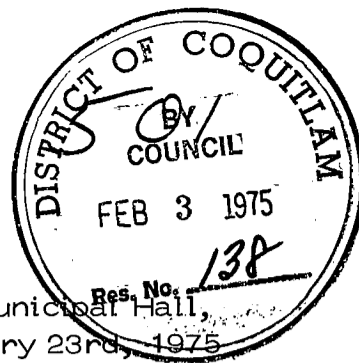


PUBLIC HEARINGS

Thursday, January 23rd, 1975,  
Public Hearing - 7:30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, January 23rd, 1975 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

All Members of Council were present, as well as the Director of Planning, Mr. D. Buchanan and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, January 17th and Saturday, January 18th, 1975 and, as well, copies of the agenda were mailed to all ratepayers groups in the District.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. GARRISON

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated January 23rd, 1975 and a copy of that brief is attached to and forms a part of these Minutes.

ITEM #1 - Reference No. Z 31/74

This was an application by Canaveral Investments Ltd. for the rezoning of property situated at 424, 430, 436, 442, 450, 454, 458 Westview Street to Multi-Storey High Density Apartment Residential (RM-4) in order to be allowed to construct two eight-storey high rise apartment buildings.

Mr. Larry Doyle of Hamilton, Doyle and Associates, addressed the Hearing on behalf of Canaveral Investments Ltd. and stated that what was proposed was the construction of two eight-storey towers with one of the towers having six suites per floor and the other tower having eight suites per floor with a total site coverage of about 20% for each building.

Mr. Doyle stated that all parking will be underground with the top of the parking decks being fully landscaped. The Hearing was also informed that the project will have two developed walkways to connect Westview Street to the shopping centre and that the whole of the bank between the Shopping Centre and the proposed project will be landscaped.

Ald. Bewley inquired as to what the ratio of parking was in this project and Mr. Doyle stated that it was 1.45 parking spaces per unit which would be completely underground.

Ald. Howarth inquired as to whether both buildings would be strata title and Mr. Doyle stated that they would be.

Thursday, January 23rd, 1975  
Public Hearing Minutes, cont'd.

Mr. Tupper of 462 Westview Street expressed concern that the construction of the eight storey building next to his property would force him to sell out and also expressed concern about fencing along his property line and the amount of sunlight which would be blocked as a result of his being in the shadow of one of the eight storey structures.

Ald. Howarth inquired as to whether the architect had considered siting the one tower further south and Mr. Doyle stated that they have considered this, however, should this be done, the consolidated space between the buildings would be lessened and, therefore, its usefulness would also be lessened. Mr. Doyle stated that the area between the buildings was to be landscaped with other amenities in this area to be considered.

ITEM #2 - Reference No. Z 44/74

This is an application by Glenwood Developments Ltd. for the rezoning of property situated at 312 Schoolhouse Street to allow for the rezoning to Three Storey Medium Density Apartment Residential (RM-2) to allow for the construction of condominiums. Mr. Bing Marr, the architect for the project, addressed the Hearing and stated that he had been commissioned to design a condominium development on a very steep site and as a consequence would be building down the hill with each unit having underground parking at a ratio of 1.45 parking spaces per unit.

Mr. Bing Marr informed the Hearing that the development will have three three-bedroom units, fifteen two-bedroom units and six one-bedroom units and would have a common room as well as a child's playground developed.

A question was raised by a neighbour as to whether any children would be allowed in the development and Mr. Bing Marr stated that he felt the ratio of children would be low as there are only three three-bedroom units in the whole development. The matter of school space availability was raised and Mr. Buchanan informed the Hearing that he had been given to understand that the School Board has recently commissioned an architect to plan an addition to Millside School.

Another neighbour in the area expressed concern about the lack of recreational facilities in the area for children.

Ald. Sekora inquired as to what type of construction was planned for this development and Mr. Marr stated that it would be frame construction.

ITEM #3 - Reference No. Z 54/74

This was an application by D.B.H. Holdings Ltd. for the rezoning of property located in the 100 block Nelson Street to Three Storey Medium Density Apartment Residential (RM-2) to allow for the construction of a three storey apartment.

Thursday, January 23rd, 1975,  
Public Hearing Minutes, cont'd.

Mr. Currie of Ronald Howard, Architect, addressed the Hearing on behalf of the applicant and stated that what was proposed was a three storey apartment containing twenty-one two-bedroom units and nine one-bedroom units.

Mr. Currie stated that the project was to be a strata title building, however, the possibility was still open with respect to providing suites on a rental basis.

There was no opposition expressed to this application.

Ald. Howarth inquired as to the traffic pattern in this area and the Planner informed the Hearing that the Engineering Department are studying the traffic situation in this area, especially with respect to connecting Nelson through to Brunette Avenue and that this study is nearing completion and should be before Council in the near future.

Ald. Sekora inquired as to what type of construction was planned for this apartment and Mr. Currie stated that it would be frame construction.

ITEM #4 - Reference No. Z 57/74

Clause 1 of this application dealt with a proposal by Mrs. Mary Smith and Mr. and Mrs. McKay to construct a duplex at 2271 Cape Horn Avenue.

Mrs. McKay addressed the Hearing and stated that she and her husband together with Mrs. Smith wished to construct a duplex for their own use with Mrs. Smith living on one side of the duplex and her and her husband living on the other side of the duplex.

A letter from Farwest Development Ltd. dated January 15th, 1975 registering opposition to the proposed rezoning was read to the Public Hearing and a copy of that letter is attached hereto and forms a part of these Minutes.

A lady who stated she resided at 2655 Mathewson Avenue informed the Hearing that she was appearing on behalf of Mrs. Mary Smith and wished to voice her support for the proposed rezoning.

Clause 2 of this item dealt with the classification of Cape Horn Avenue as a major arterial street and the amendment proposed would classify the portion of Cape Horn Avenue from Mathewson Road to Loughheed Highway which would replace the present designation in the Zoning By-law which now classifies Cape Horn Avenue from Coleman Street to Loughheed Highway as a major arterial street.

A Mrs. McMichael stated that the ratepayers in this area wished the full classification of Cape Horn Avenue as a major arterial street to be removed from the Zoning By-law.

Thursday, January 23rd, 1975  
Public Hearing Minutes, cont'd.

ITEM #5 - Reference No. Z 62/74

This was an application by Ric-Mac Holdings Ltd. to rezone three lots in a proposed subdivision on Dewdney Trunk Road for duplex development.

Also included in this item under Clause 2 was an amendment to the Zoning By-law to allow One Family Residential use on lots of 6,000 square feet in the RS-1 and RT-1 zones as well as to allow one family residential use on lots of 4,000 square feet in the RT-1 zone where the building on a lot abuts on an interior side lot line and is attached to the building on the adjacent lot.

