated by a resident of the District of Coquitlam for the past 30 years. The original use was for industrial. The property was later zoned for General Industrial(M-1) and now for a suitable control, the zoning had been requested for M-3 as it is necessary to have a repair and service shop enclosed to serve his equipment. The owner, Mr. Monssen, replied that he was not aware of an "S" turn that would obstruct the view for his equipment moving in and off the property from Cape Horn Avenue. On his plans he showed a turnabout so that there would be no congestion as he entered or left the highway. The owner also stated that the noise-making quality of his repairs would be silenced by the building in which it would be enclosed.

Mrs. McMichael addressed the meeting, stating that she finds that under M-3 he could sell trucks on the property as well as other truck equipment and she would like to know if that was his intention. Mrs. McMichael stated that her property was west of the land involved and across the street but that she was permitted to live next to a dog kennel and she finds this to be very disturbing to think that another nuisance was coming into the area.

Mrs. McMichael drew to the attention of the hearing that the matter of access to the Provincial highway was not allowed for in Mr. Monssen's plan. She stated that she felt that there had not been sufficient time extended to the neighbours of the property to study the matter and represent themselves at this hearing. She asked that a special meeting be called and later brought back to Council their decision. To this she was informed that if there was anything wrong with the plans, they could not be resubmitted if there were any substantial changes required. This meant that if the present application was not acceptable, another approach would have to be made by way of another application.

Another ratepayer complained that her seven children from day to day were faced with the heavy volume of trucks plying on the road at all times and that an access road is definitely needed.

The solicitor then spoke on behalf of Mr. Monssen's project, stating that the 16 ft. high building was a very desirable project and would not obstruct the view, would be of good quality and a sincere effort would be made to make the building compatible to the surrounding area.

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Mr. Monssen assured the ^{meeting} there would not be a misuse of the property under M-3, and agreed to meet with the ratepayers' group on Tuesday, March 19th, this could be reported back to Council for their action. He thanked ^{Council} for their patience and understanding of Mr. Monssen's problem.

ITEM #5 - The Corporation of the District of Coquitlam

"The District of Coquitlam Zoning Amendment By-Law No. 1548, 1968"

CLAUSE #1 - Lot 47 of Lot 381, Group 1, Plan 28702, N.W.D., be rezoned from Service Commercial to General Industrial (M-1). (Property described above is located in the area of Loughheed Highway and Gordon Avenue)

Following the reading of Item #5 and the projection on the screen of its location, certain ratepayers spoke, asking questions of the neighbourhood rather than opposing. One ratepayer, owner of Lots 22-30, Blk. 8, D.L. 381, questioned as to what is the intention of the rezoning, which he was advised was to consolidate under one zone the municipally owned land.

A review of M-1 General Industrial was explained along with the matter of access roads that would benefit the owner of the above described property.

The owner advised Council that he was presently, along with five of his neighbours, being served by water from a well.

In closing, the ratepayer stated that he was not definitely opposed but certainly interested and wanted to get this information firsthand to spike certain rumours.

ITEM #6 - Mr. Alan Gray on behalf of Mr. & Mrs. Yau

"The District of Coquitlam Zoning Amendment By-Law No. 1549, 1968"

CLAUSE #1 - That in respect of Lot 63 of Lot 367, Group 1, Plan 28285, N.W.D. the provisions of Section VII, Clause 1 of Zoning By-Law #860 be relaxed to allow the construction of living quarters by the owner of said Lot 63, above the existing store, said living quarters to be for proprietor use only. (Commonly referred to as 789 Clarke Road)

The Chairman, asking for opposition, found none opposing the rezoning.

ITEM #7 -

"The District of Coquitlam Zoning Amendment By-Law No. 1507, 1968"

The Chairman then called for a reading of a redraft version of Section 4 and 5 of By-Law 1507 as presented over the signature of the Municipal Manager after consultation with Mr. Don Buchanan, the Planner.

Redrafted Versions of Sections 4 and 5 of By-Law 1507

Note: The redrafted sections are within the intent of the original By-law. However, the By-law could be greatly simplified by maintaining the basic 20% bonus and multiplying by the ratio of concealed to required parking. The proposed system leads to open air parking being maintained at one-fifth to one-third of total parking, since there is no incentive to lessen that amount.

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4. The said By-law 1298 is further amended by deleting Clause 9 of Section VI(b) Regulations-4 and substituting the following:

(9) Gross Floor Area

The gross floor area shall not exceed the area of the site, provided that this amount may be increased by a percentage of the site area times the ratio of concealed to required off-street parking:

- (i) where between 1.25 and 1.50 parking spaces are provided per dwelling unit, said ratio shall be multiplied by 25% of the site area, and
- (ii) where over 1.50 parking spaces are provided per dwelling unit, said ratio shall be multiplied by 30% of the site area but in no case shall the gross floor area be increased by more than 20% of the site.

5. The said By-law 1298 is further amended by deleting Clause 9, Section VI(c) Regulations-4 and substituting the following:

(9) Gross Floor Area

The gross floor area shall not exceed

- (a) the area of the site where there is a site coverage of 35% to 40%,
- (b) 125% of the site where there is a site coverage of 30% to 34.9%,
- (c) 150% of the site where there is a site coverage of 25% to 29.9%,
- (d) 175% of the site where there is a site coverage of less than 25%,

provided that this amount may be increased by a percentage of the site area times the ratio of concealed to required off-street parking:

- (i) where between 1.25 and 1.50 parking spaces are provided per dwelling unit said ratio shall be multiplied by 25% of the site area, and
- (ii) where over 1.50 parking spaces are provided per dwelling unit said ratio shall be multiplied by 30% of the site area,

but in no case shall the gross floor area be increased by more than 20% of the area derived in relation to site coverage.

ADDENDUM TO PLANNER'S REPORT

Mr. Buchanan also suggests that size of parking spaces should be increased to 9' x 20' and 7' high.

Although the planner has other thoughts for refinement of parking provisions to be enacted, these should be left in abeyance until the new proposed zoning by-law is considered.

"R.A. LeClair"

Moved by Co. Gilmore, seconded by Co. Bewley:
That the Hearing adjourn.

CARRIED

.....CHAIRMAN

PUBLIC HEARING MINUTES

A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Monday, May 27th, 1968, 7.30 p.m. with His Worship the Mayor, Alderman Gamache, Alderman Bewley and Alderman Gilmore present along with the Clerk, the Planner and the Assistant Clerk.

The Chairman called the meeting to order at 8.15 p.m.

Moved by Ald. Gamache, seconded by Ald. Bewley:
That His Worship Mayor Christmas act as Chairman
and the Municipal Clerk act as Secretary.

CARRIED

ITEM #1

"The District of Coquitlam Zoning Amendment By-Law No. 1562, 1968"

CLAUSE #1 - Parcel "A" (Expl. Plan 9890) of Lots 1 and 3, Block 21 of Lot 357, Group 1, Pl. 7247, N.W.D. be rezoned from Residential Low Density (R-1) to Multiple Family Residential District II (RM-2) for apartment use. (Commonly referred to as 517 Gatensbury.)

CLAUSE #2 - Lot 3, Block 21 of Lot 357, Group 1, Plan 7247 except part thereof included in Explanatory Pl. 9890. N.W.D. be rezoned from Residential Low Density (R-1) to Multiple Family Residential District II (RM-2) for apartment use. (Commonly referred to as 519 Gatensbury.)

CLAUSE #3 - Lots 4 and 5 of Block 21 of Lot 357, Group 1, Plan 7247, N.W.D. be rezoned from Residential Low Density (R-1) to Multiple Family Residential District II (RM-2) for apartment use. (Commonly referred to as 521 and 523 Gatensbury.)

The Chairman called for any who may oppose this application and upon calling three times asked if there were any who wished to speak in favour and, there being none, ordered that we proceed to Item #2.

Near the end of the meeting Mr. Duran, whose three acres more or less touch the southeast corner of the proposed site for apartments and asked if steps would be taken to have the owners fence the property and he stated his plans were to build apartments from his property to Gatensbury corner or almost to the corner and it was explained that his property was outside the proposed apartment plan for the Municipality.

ITEM #2

"The District of Coquitlam Zoning Amendment By-Law No. 1563, 1968"

CLAUSE #1 - Lot 168 of D.L. 368, Group 1, Plan 32015 N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex use. (Property described above is located on the northeast corner of Longlac Street and Como Lake Avenue.)

The Chairman asked whether there was any opposition to this application and numerous hands were shown and the Chairman asked for a spokesman and there being none then he allowed the individuals to make their statements.

One of the gentlemen remarked that he opposed residential areas being subjected to multiple dwellings and at this stage he was corrected and advised that duplex was not considered multiple dwelling.

Ald. Gilmore posed the question if he considered this the thin edge of the wedge for multiple dwelling and he agreed. It was then at this time that Ald. Gilmore explained the policy of the Municipality and further commented on by the Planner as to duplex zoning.

Another gentleman stated that he observed that the maintenance of duplex buildings and multiple dwellings were always in disrepair with weeds and grass growing rank around the property but that if he could be guaranteed the owner would live in one portion and overcome this problem he might reconsider.

A petition was presented by 34 names protesting the rezoning of the said property from Residential to R-2 (Duplex).

Again Ald. Gilmore pointed out that the conditions of a single family home may also when rented spoil the appearance of a community and that the Municipality required duplexes to meet seven conditions which are to overcome this specific problem.

Mr. D. G. Shafer, owner of the property and developer, presented his side of his application for a duplex plan.

He stated that he would have two driveways for the two units and would meet the requirements of the Municipality for apartments of 1.5 or 1.25 by having two car parking strips per unit.

The first speaker again was permitted to address the Hearing and he stated that he was opposed to the driveway that was being used which would be opposite his property and he stated he could do no other than to oppose the project.

At this stage he was assured by the Chairman that he had that right to oppose and that this was the purpose of the Hearing.

Another neighbour enlarged on the parking problem now with single family dwellings on the street and that Como Lake Avenue, because of the deep ditches is not suitable for parking.

The owner stated that his driveways would be blacktopped and he would not be having carports.

In summing up the presentation against this the Mayor found that opposition was 1. The maintenance of appearance of duplex in a residential area. 2. Parking problem in this vicinity. 3. The rezoning to this type of use was opposed.

ITEM #3

"The District of Coquitlam Zoning Amendment By-Law No. 1564, 1968"

CIA USE #1 - Lot 261 of D. L. 371, Group 1, Plan 30889, N. W. D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex use. (Commonly referred to as 801 Baker Drive.)

The Chairman called for those that may oppose and received no reply and he called for those in favour and representation was made by the construction firm and the builder who were present at the meeting to which he stated that for this duplex he was supplying two parking lots per unit.

ITEM #4 - By-Law No. 1566

That the District of Coquitlam Zoning Amendment By-Law No. 1532 which deals with the rezoning of Lot 16, Block 7 of Lot 47, Group 1, Pl. 14111, N. W. D. to Residential Medium Density (R-2) from Residential Low Density (R-1) be repealed as said by-law is in contravention of the District of Coquitlam Zoning Amendment By-Law No. 1194. (Commonly referred to as 1705 Sheridan Avenue.)

The Assistant Clerk read a letter signed by D. A. Hogarth, Q. C., of Hogarth and Oliver, representing Frank Stuber presenting the legal position as he saw it as it related to his client. The Chairman then called for opposition to the application to rescind and there being no response.

Ald. Bewley stated he would be in favour of leaving the zoning as is but because of deputation to the Department of Municipal Affairs and ratepayers present at the Hearing that he felt that the Municipality would have to take action.

One ratepayer spoke as to the question of area of duplex lots and was informed that 8,000 feet was required and following his statement that perhaps 8,000 was too small and discussed the question of parking. The Planner explained the area of apartments, duplex and single family dwellings and how that we were high in regard to single family dwellings and possibly 8,000 feet could be questioned.

The Chairman then called for Item #5.

ITEM #5

The District of Coquitlam Zoning Amendment By-Law No. 1565 dealing with the establishing of Tourist Commercial Districts (CS-3) and Mobile Home Park Districts (RMH-1) to be in conformity with new Provincial Government Regulations and the repeal of Section X - Trailer Court Zone - of By-Law No. 860 and to reclassify all properties presently zoned for Trailer Court use to Mobile Home Park Districts (RMH-1) and further that property described as:

Lots 9 and 10 of Section 12, Twp. 39, Plan 3022, N. W. D. be rezoned from Small Holdings Zone to Tourist Commercial Districts CS-3 for Tourist Accommodation Use.

(Property described above is located at Oxford Street and Mason Avenue.)

Three people registered opposition and the speaker for the neighbours itemized the following:

1. Policing.
2. Hooliganism.
3. Fire hazard.
4. Shooting of rifles.
5. Mobile and tent attracting tourist but not dollar in this area.

He emphasized how they lived at Pathan Avenue opposite the site and over the river which was identified as Steelhead Ranch. Reference was made to the application of Forsyth for tenting accommodation, also horses coming over the river and creating a nuisance which was not viewed by the neighbourhood as very good. Ald. Gamache was asked by the Chairman what the property would be good for and replied that nothing permanent, only transient services.

One ratepayer stated that the question of permanency would be degrading to the area and the Planner pointed out that the use of a permanent nature would have to have the approval of the Lower Mainland Regional Planning Board and he doubted very much if this would be granted.

Mr. James, the owner of the property, replied

(a) that he would apologize for the shooting and assume the responsibility for granting authority to the Sea Cadets last Saturday and Sunday.

(b) that Lot 10 is 25 feet above the flood level and Lot 9 is only one corner that has ever been under water and was assured by the Federal Government that this would not happen again.

(c) it was Lot 9 that he was requiring for tenting.

(d) his desire was to use the property so that he could maintain the 120 acres meeting all charges and taxes.

(e) if this worked out that he would be getting rid of all horses.

At this time Ald. Gamache asked him what kind of supervision and whether he would have a gate on the property. Mr. James stated that he was assured of fire protection and police protection and felt that this was sufficient and that he would be putting in a gate.

He drew the attention of the Public Hearing to the fact that the Parks and Recreation Commission had a campsite planned for this area on the island within the riverbed.

He stated that his plan was to put trailers and tent sites as temporary and as permanency would require schools he would have none of it and the enforcement on a 30 day requirement was in the by-law.

The Planner then requested the position of the barn that was washed away following which Mr. James stated there were about ten buildings and a new home that he had recently built with five bedrooms and that these are all rented and that the plumbing was brought up to date.

The meeting was informed that the Regional Park Authority had proposed in the next five to seven years the purchase of both sides of the Coquitlam River from Fraser River to above the lake. The neighbours asked what protection would they receive against the destructiveness of the inhabitants of the campsite and this was suggested a matter for each ratepayer to look after and to call upon the police when necessary.

A lady at this time explained her experience with calling the police and the time it took.

Mr. James then stated that every effort would be made to curb vandalism in his operation. Ald. Gamache spoke briefly in favour of improving this area as suggested. Mr. James then stated that an archway was constructed, the road had been narrowed and a speed limit had been installed.

A spokesman for the neighbourhood stated that he and his wife had determined that they would not leave their home the summer that Mr. James opened his camp.

The Mayor asked if the Glen Ratepayers had called a meeting and if they had discussed this with Mr. James.

The Mayor then asked if Mr. James could be invited to their next meeting.

Mr. James then explained the need to support the acreage by either building campsites, homes, duplex and he certainly couldn't make it pay by raising hay.

When he was asked about the Regional Plan for a drive on both sides of the river in the next five to seven years he replied that seven years of operation would support his family very well.

Another question was presented to the Hearing as to why it was not brought up about the Parks and Recreation plan for park sites the time that Mr. Forsyth made his application.

Mr. James suggested that the meeting see the plans the Parks and Recreation Commission had for the 40 acres on the island in the Coquitlam Riverbed.

The Mayor asked if anything new should be presented to the Hearing, if not, he would ask for a motion to adjourn so it could be reviewed with the rest of Council and in the meantime the Council would study the minutes of this Hearing and visit the site in question.