Mrs. M. Krenbrink of 2878 Dewdney Trunk Road submitted a letter dated January 21st, 1975 opposing the amendment to allow single family dwelling lots of 6,000 square feet and a copy of that letter is attached hereto and forms a part of these minutes.

Mrs. Krenbrink also inquired as to whether or not Mariner was proposed to be continued through to Barnet and Mr. Buchanan stated that there are no immediate plans for this, however, long range planning did contemplate the continuation of Mariner through to Barnet.

The owner of 2915 Dewdney Trunk Road inquired as to whether the subdivision proposed in this area would in any way affect his ability to keep horses on his property which does adjoin it and the Planner stated that as long as his property is zoned RS-2 he would be allowed to continue to keep horses, however this would not necessarily mean there would be no conflict created as a result of the housing development being next to a farm use.

Ald. Howarth inquired as to whether the plan presented to the Public Hearing tonight for subdivision was based on 6,000 foot lots and the Planner stated that it was.

In answer to a question, an agent, speaking on behalf of the developer, stated that using the existing requirements of 7,000 square foot lots the property involved could be subdivided into 46 lots whereas by using the requirement of 6,000 square foot lots and including the three proposed duplex lots, a maximum of 56 lots would be created.

ITEM #6 - Reference No. Z 59/74

This was an application by Group Nine Developments to rezone the property located on the northeast corner of Gatensbury Street and Austin Avenue to RM-2 and P-3 to allow the development of townhousing and, as well, this item, under Clause 2, proposes to amend the Zoning By-law to change the designation of the Zoning category P-3 from "P-3 Golf Course" to "P-3 Golf Course and Recreation".

Thursday, January 23rd, 1975,  
Public Hearing Minutes, cont'd.

A Mr. Carson Nofle spoke on behalf of Group Nine Developments and stated that what was proposed was a development containing 44 three-storey townhouse units with each unit having its own garage with the development being constructed on an over-all site of five acres with actual development taking place on three acres of the site. He stated that the other two acre area would be left in its natural state as a ravine and, as well, would be used for recreational facilities such as a tennis court and a playground for children. Mr. Nofle went on to state that the proposed sale price of the townhouse units was to be in the neighbourhood of \$50,000 each.

Ald. Bewley inquired as to the day care centre on the project and the manner in which it would be operated and Mr. Nofle stated that it was proposed to turn the day care centre operation over to the strata corporation. Mr. Nofle went on to state that the day care centre would be contained in a 1,900 square foot building, however, the whole building would not be used for day care centre, but would be used for other activities as well.

In answer to a question from Ald. Sekora, Mr. Nofle stated that it was proposed to erect forty-one three-bedroom townhouses each containing 1,320 square feet as well as three four-bedroom townhouses containing 1,900 square feet.

Mr. Nofle stated, as well, that two playgrounds would be developed within the project on the high portion of the site.

Ald. Bewley inquired as to what type of development was planned for the ravine and Mr. Nofle stated that up to this point, the developer proposed to leave it in its natural state with the only possible development being the construction of some walking paths through the ravine.

A lady in the audience inquired as to what school the children from this development would be attending and Ald. Bewley stated that it would either be Austin Avenue or Vanier School.

Ald. Bewley inquired as to whether the area being zoned P-3 would be a private or public park and Mr. Nofle stated that this would have to be left up to the strata corporation to determine. Mr. Gliege, the owner of the property, stated that in the past he has allowed schools to take field trips in the area and felt that the strata corporation would most likely allow the same type of use.

Ald. Howarth stated that quite often the best use of such ravine property by children is made not while on field trips with groups but playing in the area as individuals and he inquired as to whether this type of use of the area would be allowed after development. Mr. Gliege, in answer to Ald. Howarth, stated that to allow such use could bring liability on the owners of the strata corporation if, at some time, an injury occurred to a child and that it was his opinion that the strata corporation would have to look very seriously on that type of use.

Thursday, January 23rd, 1975,  
Public Hearing Minutes, cont'd.

A lady resident of the area stated that in her opinion, more parkland was required in this neighbourhood.

A Mr. P. Clarke of 1320 Austin Avenue stated that it was imperative that this ravine area be left open for children to play in because of the number of children in the area and he informed the Hearing that he has always allowed children to play in the ravine which he owns. Mr. Clarke went on to express his opposition to the proposal mainly because of the frame construction of this development and stated that he preferred the initial plan for three high-rise towers because they would be of better construction and the landscaping and open area, he felt, was better planned.

Mr. Nofle informed the Hearing that with the proposed town-houses, the approximate site coverage would be 27.5% which is the same as what it would have been ~~with the three~~ high-rise towers. Mr. Nofle went on to explain that only three of the existing trees on the site would be removed and high quality material such as treated cedar, cedar shingles and glass wall panels would be used in the construction of the town-house development and that, in his opinion, maintenance on strata title properties has never become too much of a problem.

A Mr. Mann of 1322 Austin Avenue supported the views expressed by Mr. Clarke and stated that he ~~was opposed~~ to the proposed development and he as well informed the Hearing that he preferred the initial plan of three high rise structures.

ITEM #7 - Reference No. Z 51/74

This was an application by the District of Coquitlam to rezone its cemetery property in the 600 block Robinson Street from One Family Residential (RS-1) to Civic Institutional (P-1).

Mr. Buchanan informed the Hearing that the rezoning of the cemetery to P-1 would make its zoning conform to the present use of the property and, as well, Mr. Buchanan stated that this would allow the development of a day care centre on the north end of the property, providing a by-law amendment, as approved by Council, which is presently awaiting approval from Victoria to allow day care centres within the Civic Institutional (P-1) Zone.

A Mr. T. M. Greenall of 620 Robinson Street addressed the Hearing and stated that the residents of this area were very definitely opposed to a day care centre being placed on the cemetery property as this would mean more traffic in the area and more noise. Mr. Greenall submitted to the Public Hearing a petition signed by several people indicating their opposition to the proposed rezoning and to the placement of a day care centre on the cemetery property and a copy of the two petitions are attached hereto and form a part of these minutes.

Thursday, January 23rd, 1975,  
Public Hearing Minutes, cont'd.

Several individual letters of opposition to the proposed rezoning and to the proposal for a day care centre were submitted by individuals and copies of these individual letters are on file in the Municipal Clerk's Office. The individual letters on file indicate 24 signatories registering opposition to any change whatsoever in the zoning of the cemetery site as well as any change in the use of the site for anything other than cemetery. Twelve letters were received which indicate they would support rezoning but that the property should be used for nothing else but cemetery or a park. Two individual letters were received which favoured rezoning for use as either a park or a day care use.