Mr. James then asked that he be supplied with the suitable use of the land if it cannot be used for trailer or camp purposes.

The Planner then informed him that each parcel at the present time could support a house without rezoning.

Moved by Ald. Gamache, seconded by Ald. Bewley:
That the Hearing adjourn to be called by the Chairman at a future date to further discuss the items before the hearing.

CARRIED

CHAIRMAN

PUBLIC HEARING MINUTES

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A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B. C. on Thursday, July 25th at 7. 30 p. m. with all Members of Council present save His Worship Mayor Christmas and Ald. Bewley. Also present were the Municipal Clerk and Planning Director. Res. No. AUG - 6 1968

Moved by Ald. McKenzie, Seconded by Ald. Gilmore:
That Ald. R. Gamache act as Chairman.

CARRIED

Moved by Ald. Gilmore, Seconded by Ald. McKenzie:
That the Municipal Clerk act as Secretary to the Hearing.

CARRIED

The Clerk then read the items on the Hearing in their numerical order.

ITEM #1 - Shell Canada Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1581, 1968"

Shell Canada Limited requesting the following amendments:

CLAUSE #1 - That Lots 45, 46, 47, 48 and 49 of Block 8 of D.L. 378, Group 1, Plan 2695A be rezoned from Residential Low Density (R-1) and Local Commercial (C-2) to Service Station 1 (SS 1) for purpose of a service station. (Property situated on southwest corner of Lougheed Highway and Dewdney Trunk Road.)

The Chairman asked for any that may be opposed to the passing of By-Law 1581 and there being no response proceeded to the next item.

ITEM #2 - L. McGrath

"The District of Coquitlam Zoning Amendment By-Law No. 1582, 1968"

CLAUSE #1 - That Lot 31 of Block 7 of D. L. 108, Group 1, Plan 14679, N. W. D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex use. (Property situated at 425 Blue Mountain Street.)

The Chairman asked if there were any who opposed this rezoning and the following spoke:

Mr. Paul Plante, 926 Dansey Avenue. Mr. Plante asked what kind of a duplex would be built on this property and if it would be a two-storey building, as his position on his lot would lose complete view of his west access were it to be a two storey building.

Mr. McGrath stated he had no definite plans as to the type of building and its design.

Ald. Gilmore inferred that it could be referred to the Design Panel who would look after these matters. It was further suggested that the Municipality could hold the Zoning By-Law after its third reading until they are satisfied that Mr. Plante's position would be protected.

Public Hearing,
July 25th, 1968, cont'd.

No further remarks in regard to this application were forthcoming.

ITEM #3 - Mr. and Mrs. A. Boileau.

"The District of Coquitlam Zoning Amendment By-Law No. 1583, 1968"

CLAUSE #1 - That Lot 1 of Parcel B, Block 47 of D.L. 3, 108, 45 and parts of Lots 1 and 16, Group 1, Plan 13630, N.W.D. be rezoned from Residential Low Density (R-1) to Special Zone "A" for purposes of a Boarding House. (Property situated at 840 Quadling Avenue.)

The Chairman asked if there was any opposition to the rezoning of By-Law 1583 and therebeing none proceeded to the next item.

ITEM #4 - W. Ralph Brownlee,

"The District of Coquitlam Zoning Amendment By-Law No. 1584, 1968"

CLAUSE #1 - That Lots 156, 157, 158 and 159 of Lots 21 to 30 of D.L. 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Low Density (R-1) to Multiple Family Residential (RM-2) for apartment use. (Property situated at 960, 962, 1000 and 1004 King Albert Avenue.)

The Chairman asked if there was any opposition to the rezoning of By-Law 1584, there being none proceeded to the next item.

ITEM #5 - Mack Realty Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1585, 1968"

CLAUSE #1 - That Lots 212, 213, 214 and 215 of Blocks 21 to 30 of D.L. 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Low Density (R-1) to Multiple Family Residential (RM-2) for apartment use. (Property situated at 1056, 1062, 1066 and 1070 Howie Avenue.)

The Chairman asked if there was any opposition to the rezoning of By-Law 1585 and found there were none who would oppose this application.

ITEM #6 - M. J. Lapierre

"The District of Coquitlam Zoning Amendment By-Law No. 1586, 1968"

CLAUSE #1 - That Part 3.30 acres more or less of Lot 60 of D.L. 3, 108, 45 and parts of Lots 1 and 16, Group 1, Map 874 as shown outlined red on sketch deposited No. 8483 N.W.D. be rezoned from General Industrial (M-1) to Residential Low Density (R-1). (Property situated at 230 Hart Street.)

Public Hearing,
July 25th, 1968, cont'd.

The Chairman asked for any who may be opposed to this application to rezone and Mr. Jack Smith of 237 Hart Street asked if this would be an ordinary duplex building lot and he was given the reply that it would only allow a single family density,

ITEM #7 - Canaveral Investments Ltd.

CLAUSE #1 - That the Northwesterly 60' x 100' (Plan with fee deposited 14673F) of Lot 1 of D.L. 3, Group 1, Plan 874, N.W.D. be rezoned from Local Commercial (C-2) to Service Commercial (CS-1) for purposes of an automatic car wash.

CLAUSE #2 - That Parcel "A" (Explanatory Plan 9333) of Lot One "A" (1-A) of Lots 3, 108, 45 and parts of Lots 1 and 16, Group 1, Plan 874, N.W.D. be rezoned from Service Station Residential (SS-1) to Service Commercial (CS-1) for purposes of an automatic car wash. (Properties described in Clauses 1 and 2 are situated at 435 North Road.)

The Chairman requested any who may be opposed to this application and the Planning Director placed on the screen the details of the proposed use of the rezoned property along with his report under date of July 25th for proposed car wash on the southeast corner of Austin Avenue and North Road. Mr. Doug Wakefield questioned the access to Austin and Austin to North Road when this is rezoned and it was explained by the Planning Director from the screen. No further questions.

ITEM #8 - Frank Stuber

"The District of Coquitlam Zoning Amendment By-Law No. 1566, 1968"

CLAUSE #1 - That the District of Coquitlam Zoning Amendment By-Law No. 1532, 1968 is hereby repealed.

The Chairman asked if there was any opposition to the repealing of By-Law No. 1532 by way of 1566, there being none they moved on to the next item.

ITEM #9 - Donald G. Shafer

"The District of Coquitlam Zoning Amendment By-Law No. 1563, 1968"

CLAUSE #1 - That Lot 168 of D.L. 368, Group 1, Plan 32015, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex use. (Property described above is located on the northeast corner of Longlac Street and Como Lake Avenue).

The Chairman asked if there were any present who wished to speak and if opposed and Mr. Bender, 804 Longlac again questioned why this is back before the Council as the residents in the area had, by petition, stated definitely they were opposed to duplex in the present area.

Public Hearing,
July 25th, 1968, cont'd.

Mr. Donald Shafer, the owner of the property, spoke in regard to the scattered duplex dwelling policy of Council and felt that this should be taken into consideration.

Mr. Ron Thompson questioned whether this would permit basement suites and he was informed that a duplex is usually one floor or a walk up.

Council members indicated that the frequency of duplexes in that area would be checked carefully.

ITEM #10 - In-law Suites

"The District of Coquitlam Zoning Amendment By-Law No. 1575, 1968"

A By-Law to amend the District of Coquitlam Zoning Amendment By-Law 860, 1958 and amending by-laws to permit in-law suites.

Mr. Charles Rogers, 837 Crestwood Drive object to in-law suites and illegal suites, especially as it is a general coverage of the whole municipality and that he and his neighbours were definitely opposed to in-law suites or illegal suites in their respective areas.

Members of the Council then explained the position of Council in regard to the matter.

ITEM #11

"The District of Coquitlam Zoning Amendment By-Law No. 1588, 1968"

A By-Law to amend the District of Coquitlam Zoning By-Law No. 860, 1958 and amending by-laws to permit a return to a one-family dwelling in group three of Industrial District M-1 zoning where the lot is over five acres in size.

The Chairman asked if there were any opposed to this by-law and Ald. Boileau suggested that this should be amended to read "for five acres or over". No opposition to the by-law.

ITEM #12 - Mr. L. Olivier

"The District of Coquitlam Zoning Amendment By-Law No. 1589, 1968"

CLAUSE #1 - That Lot 77 of Lot 111, Group 1, Plan 26108, N. W. D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex purposes. (Property situated at 2044 Lorraine Avenue.)

When the question of opposition came up there were considerable representation of the neighbourhood in that of Mr. Tibault of 2080 Lorraine Avenue stated that he was opposed to this rezoning as it would bring a greater amount of traffic and people into the area. It was at present overcrowded and was not agreeable to the scattered duplex policy.

Public Hearing,
July 25th, 1968, cont'd.

He also requested evidence of a quorum at this Public Hearing and was assured by the Chairman that the meeting was properly constituted.

The members of the Council questioned Mr. Tibauld if he was aware there was a duplex building at the time he purchased in the area and did he know there were two families living in the building when he came into the district, to which he replied "yes".

Ald. M. J. Butler gave the history and background of the building in which the Council had granted permission for it to be used as a two-family dwelling previous to the passing of zoning amendment By-Law 860 which placed the subject property in an unconfirming position and that the home which would be permitted to continue without any change and may be continued no matter who the owner may be providing it is used continuously and not vacated as such for a period of one month.

Ald. Gilmore then dealt with the question of objections to duplex and emphasized the original permit and the amended permit.

The speaker then mentioned that in all that is said there had been references made to bad neighbour policy and he assured the meeting that nothing was personal in regard to their discussion here. Ald. Gilmore then asked the owner if he wanted to rezone as following this meeting there would be no further hearings in the matter.

The four neighbours registering opposition to duplex immediately stated they felt they were entitled to an answer now as to whether it was going to go further. Mr. Beal in the Monterey area stated that he would like it understood here and now so that they would know what the Council were thinking.

The owner was asked if she wanted it rezoned and it was thought wise to wait until they had had an opportunity to consider the results of the hearing. Mr. Beal then asked if the owner applied for a duplex and turned down by Council will the non-conforming use continue and he was assured it would. Ald. Gilmore then stated that if it meets our criteria for duplex dwelling he would be willing to support the application and tonight is the delegates time to oppose and say what they have against the application.

ITEM #13 - Alley Estates Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1590, 1968"

CLAUSE #1 - That Lot C of Block 15 of Lot 9, Group 1, Plan 15820, N.W.D. be rezoned from Residential Low Density (R-1) to Service Commercial (CS-1) for purposes of a restaurant development.
(Property situated at 601 Clarke Road.)

The Chairman asked if there was any opposition to By-Law No. 1590 and Mr. Bernard Soltz, 613 Clarke Road stated he lived next door and that if this restaurant were built there he would have no rest and reminded the meeting that for 25 years he had paid high taxes on this property.

Public Hearing,
July 25th, 1968, cont'd.

Mr. George Kezok, 612 Elmwood Street, stating that he had lived behind the property across the lane and that the traffic in the lane to and from school would cause a definite hazard.

Mrs. Hunter also stated that the children using the lane to and from school would have to pass this business place and that she and her neighbours would be presenting a petition if the Council allowed this to go through.

Mr. Earl Hunter questioned the size of the lot and this was answered by the Planner. Mr. C. H. Seregely who presently owns the property stated that he has cars there now and that it was no problem and that in 1965 he had tentative approval by the Advisory Planning Commission for the enlarging of the Royalite Service Station that would include his property.

Aldermen on the Council asked the following questions:

1. Fencing opposing the lane and
2. Hot delivery service.

Mr. Marr replied that he would consider the requirements of the Municipality as to the fencing of the lane and also he intended to use hot delivery service at present enjoyed at the Lichee Restaurant in the Burquitlam Plaza. Mr. Hunter then stated that when they bought this property as residential he fails to understand why the Council can rezone it restaurant and commercial. The Planner explained to Mr. Hunter that that is why the meeting is held to see how the people feel toward the rezoning.

Mr. Heaton, living across the lane and up from the subject property, cannot see that there is sufficient land for parking and such a building and when advised that 23 car parking lot would be available felt that it would be impossible to meet this requirement and if they used the lane while agreeing to not use the same, what could Council do?

Here Members of the Council advised Mr. Heaton that lanes are public and he may co-operate but could not be forced to keep off of the lane.

ITEM #14 - Sapperton Realty Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1591, 1968"

CLAUSE #1 - That Lots 25 and 26 of Parcel 1 of Lot B of Block 6 of Lot 367, Group 1, Plan 20316, N.W.D. be rezoned from Residential Low Density (R-1) to Medical (C-3) for purposes of a Medical-Dental Centre.

(Property situated at 951 Como Lake Avenue.)

The Chairman asked if there were any opposed to this rezoning and Mr. C. Larson addressed the meeting and asked what would be built on the property, following which plans were tabled and discussed.

Mr. Larsen stated that he was opposed to a parking lot next to his property across the lane and would ask that the entrance to the said parking lot be not from the lane but from the street.

Public Hearing,
July 25th, 1968, oont'd.

ITEM #15 - Cardinal Developments

"The District of Coquitlam Zoning Amendment By-Law No. 1592, 1968"

CLAUSE #1 - That All and Singular that certain parcel or tract of land and premises situate lying and being in the Municipality of Coquitlam in the Province of British Columbia and being more particularly known and described as Part 8 chains by 10 chains of Lots 16 and 45, Group 1, being the unsubdivided portion of said lots shown on Plan 1531 and lying south of and fronting on Pitt River Road except:

FIRSTLY - Parcel F (Reference Plan 5965) thereof

SECONDLY - Parcel E (Reference Plan 6421) thereof

THIRDLY - Parcel G (Reference Plan 7093) thereof N. W. D. and save and except that portion lying south of the center line of an easterly extension of Adair Avenue, be rezoned from Local Commercial (C-2) to Multiple Family Residential (RM-2) for purposes of apartment development.
(Property situated in the 1000 Block Brunette Avenue.)

CLAUSE #2 - That Part (the westerly 2 acres more or less) of an 8 acre portion of Lot 16, Group 1, as shown outlined red on Sketch 5965, N. W. D. be rezoned from Local Commercial (C-2) to Multiple Family Residential (RM-2) for purposes of apartment development.
(Property situated in the 1000 block Brunette Avenue.)

CLAUSE #3 - That Part 0.98 of an acre more or less of Lot 16, Group 1, as shown outlined red on Sketch 7093, N. W. D. be rezoned from Local Commercial (C-2) to Multiple Family Residential (RM-2) for purposes of apartment development.
(Property situated in the 1000 block Brunette Avenue.)

The Chairman asked if there were any opposed to By-Law 1592 and stated that one gentleman who could not stay for the meeting had discussed/^{it}with himself and the Planning Director who answered his questions and he went away pleased with the proposed rezoning. Mr. Brownlee, the architect asked if there were any further need of him and the Chairman stated, "as there were no one opposing the application that the Hearing in regard to Item #15 was now closed."

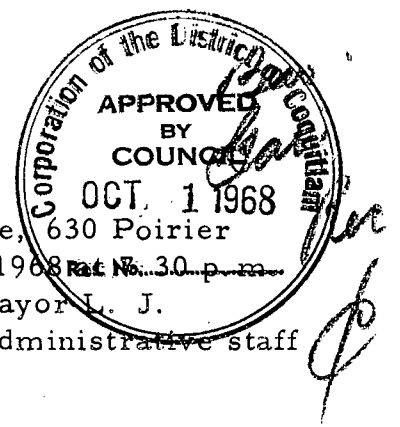
Mr. C. Rogers, 837 Crestwood Drive, requested permission to be present at the Council meeting when the said by-laws were being discussed to find the Council's feelings toward certain items on the Hearing and the Clerk was instructed to forward an invitation to Mr. Rogers of such a meeting.

Moved by Ald. Butler, Seconded by Ald. Boileau:
That the meeting adjourn.

CARRIED

CHAIRMAN

PUBLIC HEARING MINUTES



A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Thursday, September 26th, 1968 at 7:30 p.m. with all Members of Council present save His Worship Mayor L. J. Christmas and Ald. R. J. Gamache. Present from the administrative staff were the Municipal Clerk and the Planning Director.