Several surrounding property owners spoke in opposition to the proposed rezoning and the proposal to situate a day care centre on the site expressing the following objections:

1. Day Care Centre means increased traffic in the area.
2. Amount of noise in the area would be increased from traffic and children.
3. Present zoning has not inhibited the use of the property as a cemetery therefore no reason to rezone.
4. Day care centres should be established as a profit making business enterprise and possibly be located in an industrial area near to where the parents work so that parents could spend lunch hour with their children.
5. A resident of the area stated that a kindergarten is operated from Roy Stibbs School and she saw no need for additional services in this area.
6. Residents in the immediate area have not expressed any desire for a day care facility and have no need for one.
7. The wooded area should be left as is as children in the area use it for field trips and as a place to play.
8. Locating a day care centre would mean the removal of trees.
9. The area not being used for cemetery should be developed as parkland.
10. A resident of the area stated he was not opposed to day care centres and would contribute financially to such a centre but he did not want it in his neighbourhood.
11. A resident expressed concern about existing traffic in the area stating he would like to see some roads physically closed off.



Thursday, January 23rd, 1975,  
Public Hearing Minutes, cont'd.

12. Mr. A. McLeod of Burquitlam Mortuary stated he was opposed to a day care centre as the full amount of property would be required for burials. He felt the present developed cemetery site would be filled in the next four or five years.

It was explained to the Hearing that the whole site was dedicated as Cemetery under the Cemetery Act and permission of the Provincial Government is required if any use other than that of a cemetery is proposed for the property.

Mr. Cunnings informed the Hearing that verbal approval had been given for use of two lots for a day care centre.

Mr. Cunnings also advised that the present proposal was for a five year lease to be granted to the group operating the Centre with an additional five year renewal clause.

Mr. M. Stark, speaking on behalf of the group wishing to develop a Day Care Centre stated that the obtaining of a site had proven very difficult and had come to Council for assistance to find a suitable site. Mr. Stark stated that a survey had been undertaken in the Cottonwood area on the need for a centre and following the survey a site was sought as close to the area of need as possible.

Mr. Stark stated that he would personally like to speak to the people attending this Public Hearing to determine their real reasons for opposing a day care centre in this location.

Ald. Filiatrault inquired of Mr. Stark how large a house they wished to move on to the site and Mr. Stark stated that it would be a 1,400 square foot house with two floors and would have an enrollment of forty children.

Ald. Filiatrault inquired also as to why they did not attempt to rent an equal amount of space in the Cottonwood Apartments and was informed that it was not felt that this would be an area suitable for such an establishment. The apartment did not have a playground, the amount of noise from the children would have to be strictly controlled and the whole area did not really have a suitable atmosphere for children.

Ald. Garrison inquired of Mr. Stark if rented space were available in the Cottonwood complex would the Day Care group be able to receive the same kind of funding as in another location and Mr. Stark stated that most likely funding would be possible.

One resident of the area asked why the Brookmere School site was not used for the centre and the Mayor stated that this site would require municipal services which would have cost \$40,000.00 to install.

Thursday, January 23rd, 1975,  
Public Hearing Minutes, cont'd.

Ald. Sekora asked Mr. Stark if the proposed house for the centre had been purchased and Mr. Stark said that it has not yet been purchased, however, they have an understanding with the owner on obtaining the dwelling provided all problems of location can be finalized.

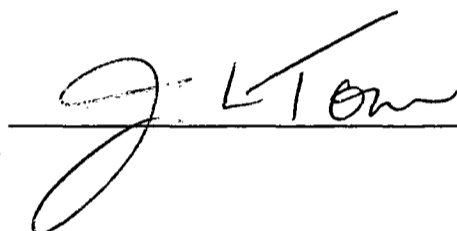
ADJOURNMENT

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. SEKORA:

That the Public Hearing adjourn.

9.35 p.m.

CARRIED

 CHAIRMAN

BRIEF TO PUBLIC HEARING, JANUARY 23, 1975, FROM PLANNING DEPARTMENT

ITEM #1 - Z-41-74

This proposal for two eight-storey apartment towers on Westview Street immediately east of the Cariboo Shopping Centre is compatible with the Community Plan designations for the area. One hundred and ten dwelling units are intended to be located here, with subdivision on a strata plan basis.

The main concern of the Design Committee in reviewing this project was in regard to the eight-storey height limitation, and the fact that the design resulted in a "wall of buildings which will emphasize the cavernous appearance of the shopping centre and an undesirable shadow line in this area. A mix of high and low-rise buildings may be more desirable." From this discussion on September 26, 1974, there was further discussion at the Advisory Planning Commission on October 2, 1974, and by Resolution No. 2862, they recommended that Council refer the application to Public Hearing, subject to the applicants revising the preliminary plans to the satisfaction of the Design Committee. This review would be related to:

- 1) The Design Committee's guidelines regarding grade relationships;
- 2) Access arrangements and parking layout;
- 3) Aesthetic considerations and impact on the area to the east of the site.

On October 9, 1974, the Committee reviewed revised plans and found that the first two points could be met, but they were still not convinced that the project would satisfy the aesthetic considerations and impact on the area to the east and west of the site. They suggested a basic massing model for the area in order to better see the relationships. They also asked the Planning Department to review with the Fire and Building Departments the eight-storey height limitation.

The massing model was reviewed at the Design Committee meeting of December 11, 1974. The Committee reluctantly approved the project going forward to Public Hearing, but strongly recommended that the project go forward with a twelve-storey building on the northerly site, noting that this would not increase the floor space of the

ITEM #1 - Z-41-74 cont'd

project. The Committee noted that the recommendation required APC consideration before going to Public Hearing in light of the original resolution of the APC of October 2, 1974. Finally, on January 8, 1975, by Resolution No. 2899, the Advisory Planning Commission recommended that application Z-41-74 be referred to Public Hearing on the basis of two eight-storey towers. I would note on the eight-storey height limitation that the Building and Fire Departments would have no objection to a change in the Zoning By-law which would permit the construction of buildings taller than eight storeys if there were some legal means of requiring the installation of sprinklering systems in buildings over eight storeys high. Sprinklering is considered the best means to protect persons and property in high-rise buildings because of its ability to control a fire in its incipient stages. Because of the legal difficulties with the section of the Municipal Act dealing with adoption of the National Building Code, this conclusion appears to be that the eight-storey height limitation has to be maintained at this time.

ITEM #2 - Z-44-74

This application is consistent with the designation of the Plan Maillardville Report dated March, 1974, generally accepted by Council on May 9, 1974. What is proposed is a split building of a three-storey height, with orientation both to the west and to the east.