Moved by Ald. Butler, seconded by Ald. Bewley:

That the Acting Mayor, Ald. R. E. Boileau, act as Chairman to the Hearing.

CARRIED

Moved by Ald. Bewley, seconded by Ald. Butler:

That the Municipal Clerk act as Secretary to the Hearing.

CARRIED

ITEM #1 - Mr. D. Kask

"The District of Coquitlam Zoning Amendment By-Law No. 1602, 1968"

CLAUSE #1 - Block "J" of District Lot 384A, Group 1, Plan 14503, N.W.D. be rezoned from Small Holdings to Service Industrial (M-2) for purposes of a warehouse and building supply sales yard.
(Property situated on Barnet Highway east of Hoy Street.)

The Chairman asked for any that may be opposed to the passing of By-Law No. 1602 and there being no response the hearing proceeded to the next item.

ITEM #2 - Mr. L. Chenier

"The District of Coquitlam Zoning Amendment By-Law No. 1603, 1968"

CLAUSE #1 - Lots 22, 23, 24 and 25 of Block 4 of District Lot 16, Group 1, Plan 1531, N.W.D. be rezoned from General Industrial (M-1) to Service Industrial (M-2) for purposes of wholesale plumbing supplies.
(Property situated at 950 Adair Avenue.)

The Chairman then called for any that may be opposed to the passing of By-Law No. 1603. There was no response indicating opposition.

ITEM #3 - Ringstad and Dalton - Zoning Amendment By-Law No. 1604

CLAUSE #1 - The W 1/2 of Lot 3 of Block "I" of the N 1/2 of the N 1/2 of Lot 7, Group 1, Plan 7728 be rezoned from Residential Medium Density (R-2) and Local Commercial (C-2) to Medical (C-3) for purposes of constructing a Medical Centre.
(Property situated at 511 Cottonwood Avenue.)

CLAUSE #2 - The E 1/2 of Lot 3 of Block "I" of the N 1/2 of the N 1/2 of Lot 7, Group 1, Plan 7728 be rezoned from Residential Medium Density (R-2) and Local Commercial (C-2) to Medical (C-3) for purposes of constructing a Medical Centre.
(Property situated at 515 Cottonwood Avenue.)

Mr. G. D. Stitt, 525 Cottonwood Avenue stated that this proposed rezoning would strangle the three lots between this commercial development and the apartment development on the east for the sake of a roadway.

Mr. Stitt stated that this had shown as was the experience across the street when the apartment development took place there and the developer had to purchase a lot for the roadway, also felt that he was slighted by not receiving a notice to the Item 3 on the Hearing. Mr. Stitt, in answer to Ald. Gilmore, stated that he was opposed to the developments on either side unless his property was included. To this statement the Planner indicated that a consolidation of property would be necessary before full utilization of Mr. Stitt's property.

Ald. Gilmore asked Mr. Stitt what reaction he would have were the apartment policy extended further west toward the North Road which would include his holdings. Mr. Stitt answered that he could not suggest what would happen in a year's time were the Council to open the matter and amend the policy dependent upon the commercial use of the land in question.

It was determined upon questioning Mrs. Dalton and her neighbour are living on their properties and the option for the medical building was dependent upon rezoning.

The Planner made clear to questions from the audience that Lots 1 and 2 had been zoned Commercial while 3 and those lots eastward would have to be rezoned to be used as Commercial. The Chairman then requested those in favour of the passing of By-Law 1604 and a letter was read from Mrs. McNairnie at the corner of Cottonwood and North Road in favour of the project and a Mr. Barclay, agent for Wolstencroft Agencies emphasized the need for such a building bringing medical care to a large segment of the population being housed in apartments but that nothing had been done as to the uncertainty as to use and its rezoning by Council.

ITEM #4 - Mr. M. Letourneau - Zoning Amendment By-Law No. 1605

CLAUSE #1 - Lot 29 of Block 40 of Lot 3, 108, 45 and parts of Lots 1 and 16, Group 1, Plan 15159 be rezoned from Residential Medium Density (R-2) to Special Zone A for purposes of Boarding Home use.

(Property situated at 711 Delestre Avenue.)

When the Chairman asked if there were any who objected a Mr. Strongren emphasized that he had purchased his home as a family home area and considered this a commercial venture and was not wanted in such an area.

Mr. Sintor, 704 Delestre Avenue concurred with Mr. Strongren and stated that it would eventually deteriorate the values of property in this area and that a Special Zone A property was immediately opposite his residence and upon being asked stated that the one home was not objectionable but one was enough.

No one replied when the meeting was asked if there was anyone to speak in favour of the request.

ITEM #5 - W. G. Oliver

"The District of Coquitlam Zoning Amendment By-Law No. 1606, 1968"

CLAUSE #1 - A Portion of Parcel "F" (Reference Plan 12346) of Lots 1 and 2 of S. E. 1/4 of Section 11, Twp. 39, Plan 8385, N. W. D. and more particularly described as:

That portion commencing at the southwesterly corner of Lot 5 of 1 and 2 of F of Section 11, Twp. 39, Plan 18834, Thence proceeding in an easterly direction for a distance of 205 feet along the south boundary of said Lot 5, Thence proceeding in a southerly direction parallel to Pipeline Road to a point on the southerly boundary of said Parcel "F",

Thence proceeding in a westerly direction for a distance of 206 feet to the southwest corner of said Parcel "F", Thence along Pipeline Road in a northerly direction to the point of commencement,

be rezoned from Smallholdings to Residential Low Density (R-1) to allow for the subdivision of property for residential purposes. (Property situated at 1171 Pipeline Road.)

The Chairman asked if there were anyone to speak opposing the rezoning under By-Law 1606 and found that there were no opposition.

ITEM #6 - Fourchalk & Nial

"The District of Coquitlam Zoning Amendment By-Law No. 1607, 1968"

CLAUSE #1 - The Westerly sixty (60) feet of Lot 98 of D. L. 357, Group 1, Plan 29218, N. W. D. be rezoned from Local Commercial (C-2) and Residential Low Density (R-1) to Local Commercial (C-2) for purposes of erecting a Local Neighbourhood Groceteria. (Property located at 587 Gatensbury Street.)

CLAUSE #2 - Lot 98 of D. L. 357, Group 1, Plan 29218, Save and Except the west sixty (60) feet thereof, N. W. D. be rezoned from Local Commercial (C-2) and Residential Low Density (R-1) to Residential Low Density (R-1). (Property situated east of 587 Gatensbury Street on Winslow.)

A Mr. Batch stated that he was not absolutely opposed to the rezoning but pointed out the outdoor lunch counter service carried on in the vicinity of this store.

Mrs. Fourchalk, owner of the establishment, stated that the new purchaser of the building would cater to adults instead of children and it would be hoped that some of this nuisance would be alleviated. Mr. Files, 573 Gatensbury Street, agreed with Mr. Batch and stated that this had caused much concern in the neighbourhood. During the holiday season there were not the garbage piles that there are at present which exists from Foster to Lemax. He stated that he had nothing against the store and would not want to see it moved but would very much like to have something done about this major issue.

Ald. Butler asked if a change of store location would cause this nuisance to be alleviated and the answer was forthcoming from the audience that they were in favour of the store if the nuisance could be controlled.

Ald. McKenzie stated that the problem of litter etc. around all corner stores today shows that garbage is a problem of society and all you have to do is visit Stanley Park after the adults are through with it or any drive-in theatre. This condition of society is much an adult problem as the children.

Ald. Gilmore asked for a point of order and consistency in our meeting.

The Chairman asked for those in favour, there was one neighbour who indicated he was in favour of the proposed rezoning.

ITEM #7 - K. & M. Enterprises Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1608, 1968"

CLAUSE #1 - Lot 143 of D.L. 357, Group 1, Plan 33277, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for duplex purposes.
(Property located at 1429 Lemax Avenue.)

Mrs. D. L. Wood, 571 Tipton Street, stated that this is a one family dwelling area and we do not wish any two family development within this area as it is generally considered when rented, not looked after as a single family dwelling would be.

A Mrs. Laughlin, 561 Tipton Street, indicated that she was of the same mind as Mrs. Wood in her objections.