The Design Committee reviewed the plans for this project on September 26, 1974. They commended the applicant on the terracing approach in front of the building and founds the plans for the south-west portion of the building, with its double orientation to the rooms, very interesting. They were concerned with the five-storey appearance from Schoolhouse Street, and suggested that the architect give further study to reducing the appearance of the facade by making better use of the potential of the site. One solution considered was the lowering of the east side of the structure one full floor, and consider some solution to the newly exposed wall.

ITEM #2 - Z-44-74 cont'd

On December 23, 1974, the Committee reviewed revised plans and found the plans acceptable. There were certain concerns with the appearance, landscaping, colour, etc., but the Committee noted that more detail would be required at the time of building permit application.

I would note that the Advisory Planning Commission had, on October 2, 1974, recommended that Council refer this application to Public Hearing, subject to the applicants first amending the preliminary plans to the satisfaction of the Design Committee in regard to the Committee's guidelines and <sup>grade</sup>~~vague~~ relationships. Council also adopted this recommendation on October 7, 1974.

ITEM #3 - Z-54-74

This proposed development is also compatible with the Plan Maillardville Report. One issue with the proposed development was use of the 33 foot width of Nelson Street instead of half the 33 foot width in calculating lot area for the purposes of establishing gross floor area and density. This approach was approved by the Board of Variance on December 3, 1974. The Design Committee reviewed the project on November 13, 1974 and found it acceptable with conditions to go to Public Hearing. Reconsiderations of design elements were recommended.

On December 4, 1974, the Advisory Planning Commission, by Resolution No. 2886, recommended that Council refer this application to Public Hearing, but they also wished to draw Council's attention to the access and parking problems in the area, unless the Municipality:

- 1) completed the east half of Nelson Street south of Brunette Avenue;
- 2) improved the existing intersection at Nelson Street and Brunette Avenue;
- 3) provided a more adequate parking area off Nelson Street to serve the Mackin Park playing field.

ITEM #3 - Z-54-74 cont'd

The Engineering Department is currently studying a design for Nelson Street at Brunette Avenue, and also the issue of the parking adequacy along Nelson Street.

Another consideration which should be given to this apartment project is landscaping of the triangular area of park to the north of the project out to Brunette Avenue. This could be a condition in the development agreement.

ITEM #4 - Z-57-74

Attached to this brief are the criteria employed in locating two-family dwellings within one-family housing areas of the Municipality. This particular site meets all these criteria. Furthermore, the designation of this portion of Cape Horn Avenue as a major arterial street is to be rescinded, allowing this criterion to be met. This particular move is compatible with the findings of the Roads Review Committee in 1974.

ITEM #5 - Z-62-74

This application embraces two separate moves. Firstly, three duplex sites are proposed within the subdivision involved. These meet the criteria for locating two-family dwellings within one-family housing areas.

The second aspect of the application relates to minimum lot size in the RS-1 zone. At the present time, Section 602(2) of the Zoning By-law reads as follows:

- (2) A one-family residential use shall not be permitted on a lot of less than:
- (a) one acre in the RS-2 zone,
  - (b) 7,000 square feet in the RS-1 and RT-1 zones,
  - (c) 6,000 square feet in the RS-1 and RT-1 zones, where the lot has been created by subdivision from a lot between 12,000 and 21,000 square feet in size,
  - (d) 4,000 square feet in the RT-1 zone, where the building on a lot abuts an interior side lot line, and is attached to the building on the adjacent lot,
- except where such lot was existing at the effective date of this By-law, such use may be permitted where approved in writing by the Medical Health Officer."

ITEM #5 - Z-62-74 cont'd

At the present time, there is generally a 7,000 square foot minimum lot size for one-family residential uses in the RS-1 and RT-1 zones, subject to the exceptions noted in Subsection (c) and Subsection (d). The by-law amendment would remove the 7,000 square foot minimum and replace it with a general 6,000 square foot minimum. The 6,000 square foot minimum has been restricted in the past to subdivisions of lots of an awkward size between 12,000 and 21,000 square feet. I would compare the minimum size in other municipalities and present them as follows:

- 1) Port Coquitlam - 5,400 square feet;
- 2) Port Moody - 6,000 square feet;
- 3) Burnaby - three zones with a 9,600 square foot, 7,200 square foot, and 6,000 square foot size;
- 4) New Westminster - formerly 6,000 square feet and now 4,000 square feet;
- 5) Vancouver - 4,800 square feet;
- 6) North Vancouver City - 12,000 square foot, 7,200 square foot, and 6,000 square foot minimums in three separate zones.

Essentially, this amendment will affect new areas largely, since the lot size is already set in established residential areas. It will not affect infill situations where parcels already were below the 21,000 square foot size and 6,000 square foot lots were permitted. It will affect infill situations in established areas where there are parcels of over 21,000 square feet which are being subdivided. The Planning Department favours the change to 6,000 square feet, since it will make for better use of land and facilitate subdivision design. We favour the general approach rather than creating a specific zoning category, since the rezoning requirement may well inhibit this approach being taken due to the time involved in the Public Hearing process. The Subdivision Committee and Approving Officer are able, where they anticipate problems, to secure the viewpoints of adjoining property owners at the time of preliminary approval consideration.

ITEM #5 - Z-62-74 cont'd

The Approving Officer is able to hold Public Hearings under the Land Registry Act where necessary to hear points of view expressed orally.

I would note that the proposed amendment has a typographical error in (2) (c), and this should read "4,000 square feet in the RT-1 zone..." This is simply a rephrasing of the present Subsection.

ITEM #6 - Z-59-74

This application supersedes application Z-21-73, and now proposes 44 townhouse units in this particular area. The original design was for three high-rise towers or 110 suites under Z-21-73 for RM-3 zoning. The previous application got to a three reading stage on June 10, 1974 but has not proceeded. I would note that there was some concern expressed with regard to the ownership of the property, and whether there was full authority for this application to proceed. However, Gleige Holdings Ltd. have been authorized by Group 9 Developments Ltd. to proceed with the application as of January 14, 1975.

The Design Committee reviewed the plans on November 27, 1974. They felt that the concept was far superior to that originally proposed with the three high-rise towers, and found the proposal to provide car parking with the individual units commendable. They did suggest that they would need further information on the actual colours and the materials involved, and would suggest that the applicants supply a tree survey of all existing trees, a detailed plan of the finished grades proposed over the site, and a fence detail. There were certain other detailed recommendations with regard to materials in front of the units to avoid a massive expanse of blacktop. They had specific comments with regard to the day care unit being better located and oriented to the park or playground areas. Generally, the plans were acceptable for public hearing with the comments stated.



ITEM #6 - Z-59-74 cont'd

On December 11, 1974, the Advisory Planning Commission recommended that Council refer application Z-59-74 to Public Hearing subject to revised plans being submitted, which show:

- 1) an increase in the number of parking spaces provided of 2 spaces per dwelling unit;
- 2) increasing that portion of Lot 151, which includes the creek and ravine areas in the P-3 zoning;
- 3) a more direct and proper on-site pedestrian link from the units along Austin Avenue to the children's play area along Austin Avenue.

This resolution was endorsed by Council on December 16, 1974, and the applicants have submitted revised plans which are now under review by the Planning Department staff.

ITEM #7 - Z-51-74

This application is for rezoning of the cemetery site to P-1 Civic Institutional. Council will recall that By-law No. 438 was given three readings in late 1974 to allow privately operated day care centres within the P-1 zone. The intent of this by-law is not only to make the cemetery a conforming use to the Zoning By-law, but also to allow, when and if By-law No. 438 is finally adopted by Council, the Tweedledum and Tweedledee Day Care Centre to operate at the north end of the cemetery site. Cemeteries are a civic use under the Zoning By-law, and at the present time the cemetery is operating as a non-conforming use in the RS-1 zone.

Respectfully submitted,



D.M. Buchanan  
Planning Director

DMB/ci

## DUPLEX REZONING CRITERIA

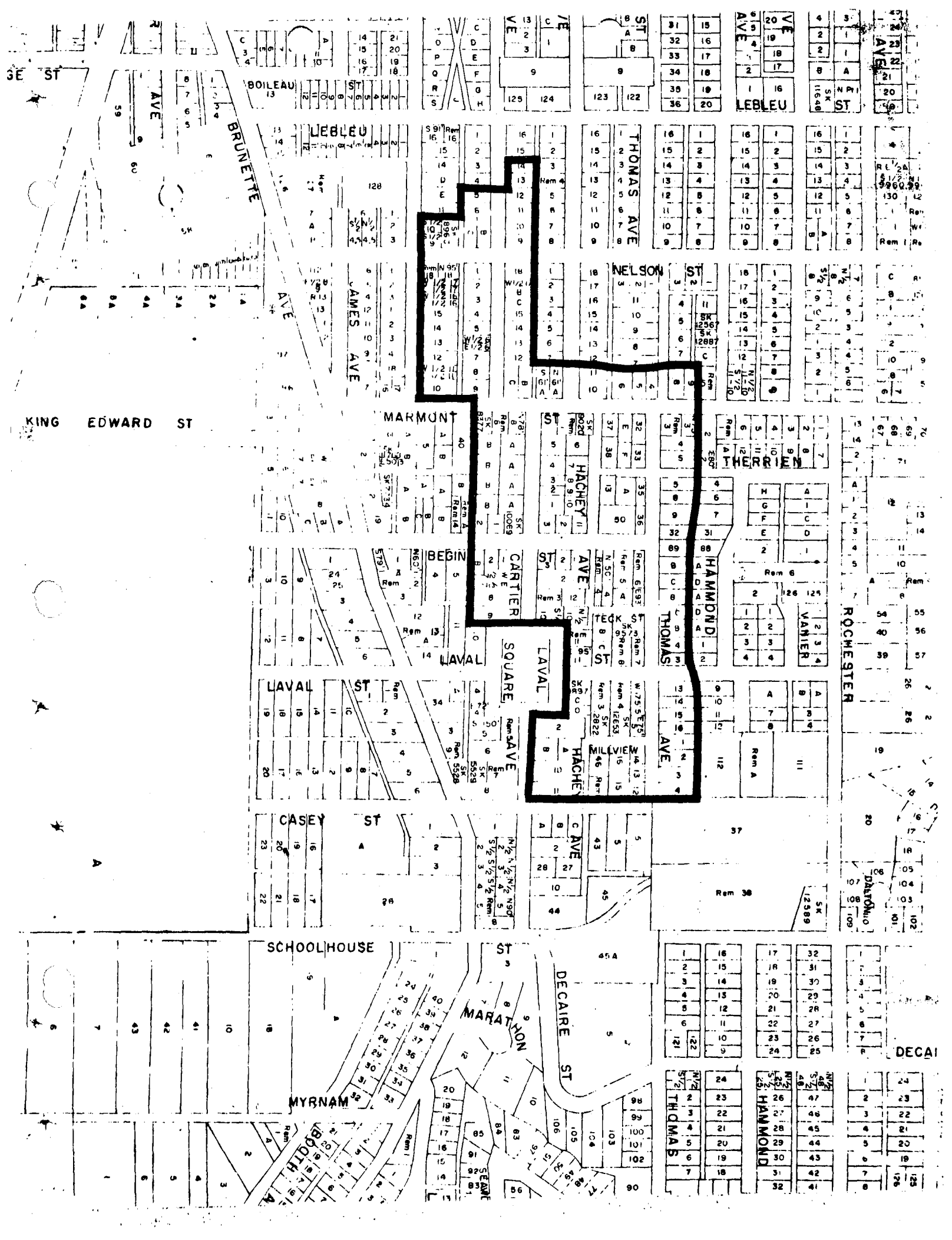
The criteria employed in locating duplex development within the one-family housing areas of the Municipality are presented below:

1. Lot Size - The lot shall include 8,000 square feet of usable area, not including ravines or areas in excess slope.
2. Access and Parking - Required on-site parking shall not have access to a major arterial street, and shall preferably be provided in the rear yard.
3. Services Available - The municipal water supply system and sanitary sewer system should be available to service any duplex development. Storm sewers may also be required to avoid drainage problems and to complete adjacent roads.
4. Neighbourhood Character - Any duplex development should enhance the general standard of housing in the area.
5. Other Duplexes - In order to avoid a concentration of duplexes in one-family housing areas, a 600 foot distance between them has been employed as a guide. This distance is measured along the frontage of a street and not on both sides of a street, except that not more than one duplex shall be considered at an intersection of two streets. (This 600 foot distance does not apply, however, within the area shown on the attached map.)

Please note that within the Municipality there are areas of Maillardville and adjacent to Clarke Road which are available for duplex development since they are appropriately zoned at the present time. For lots in these areas meeting by-law requirements, a simple building permit application is all that is required.

Rezoning applications for lots outside the already zoned areas should be accompanied by adequate information, including photographs in the case of existing buildings, sketch plans of any proposed building, and in every case a site plan showing proposed building siting and setbacks; access, parking and driveway arrangements; and ground elevations at the four corners of the site.

Approved by Council: June 24, 1974



Mrs. M. Krenbrink,  
2878 Dewdney Trunk Road,  
Port Coquitlam, B.C.,  
January 21, 1975.

Mayor Tonn and Council,

Re:- Item # 5, Clause 2,

Amendment to Zoning By-law No. 1928, 1971.