Mr. Upton stated that there are two houses being built in this area and with a basement dug for this duplex and the condition of the lot at the present time he could see no great advantage of having a duplex in this area and asked what was going to be done about the school problem and with these in mind he opposed the rezoning.

Those in favour were called for and a representative of Block Brothers Realty asked if the type of building intended had been shown to the meeting and stated that he had heard rumors that a traffic problem would exist and he had checked to find that there were adequate roads and could not see where a traffic problem could be engendered.

The Chairman stated that those who wished to see the proposed program for this duplex could contact the representative of Block Bros. after the meeting and he could show them his plans.

ITEM #8 - Block Bros. Realty

"The District of Coquitlam Zoning Amendment By-Law No. 1609, 1968"

CLAUSE #1 - Lot 6 of Block "I" of Lot 13 of the N 1/2 of the N 1/2 of Lot 7, Group 1, Plan 7728, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for purposes of apartment development.
(Property located at 529 Cottonwood Avenue.)

CLAUSE #2 - Lot 7 of Block "I" of the N 1/2 of D. L. 7, Plan 7728, N. W. D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for purposes of apartment development.
(Property situated at 533 Cottonwood Avenue.)

CLAUSE 3 - The West 91 feet of Lot "J" of Block 13 of the N 1/2 of the N 1/2 of Lot 7, Group 1, Plan 5619, N. W. D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for purposes of apartment development.
(Property located at 539 Cottonwood Avenue.)

The Chairman then called for those that would object to the rezoning and Mr. Stitts at 525 Cottonwood spoke again giving his same reasons and emphasizing -

1. Not receiving notices;
2. Nuisances as the influx of people would bring on greater problems.
3. Schools - we do not yet know what will be done about the school problem in this area.
4. Garbage - on the properties before, during and after construction and suggested a good fence should be required of the developer.
5. Parks - recommended that the developer be required to establish parks for the playground for the children within the development.

In favour, Mr. W. R. Brownlee, architect's correspondence was read pointing out three methods of approval acceptable to his client.

ITEM #9 - Auto Wrecking Yards -

"The District of Coquitlam Zoning Amendment By-Law No. 1610, 1968"

Dealing with a by-law to amend the District of Coquitlam Zoning By-law 860, 1958 and amending by-law.

The Chairman asked for any objections after explaining the purpose of such a by-law. Mrs. DeHart, 2784 Aberdeen Avenue stated that they do not like to have this development in their vicinity and would ask Council to consider their investments. Mrs. MacDonald, 4125 Dominion Street, Burnaby, stated that she is not in favour as the fencing and noise is not satisfactory, as she is immediately in front of the proposed zoning.

Mr. Hardy stated that they had recently purchased property, spent long hours and much expense on it and do not want it to go down the drain which would happen with the rezoning of this property for an auto wrecking establishment.

Mr. Hudson objected to the auto wrecking business around new homes as the by-law does not restrict to no burning, tree screening and no stacking of car bodies and suggested Burke Mountain might be a good place while one alderman stated that the other side of Burke Mountain would be preferable.

Mr. Thompson, operator of one auto wrecking establishment, requested information about transferring of license and was told that 30 days non-operative would be the main grounds of closing down any operation.

Mr. Mulholland, the property recognized under the new Zoning Amendment By-Law 1610, stated that the people who had put up their money and developed the establishments for auto wrecking considered that it was necessary to have such an outlet for the abandoned and wrecked cars.

It was made clear that with the passing of By-Law 1610 all present existing wrecking establishments would be non-conforming recognizing the one Lot 2, Block F, D.L. 383, Group 1, N.W.D. Plan 6701 as M-5 rather than M-5.

With the coming in of the new zoning by-law which is at present being studies it would place all auto wrecking establishments as non-conforming.

Moved by Ald. Butler, seconded by Ald. Bewley:

That the meeting adjourn. 9.00 p.m.

CARRIED

CHAIRMAN

PUBLIC HEARING MINUTES

Bail B.

amp

City of Coquitlam
District of Coquitlam
APPROVED
BY
COUNCIL
DEC 10 1968
Res. No.

A Public Hearing was held in the Social Recreation Centre, 630 Poitier Street, Coquitlam, B.C. on Friday, November 22nd, 1968 at 7.30 p.m. to deal with matters relative to the study and amendment of the Zoning By-Law No. 860 and amending by-laws.

All Members of the Council were present save His Worship Mayor L. J. Christmas.

Moved by Ald. Butler, seconded by Ald. Gamache;

That the Acting Mayor, Ald. J. W. Gilmore, act as Chairman for the Hearing.

CARRIED

Moved by Ald. Butler, seconded by Ald. Boileau:

That the Clerk, Mr. Pobst, act as Secretary.

CARRIED

Item 1 and 2 of the Public Hearing as advertised in the Columbian from November 16th and 18th, having to do with Monterey Development Ltd. under By-Laws 1553 and 1620 were considered.

Moved by Ald. Boileau, seconded by Ald. Butler:

That the Monterey Development Co. Ltd. application be deleted from the agenda.

CARRIED

ITEM #3 - J. E. Volkommer

"The District of Coquitlam Zoning Amendment By-Law No. 1621, 1968"

CLAUSE #1 - Lot 5 of the W 1/2 of Block 2 of the W 1/2 of Lot 358, Group 1, Plan 21906, N. W. D. be rezoned from (R-2) for purposes of duplex development. (Property situated at 1769 Austin Avenue.)

The Chairman asked if there were any present who opposed this application to rezone to duplex and Mr. Ray Horn, 1745 Austin Avenue spoke in opposition stating that he lived next door to the property in question, which was considered an older home, and when he moved in the district, was informed that nothing would change and if this is allowed to be built he would find himself boxed in between two large buildings.

Another neighbour stated that I am living across the road and would like explanation as to what is entailed in R-1 and R-2 classification. The Planner then answered the question stating that the lot size of R-1 was 7,000 square feet and lot size of R-2 was 8,000 square feet and that was the basic difference. The speaker then stated that he considered this the thin edge of the wedge.

Ald. Boileau stated that a Public Hearing was held for the purpose of receiving the public's feeling towards the duplex criteria which had already been explained of 600 feet from a former duplex and this was further enlarged upon by the Planner as to the said criteria.

The owner then spoke and, of course, was in favour and asked the question what could be done with the property if you were unable to build the duplex at this time.

The owner of the property on the corner asked if this would increase his assessment and this was explained to him that the assessment on his property would be in accordance with his use and the market value in any given year.

ITEM #4 - A. C. McLean

"The District of Coquitlam Zoning Amendment By-Law No. 1622, 1968"

CLAUSE #1 - Lot 44 of Lot 366, Group 1, Plan 26495, N. W. D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for purposes of duplex development. (Property situated at 825 Smith Avenue.)

The Chairman asked if there were any in opposition to this application and Mr. Cockerill giving the address of 822 Smith Avenue stated that he was opposing this and submitted a letter from a neighbour who is very much opposed to the duplex as described basing upon the matter of school problem in the area and the problem of drainage.

Another neighbour stated that he cannot understand the question of building a duplex while 825, the property in question, experienced floods every heavy rain in which their basement had to be pumped. Again the question of school and drainage was discussed and the danger that vacant land in the area might also encourage developers to build apartments upon it.

The Chairman then explained multiple family plan and that the Municipality were determined to hold the line in this regard.

A Mrs. Beatrice Chapman stated that as it looked to her the enlargement of duplex requests in that area, they all could be found boxed in eventually and it appeared commercial developments went ahead of educational requirements.

Ald. Butler and Ald. McKenzie both spoke to this matter and the Secretary was asked to read a letter received from Mr. Morrison in which it was pointed out that for several reasons they had considered this application undesirable and would lead to the devaluation of their property and signed by Mr. G. R. Morrison.

Another neighbour stated that it was inferred by the Chair that a single family zoning would be maintained and now we're dealing with the question of R-2 zone. Did he mean that this would happen in a progressive manner and eventually apartments would be permitted.