Gentlemen;

I am strongly opposed to the proposed amendment to the Zoning By-law.

If there was a separate zoning category for 6,000 square feet lots, then Council would have the right to reject the rezoning if there were insufficient amenities in the area involved, ie:- parks, recreation and roads.

There are five parcels of land in this immediate area that are being held on speculation. If these are allowed to subdivide into smaller lots it would greatly increase the population of this area. There are no parks in this area now.

I have no objection to providing housing for people but I do object to the manner in which it is done.

The whole character of the District of Coquitlam will change if every new residential area is allowed to put in this proposed density.

Yours truly,

*M. Krenbrink*

Petition To  
Provincial Government & District of Coquitlam

Rezoning of Municipal Cemetery Property on  
Robinson Street to Facilitate a Day Care Center

We, the undersigned, strongly oppose the use of the above noted property to build and operate a Day Care Centre.

We find it appalling that the Provincial and Municipal governments could even consider this course of action in view of the need for more not less open space. The governments current position would appear to contradict the official position established in the "Greenbelt Protection Fund Act" adopted by the Provincial Legislature in the spring of 1972.

There is a definite need for more open space, particularly in the form of local parkland and in this instance the government is not compelled to spend a large sum of money for acquisition in order to fulfill a pressing obligation to the Community.

Some would argue that a Day Care Centre would not disturb this beautiful heavily wooded piece of land.

We don't believe it! The proposed Day Care Centre means -

- more traffic (the stated objectives of this and other Municipalities is to minimize residential traffic which is already too high),
- more noise
- that a substantial area must be cleared to provide for building, access and parking space,
- that the aesthetic beauty of the area will be destroyed and thereby its main value to local children and adults alike,
- that the local schools that utilize this area to take their students on nature walks will find its usefulness impaired ,

and the benefits to this Community are non-existent.

The proposed use of this property is simply not justified and we urgently request that you -

1. Reconsider your position,
2. Reject the Day Care Centre application,
3. Designate this property for park use only (that portion of the land not currently being utilized for Cemetery purposes).

NAME (printed)

ADDRESS

SIGNATURE

NAME (printed)	ADDRESS	SIGNATURE
B. FIELDING.	704 ACCACIA AVE	B. Fielding
A. MATHER	708 ACCACIA AVE	A. Mather
F. M. GREENTAL	620 ROBINSON	F. M. Greental
ALAN JOHNSON	718, EBERT AVE.	A. Johnson
L. Greenel	620, Robinson St.	L. Greenel
M. Bumster	733 Accacia Ave	M. Bumster
K. Heggs	729 Appian Way	K. Heggs
M. Heggs	729 appian Way	M. Heggs
Guadalupe F. Swank	724 Accia Ave.	Guadalupe F. Swank
D. Swank	724 accacia ave.	D. Swank
O. C. Jones	723 Ivy ave.	O. C. Jones
M. L. Smith	714 IVY AVE.	M. L. Smith
W. L. Harney	726 Ebert Ave.	W. L. Harney
Bob Harney	726 Ebert Ave	Bob Harney
P. Rusby	747 FOSTER AVE	P. Rusby
P. Rusby	747 Foster Ave.	P. Rusby
Wm. Byron	712 ACCACIA AVE COR.	Wm. Byron
G. Mc Kenzie	722 Ebert Ave	G. Mc Kenzie
M. C. KENZIE	722 Ebert Ave	M. C. Kenzie

RE MUNICIPAL CEMETERY PROPERTY ON ROBINSON ST.

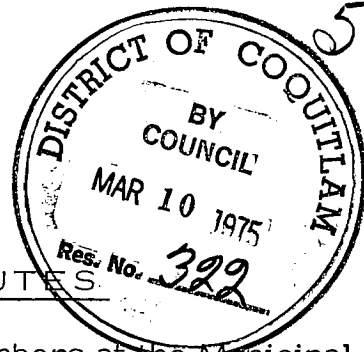
I hereby oppose any effort to rezone the above property for a Day Care Center and strongly recommend this property to be left in its present state i.e. natural woodland area to be preserved as a natural park eventually.

NAME	ADDRESS	PHONE NO.
Mr & Mrs Ed Mann	664 Florence St	931-0712
Mr & Mrs Geo Deen	672 Florence St.	939-5219
Mr & Mrs Geo. Aspinall	- 671-Florence St.	936-7833
Mrs E.P. Turkham	- 659 Florence St.	937-0974
Mr & Mrs St. Gray	687 Vance St.	937-3530
Mr. & Mrs. Joe Yanko	681 Florence St.	939-3879
Mrs James Petty	688 Florence St.	939-1238
Mrs. Pauline Stays	688 Robinson	937-5016
Mr & Mrs. Bratton	692 Robinson	936-5239
W. & M. Phillips	693 Florence	939-1288
Mr & Mrs. J. Hall	691 Florence St.	936-9766
Mrs Mrs G.B. Pinkerton	689 Florence St.	939 4335
Mr. & Mrs. O. Davis	685 Florence St.	937-5384
Mr & Mrs J. Leslie	680 Florence St	939-7516
Mr. & Mrs T. Russell	670 Florence St.	939-5739
Mrs & Mrs H.A. Nesbitt	666 Florence St.	939-7474
Mr. & Mrs. John Marshall	660 Florence St.	937-7457
Mr. & Mrs. Don Butler	658 Florence St.	939-6006
Mr & Mrs E. Wadsworth	657 Florence St.	936-9049
Mr & Mrs W. D. Dyer	667 Florence St.	937-0175

Name	Address	Phone No.
Mr. & Mrs. Barrie Linton	663 Florence St.	937-7488
Mr. & Mrs. G. Peterson	654 Robinson St	937-3218
Mr. & Mrs. E. Robertson	686 Robinson	939-4658



Thursday, February 27th, 1975,  
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

The Public Hearing was held in the Council Chambers at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, February 27th, 1975 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

All Members of Council were present save Ald. Filiatrault and Ald. Sekora. Also in attendance were the Planning Director, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, February 21st and Saturday, February 22nd, 1975 and as well copies of the agenda were mailed to all ratepayers groups in the District.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated February 27th, 1975, a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #6 - Reference No. Z 51/74

This was an application by the District of Coquitlam to rezone the Municipal Cemetery property situated in the 600 block Robinson Street to Civic Institutional (P-1) and together with this rezoning was the proposal to locate a Day Care Centre on the property. The Mayor advised Council that a letter had been received from the Tweedledee and Tweedledum Day Care Society requesting that their application to situate a day care centre on the cemetery property be withdrawn.

The Mayor stated that in view of the fact that the day care centre was no longer proposed for this property he would recommend to Council that Item #6 be withdrawn from the Public Hearing and further, that the rezoning on the cemetery property be left as it now exists until such time when there is need for a park in this area and at that time an application for rezoning of this area for park use be brought forward.