A gentleman spoke from 817 Smith Avenue and asked the question of Council what they felt would take place in this regard and it was explained by the Chair that the permitting of scattered duplexes was the policy of Council. The gentleman then stated that the empty lots in the area should be considered and why would they grant R-2 to one property and refuse it to another.

Referring to the duplex criteria and the question of lane requirement, the Planner entered the discussion by stating that a lane is available and some discussion with the neighbours followed in which it would appear that the applicant for rezoning had requested of them to sign an undertaking that they would never apply for the opening of the lane as it would interfere with his fish pond and a mention was made of a large rock that would be required to be blasted and the neighbours agreed. The owner, Mr. A. C. McLean then spoke to the application and answered the question of drainage and the matter of school in which he had proposed one bedroom living with kitchen, an area of 7,000 square feet and this would not bring any more school population.

Another lady stated that why could this not be down the street as it appeared that a concentration of duplex was headed for their area.

Again the question was raised as to why one ratepayer could apply for and be permitted to build a duplex and others be refused and it was explained that duplexes were allowed under certain conditions as had been previously explained.

Ald. McKenzie then stated that it would appear that the Municipality should take another look at the policy of duplex and single family dwelling areas in light of the discussion that had entailed this evening in regard to application Item #4.

ITEM #5 - Simon Fraser Realty

"The District of Coquitlam Zoning Amendment By-Law No. 1623, 1968"

CLAUSE #1 - Lot 13 of Lot 9 of Group 1, Plan 4485, save and except Parcel A (Expl. Plan 13398) N.W.D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family II (RM-2) for purposes of apartment development. (Property situated at 515 Como Lake Avenue.)

Owner of the property at 629 Claremont stated that he was against this application and presented a petition with 72 ratepayers names attached opposing the application and later with a further petition presented by one of the ladies it totalled 130.

A vote was requested and it appeared that 20 ratepayers in the hall at the moment were opposed to the application.

Ald. Boileau asked what was the basis of Mr. John Morrison's opposition and he stated -

1. Complimented the Council on seeing some development action being taken as he would then be able to see his streets got paved.
2. Don't want apartments beside me.
3. Schools are a scarcity in this area and bringing in more children who cross Clarke Drive would only complicate the matter more.
4. Parks - we have no prospects of a park even though land was set aside at the end of Tyndall Street but was later turned down by the Parks Board stating that they were hoping that Burnaby would look after our needs. Ald. Butler questioned one of the speakers as to how long he had been living in this residential area and the answer was four years. The Planner then was asked questions relative to a proposed school site and one of the neighbours stated that the area in question had been turned down by the owner.

The neighbours stated they were objecting to the apartment as it was a danger to all concerned blocking the back lane serving the dwellings which at present is badly maintained and when Como Lake has been extended through to Hastings a terrific traffic problem will exist.

A statement was made by one ratepayer that he had purchased on Claremont six years ago because of the single family atmosphere and objects to multiple dwelling.

Mr. Harris of 610 Claremont Avenue stated that he was in agreement with the former two gentlemen who explained their feelings on the matter and emphasized in a very dramatic way that at present we know each other, we live in harmony and we see this as a threat to our living and I know what a tenement is like, I grew up in one using the expression that it separated people under a slang phrase "dem 'n us". Mrs. Salanski stated that at present she has all she can do to keep the kids out of her property and with a hundred more in the area it would send her mad. Another man stated that if this is a young family area and an apartment is built with a swimming pool that he would come back and add his objections double against the proposition.

Mr. Thomas who lives opposite the proposed site questioned the Chair as to who owned the property and some considerable discussion followed and eventually the Planner stated that not only is the property subject to purchase but has been purchased according to his knowledge and that it is in the proposed zone area.

At this time the Chairman found it necessary to compliment the speakers and stated the Public Hearing's intention to hear both sides of the matter.

Ald. McKenzie stated that it was the policy of the Planning Department to create apartments around commercial areas and the Planner again emphasized that they had knowledge of schools being placed in the general area.

Owner of 624 Tyndall Avenue stated that he did not get a notice and would ask Council to notify all parties concerned when the matter was settled.

This was clarified by the Acting Mayor that the advertising had gone out and property adjacent to and across the street did receive notice and I don't think we can notify you all but would ask you to contact the Municipal Hall for any questions that you may wish to ask after the next Council Meeting. The Chairman called for those that may be in favour of the development and the architect, on behalf of his client, addressed the meeting stating that the circulated notice to all ratepayers had informed many in the Municipality including his client that this was a possible area for apartment development and the difficulty that had been mentioned tonight, first children, two - access, three- parking, would be all taken care of satisfactorily and that his clients had purchased the property in good faith and although the final cost was not determined he was sure that the owners of the property in the vicinity would be proud of the development and he felt that the streets were sufficient to meet the needs of this growing area.

The Chairman then stated that the Municipality being concerned that they were not going to be getting box apartments had set up a Design Panel to control this portion of the development.

The meeting then became informal and discussions followed along the control of children living in one bedroom quarters, parking and playground areas, heights of fences and the criteria for parks and schools.

Another gentleman stated that when he decided to buy that he had phoned the Planning Department and was informed of its present zoning and that it would remain as such and his opposition based on the need of parks and schools.

A Mr. Marshall spoke stating that he was living two miles from the site but that he felt there was a responsibility of Council and the Planning Board in regard to spot zoning and asked the question if the sewers were considered large enough and the answer was forthcoming, yes.

Was the parking at 150% considered realistic and how would they control the tenants who park on the streets.

Again, the question came up as to who owned the property and Ald. Butler stated that it was not the Council's concern as to who owned the property only to the question of zoning at the present time.

One ratepayer asked the question if the apartment would return sufficient revenue to offset that which seven private lots could create. Again, Ald. Butler stated that it was not assessment or taxation view but a zoning view that they were dealing with at this time.

Mr. Parker stated why must the Municipality be in favour of this development and the only reason that he could think of would be an increase in tax revenue, but there are others -

1. Subsidizing of the Burquitlam Plaza when the Lougheed Mall is in full operation.

Which opened another field of discussion and the meeting carried on on the question of subsidization and how could they force the ratepayers and residents of the apartment block to deal in the Burquitlam Plaza.

Another ratepayers stated that they didn't need to worry as the High-Low had now captured 2% of the total retail sales outlet of the area and would not be affected with the Lougheed Mall development.

ITEM #6 - Poul E. Hansen

" The District of Coquitlam Zoning Amendment By-Law No. 1624, 1968"

CLAUSE #1 - Lots 5 and 6 of Lot 46, Group 1, Plan 2624, N.W.D. be rezoned from Residential Multiple Family (RM-1) and Local Commercial (C-2) to Residential Multiple Family (RM-2) for purposes of apartment development.
(Property situated at 1226 and 1234 Brunette Avenue.)

The Chairman asked if there were anyone opposing this application and there being none called for Item #7.

ITEM #7 - Farwest Development Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1625, 1968"

CLAUSE #1 - Lot 138 of S 1/2 of Parcel A of Lot 7 of Block B of D.L. 365, Plan 33938, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for purposes of duplex development. (Property situated at 671 Blue Mountain Street).

The Chairman asked if there were anyone opposing and Mrs. Nash addressed the meeting by stating that she had purchased her house in the vicinity of \$30,000 to \$35,000 and was very close to the proposed duplex and was opposed on the grounds that it would not improve the area.

Mr. Elmer Shideler, 664 Blue Mountain Street, registered his opposition along with 20 names signed to a petition stating -
a) there is already two duplexes in the immediate vicinity,
b) other duplexes in this area will devalue our property.
The Planner was asked if the duplex on Cottonwood Avenue was less than 600 feet from the proposed site and he clarified it by stating that the criteria stated on any street. Mr. Shideler then stated that the neighbourhood considered the area as the Shaughnessy of Coquitlam and asked Council not to blight the area with duplexes. Mr. Falcon, owner of Lot 52, stated that he attended the petition of Mr. Pelcher to build the duplex on Cottonwood and was not too concerned as it was the only duplex in a close proximity to his property but now with the present application he feels he must register opposition as the area is considered a single family development area.

He claimed that he along with Mrs. Nash were misled in their original purchase of the property and would ask Council to consider this matter.