Mayor Tonn also suggested that when By-law No. 438 is placed before Council for final adoption he would recommend that this be defeated. This proposed by-law amends the Zoning By-law to allow Day Care Centres within a Civic Institutional (P-1) zone.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY:

That Item #6 of the Public Hearing Agenda be withdrawn.

CARRIED

Thursday, February 27th, 1975,  
Public Hearing Minutes, cont'd.

ITEM #1 - Reference No. Z 1/75

This was an application by Alley Estates Ltd. to rezone the property situated at 673 Chapman Avenue to Two Family Residential (RT-1) to allow the development of a duplex.

A Mr. Schellenberg of 667 Chapman Avenue opposed the rezoning because of the proposed cul de sac at the end of Chapman Avenue, fearing that too much traffic is going to be generated in this area already without a duplex being located in the vicinity.

Mrs. Higham of 665 Chapman Avenue objected to the rezoning stating that until the location of the road is known in this area no rezoning should be allowed. Further, she stated that there are several properties along Clarke Road which are already zoned for duplex development and she felt this was enough in their particular area. She also expressed concern about traffic in the area if and when Chapman Avenue is closed to Clarke Road.

ITEM #2 - Reference No. Z 3/75

This was an application by Alderson Properties Ltd. to rezone property situated at 616 Hillcrest Street to Two Family Residential (RT-1) to allow the development of a duplex.

There was no opposition expressed to this application.

ITEM #3 - Reference No. Z 60/74

This was an application by North Road Construction Ltd. to rezone the property at 516 and 520 Cottonwood Avenue to Three Storey Medium Density Apartment Residential (RM-2) to allow the development of an apartment.

A Mrs. Markovich, a tenant in the immediate area, objected to the proposed rezoning. She felt that the area was already too densely populated with the existing apartment development and further there was a complete lack of parking in this area and already too much noise pollution from the present people moving within the vicinity.

A Mr. Thompson addressed the Hearing and stated that he was representing North Road Construction Ltd. and informed the Members of Council that he felt the development would enhance the area and with respect to parking, this would all be provided underground at the ratio of 1.45 spaces per unit.

Thursday, February 27th, 1975  
Public Hearing Minutes, cont'd.

Ald. Howarth inquired as to what type of outside finish was proposed for the apartments and Mr. Thompson stated that it would be a double mansard roof with the balance of the finish being new used antique brick.

Mrs. Gray of 687 Florence Street addressed the Hearing and stated that she had understood that there was a five year moratorium on development in the Cottonwood area and she was informed by the Council that this was not the case. Mrs. Gray went on to state that the traffic problems in this area are very great at the present time and she was concerned that if more apartments are allowed, the situation would deteriorate greatly.

Another gentleman, resident in the area, also expressed concern about the traffic in the Cottonwood - Smith Avenue area as parking is very bad which only allows one clear lane for moving traffic and children are continually coming out from behind parked cars which creates a very serious and dangerous condition.

In answer to a question from a member of the audience, Mr. Buchanan stated that 32 units were proposed for this particular development providing some 47 parking spaces.

Another resident of the area stated that if this development goes forward, there is definitely going to be a need for a day care centre in the area.

ITEM #11 - Reference No. Z 56/74

This was an application by the F & C Construction Ltd. for the rezoning of property situated at 528, 530 Cottonwood Avenue to Three Storey Medium Density Apartment Residential (RM-2) to allow for the development of an apartment.

This application is directly next to the application under Item #3 and several of the persons who had spoken expressing concerns about Item #3 re-affirmed their concerns with respect to this application.

The Planner was questioned as to whether the parking ratio of 1.45 bays per suite was sufficient and Mr. Buchanan stated that a study had been done two or three years ago on car ownership and it was determined at that time that 1.45 spaces per unit would be sufficient to allow for the parking of tenants as well as visitors.

A gentleman in the audience stated that in his opinion 1.45 parking spaces per unit was no longer valid and most homes in this area have two cars.

In answer to a question, the Director of Planning stated that both apartments are proposed for adults only and both will be strata title development.

Thursday, February 27th, 1975,  
Public Hearing Minutes, cont'd.

ITEM #4 - Reference No. Z 49/74

This was an application by Rutherford, McRae to rezone the lot situated at 659 Lakeshore Drive to Two Family Residential (RT-1) to allow for the development of a duplex.

A Mr. Raven of 660 Gatensbury presented a petition to Council opposing the proposed rezoning and provided a written brief in opposition, copies of which are attached hereto and form a part of these Minutes.

Mr. H. Stieda of 664 Gatensbury Street expressed his opposition to the proposed rezoning, however, he stated that if the gain in value as a result of the rezoning of the particular lot were to be given to the Municipality he would not object to the proposed rezoning.

A Mr. Maxwell of 1314 Foster Avenue objected to the proposed rezoning as he felt the construction of a large home in this area would mean the destruction of several of the trees.

The owners of properties situated at 1200 Spruce Avenue and 1310 Foster Avenue also expressed opposition to the proposed rezoning.

Mr. Roger Bagent, appearing on behalf of Rutherford McRae Ltd., stated that the proposed duplex will not be any higher than any other dwelling which is currently being constructed and that the duplex proposed would have two bedrooms on one side and three bedrooms on the other side.

Mr. Bagent stated that the developers, when creating the subdivision, were not allowed to clear the trees on the road allowance but were required to put the services around them and the company now has some \$130,000 actually invested in the subdivision which means a profit of from \$3,000 to \$4,000 on the lots if they were to be sold to builders at the listed price of \$160,000 for all lots.

Mr. Bagent stated that duplexes do provide extra tax revenue and further that parking for four cars would be provided for the duplex.

Mr. Raven inquired as to how Mr. Bagent could commit a future purchaser of the duplex lot to the type of development which would take place and Mr. Bagent stated that the owners were placing a condition of sale on the lot which would mean that the lot closest to the lake would only be allowed to have a single storey house and the second lot would be allowed a split level and the other lots would be developed normally.

No other residents of the immediate area expressed opposition to the proposed rezoning.

Thursday, February 27th, 1975,  
Public Hearing Minutes, cont'd.

ITEM #5 - Reference No. Z 5/75

This was an application by Vera J. McCullough for rezoning of property situated at 2440 Haversley Avenue to Two Family Residential (RT-1) to allow the development of a duplex.

There was no opposition expressed to this application.

ITEM # 7 - Reference No. Z 4/75

This was an application by the District of Coquitlam to amend its Zoning By-law with respect to permitted uses affecting rail-trucking terminal facilities and railway yards.

There was no opposition expressed to this application.