Ald. Butler stated he lived in a duplex and he was sure that it was less than 600 feet from his location on Blue Mountain Street.

Mr. Elmer Shideler stated that he had no objections to two duplexes presently constructed but he was not in favour of a third duplex.

Ald. McKenzie then stated that reaction of the people to allow duplexes a distance of 600 feet apart required Council to take a study of the matter and to hear the pros and cons. The aldermen then asked the meeting if they wished to express themselves in regard to the matter of policy and the speakers more or less covered the same ground mentioning each school and the devaluation of property.

One speaker who did not live in the area stated that again this was a case of being in favour for some individuals and others being told that they could not build a duplex and although he had referred to a position that Vancouver held for duplexes it was felt that the Municipality would lose control by allowing an area to be established for duplexes only.

The Chairman then stated that single families could not qualify in these cases where the property easily met the 8,000 square foot requirements but that if we are going to review policy this should be an area to be given consideration.

Council cannot give advice on a specific lot for all applications to rezone. All applications must pass through the Planning Department and considered on their own merits.

Mr. W. Parker of the Advisory Planning Commission asked the Chair if an invitation could be extended to the interested citizens to the Advisory Planning Commission to express their wishes in regard to duplexes and the Chair stated that he would see what could be done in this regard.

ITEM #8 - Allard Contractors Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1626, 1968"

CLAUSE #1 - Lot 14 of Block 7, D.L. 106, Group 1, Plan 16433, N.W.D. be rezoned from Local Commercial (C-2) to Service Commercial (CS-1) for purposes of a drive-in restaurant.
(Property situated at 655 Clarke Road.)

In calling for those in opposition Mr. Goddard spoke presenting Mr. Pennington and himself at 634 and 635 Clarke Road. This lot is filled to a depth of five and a half feet and is pushing over fences with the excess soil sloughed over. This property Mr. Allard stated would be used by the Dog 'n Suds people after he has blacktopped the surface and we as ratepayers are opposing the application because of the possible noise and lack of privacy which would grow worse and worse as the years go on. We allowed his brother to operate considering his health and the size of his operations but we are not prepared to support this larger area. Mr. Goddard then tabled an application with 22 names and stated that five or six were in the room also opposed to the development.

A neighbour stated that he has had considerable amount of trouble with this fill and the fences that have been broken down are continually requiring repair and the filth is terrible.

Ald. Butler stated that he was informed of the condition and asked one of the neighbours if it was worse now and he stated it was.

Mr. Richards at 629 Kemsley stated that he has considered the traffic problem bad enough with rubber peeling going on all hours of the night and for the past six years he was of the impression that the business area would be down at the Plaza and he certainly would not have purchased in this area if he thought a commercial operation was going to extend to his neighbourhood. Another neighbour stated that he had considered they were two bad features of the area at the corner of Clarke and Kemsley as it was at an angle and consisted of three lots with no lane or road access to the back to act as a buffer.

Mr. Jim Allard, the owner, spoke in connection with his application and presented a picture of the proposed building.

In answer to the neighbours who opposed the application, Mr. Allard stated that the mud and slush would be put into proper shape and before the zoning was complete arrangements would be made to assure a retaining wall would be built six feet above the blacktop with a four foot fence above that. The mess around the property would not be as great as there will be car service where previously there was window service. The property was rezoned in 1969 and was rezoned again to C-2 without the knowledge of the owner and if I cannot do anything with this property it will be bad. Ald. Bewley questioned the matter of noise and what were the closing hours. This was answered by Mr. Allard as Friday to Saturday, 1 a.m. and weekdays, 11 p.m. Mr. Allard stated that he was sole owner of the property and that the Dog 'n Suds were only going to lease the building after construction.

In answer to the drainage problem he stated that it would be drained to a ditch in the front and down the road.

One of the neighbours stated that the noise by-law required closing and appears not to have been adhered to. Ald. Bewley stated that he was concerned about the drive-in restaurant area as to traffic and garbage along with the noise in a residential area. And, the applicants would have to assure him for his support that the operation would not complicate the present problems.

Mr. Allard stated that the Dog 'n Suds had a contract with a sanitation removal firm and this responsibility would be removed from the Sanitation Department.

Ald. Gamache stated that it would appear that you made a threat to the people present that if this property was not tolerated in its present zone that it would remain under its present operation without repair for a great time.

Ald. Boileau stated that if you build in New Westminster you still own the property and Mr. Allard stated that he did.

Mr. Allard also stated that if he were allowed to build in this area it would be the same type of building.

Again, Mr. Allard was asked that if he was not allowed to use the property under its present zoning what would he do with it, what would be its future.

His answer was that if not rezoned to permit him to use it as he had planned he could carry on as at present a one man operation.

Ald. Boileau stated that the noise and unsightliness might be improved by planting evergreens around the property and Mr. Allard stated that this could be done.

Mr. Peter Barbic stated that he would take punishment no matter what is done or how it is shielded. The Chairman then called an end to the discussion in regard to the application.

ITEM #9 - Coquitlam Realty Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1627, 1968"

CLAUSE #1 - Lot B of S 1/2 of Section 11, Twp. 39, Plan 12467, N. W.D. be rezoned from Local Commercial (C-2) to General Industrial (M-1).
(Property situated in the 1200 Block Pipeline Road.)

Opposition to the application was given by a Mrs. Schwab where she said she stated she opposed the application on general principles as she was unable to find out what the property was intended to be used for.

The answer by the owner stated that the sale would not be made until there was a knowledge of its use and the plan of development and that she had indicated by phone that she did not want the matter to go to a Public Hearing until she had this information.

She requested that it remain as is zoned until we know what it is going to be used for, in other words, this is a premature application.

Ald. Butler stated that he did not think this should have gone before the Public Hearing tonight and that he would ask that it be set aside.

Moved by Ald. Boileau, seconded by Ald. Gamache:

That this be moved aside and deferred until such time as something comes before us.

Ald. Bewley indicated that this was not in order at a Public Hearing to dispose of a matter in any manner and if we are to rezone we would lose control of the development of the subject property.

B. Boileau

Declined
Yabby

ITEM #10 - Poul E. Hansen

"The District of Coquitlam Zoning Amendment By-Law No. 1628, 1968"

CLAUSE #1 - Lots 5 and 6 of Lot 46 of Group 1, Plan 2624, N. W.D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for purposes of apartment development.
(Property situated at 1326, 1330, and 1332 Brunette Avenue.)

In opposition one gentleman conferred with the Clerk as to his interest in being notified of this application and upon being satisfied he had no further remarks.

declined
declined

ITEM #11 - Fence By-Law

"The District of Coquitlam Zoning Amendment By-Law No. 1629, 1968"

CLAUSE #1 - Clause 2 of By-Law No. 1173 is hereby repealed.

CLAUSE #2 - Clause 5 of Section 3 of By-Law No. 860 shall be amended to read as follows:

- 1. Fences not exceeding a height of four (4) feet may be sited at any portion of a lot in any zone, except as otherwise limited by this by-law.

2. Fences not exceeding a height of eight (8) feet may be sited on any portion of a lot in an Industrial Zone and to the rear of the front face of a building on a lot within any other zone.
3. A retaining wall shall be considered part of a fence except where the portion of such a retaining wall below the ground it supports exceeds a height of five (5) feet, the portion above the surface of the ground may be built to a height of three (3) feet.
4. Barbed wire shall be prohibited as part of a fence except:
 - a) where built on an Agricultural Zone.
 - b) where used between the heights of six (6) and eight (8) feet in a location where such a height is permitted by this by-law.
5. No fence exceeding three (3) feet in height shall be sited within twenty (20) feet of the corner of a lot adjacent to two streets, where such corner forms an angle of less than 135 degrees.

The Chairman asked if there were any opposing this and upon receiving none Ald. Boileau asked if Item 5 of the fencing by-law would be amended and Item 5 was then discussed. It was agreed that vision at all times would be maintained. Ald. Bewley stated that he would like a ruling as to whether a motion takes precedent over a discussion and the Chair stated that it did not.

Moved by Ald. Butler, Seconded by Ald. Gamache:

That the meeting adjourn.

CARRIED

CHAIRMAN