ITEM #8 - Reference No. Z 54/73

This was an application by E. H. Management Ltd. to rezone property situated in the Dewdney Trunk Road-Dacre Avenue area to allow the development of 6,000 square foot lots well as to rezone three lots for duplex use.

Together with this rezoning application, there was an amendment to the Zoning By-law to create a new zoning category of RS-3 which would allow subdivision of properties to provide 6,000 square foot lots.

A resident inquired of Mr. Buchanan as to what the depth of the lots along the proposed new Lougheed Highway would be and the setbacks for building would be. Mr. Buchanan stated that the lots in this area range from 145 deep to 135 feet deep with the normal rear yard setback of 20 feet being required. Further, he advised that the average frontage of the lots was some 59 feet and that those lots along Dewdney Trunk Road would have to have a 37 foot front yard setback.

There was no opposition expressed to this application.

ITEM #9 - Reference No. Z 58/74

This was an application by Mr. W. Ralph Brownlee, Architect, for the rezoning of property situated in the 2600 block Mathewson Avenue to allow the development of townhouse units.

Mr. Boileau, representative of H. A. Roberts Ltd., addressed the Hearing on behalf of Mr. W. Ralph Brownlee and stated that what was proposed was 88 townhouse units with a day care centre and recreation building being provided for the residents of the area.

Mrs. Arthur of 1588 Mathewson Road inquired of the developer whether any consideration had been given to fencing the development properties from adjoining neighbours along the west boundary as she was concerned that trees on her property would suffer damage from children living in the proposed development.

Thursday, February 27th, 1975,  
Public Hearing Minutes, cont'd.

Mrs. Arthur stated she would like a fence similar to the one erected by Nu-west Development, which is a green chain link fence and the developer stated that he would be most willing to comply with this request if this is indeed what the Municipality would like to see as well.

Mr. Cave of 2599 Cape Horn Avenue addressed the Hearing and stated that he felt the entrance to this proposed development off of Cape Horn Avenue was being placed in a very bad location and, as well, he would like to see fencing of the development property done.

Mr. Buchanan informed the Hearing that the Engineering Department had been consulted on the matter of access to this development and they had in fact wanted a second entrance on to Cape Horn Avenue, however, because of the steep contours in this area this apparently was not too feasible.

Mr. Boileau, speaking on behalf of the applicants, stated that stacking space for approximately forty cars on the development property would be made available in order to allow controlled access on to Cape Horn Avenue.

Mr. Presbury of 2576 Mathewson Avenue also expressed a desire for fencing and was concerned about facilities for children in this area as they are, in his opinion, completely lacking.

A Mr. Boileau informed the Hearing that because of the Hydro easement of some 240 feet, which cuts across this property, a great deal of green area would be provided and the development will be based on six units per acre rather than the allowable twelve units per acre under existing municipal by-laws.

Ald. Garrison inquired as to what type of recreational facilities would be provided using the Hydro right of way and Mr. Boileau stated that tennis courts and an adventure playground and, in addition, there will be a day care centre and social building constructed for use by the residents. Further, Mr. Boileau stated that a great number of the existing trees will be left around the perimeter of the development.

Ald. Garrison inquired as to whether the units would be sold or rented and Mr. Boileau stated that they would be sold, however, there is an indication that possibly some of the units would be purchased by persons who would be renting them out.

Thursday, February 27th, 1975,  
Public Hearing Minutes, cont'd.

Ald. Garrison also inquired of the Director of Planning if any information had been received by the Municipality from the Department of Highways with respect to access to the Lougheed Highway in this particular area and Mr. Buchanan stated that as of this date no answer had been received.

Mr. Boileau stated that the exact siting of the townhouses on the property has not yet been determined and this would not be done until some indication has been received from Council that they are in agreement with the proposed development and at that point a topographical survey would have to be done in order to ascertain suitable siting locations.

A petition was presented to the Public Hearing indicating approval by the immediate surrounding neighbours of the proposed development and a copy of that petition is attached hereto and forms a part of these Minutes.

Mr. Boileau, speaking to the proposed RT-2 zone regulations, raised certain objections in that the development they propose on Mathewson Avenue would not conform to the proposed regulations. He stated that under CMHC regulations when a carport is situated next to a window of a livable area, the carport then must be 17 ½ feet from the home, however, the carports in their proposed development are situated next to the kitchen and under CMHC regulations the kitchen, if it does not have eating facilities, is not considered a livable area. In this regard Mr. Brownlee, the architect, stated that he would like to see the definition of a habitable room in the Coquitlam Zoning By-law changed to conform with the CMHC definition of a livable area.

Mr. Boileau stated that the original design of the project was done under RM-2 regulations and that Council were now proposing to change the rules of the ballgame after design was done by instituting the new regulations, however, Mr. Buchanan stated that in fact the ballgame has not been changed, that the original regulations required a 40 foot setback for the carports.

Mr. Boileau also objected to the proposed height limitations contained in the new regulations as the proposed townhouse development would have some buildings which would have a room finished in the third storey and under the proposed regulations only two storeys above the basement level would be allowed although the height requirements of the proposed new regulations would be met.

At the request of Ald. Howarth, the Director of Planning went over the changes to the proposed regulations recommended by the Advisory Planning Commission and these proposed changes are contained in the brief to the Public Hearing from the Planning Department which is attached hereto.

Thursday, February 27th, 1975,  
Public Hearing Minutes, cont'd.

ITEM #10 - Reference No. Z 21/73

This was an application by Group Nine Developments Ltd. for the rezoning of the property situated on the northeast corner of Gatensbury and Austin Avenue to allow the construction of three high rise apartment towers.

Mr. W. E. Beese of 1394 Haversley Avenue objected to the proposed rezoning and felt that the density was already too great in this particular area with the three existing apartments. He also expressed concern about the parking on Gatensbury which is already a problem and the problem can only be compounded by the proposed development. He went on to state that he was not opposed to the previous application for 40 townhouses and he felt that this was a more practical type of development with respect to density and the amount of traffic which would be generated.

Ald. Bewley inquired of the developer as to whether the original proposal for day care centre in this development was still to be provided and to be registered in the name of the municipality and the spokesman for the developer stated that a day care centre would be specially designed and located in a basement area, consisting of some 1,300 square feet, and the promise in this respect, originally made, would be carried through.

Mr. E. F. Eberl of 1215 Howie Avenue opposed the rezoning as he felt there were already too many people in this area.

Mr. B. Clarke of 1320 Austin Avenue spoke in favour of the highrises and stated that he had opposed the 40 townhouse units because of the type of construction and felt that with this proposal substantial buildings would be constructed and would add to the value of the surrounding properties rather than detracting from the value as would in his opinion, the 40 townhouse units. Mr. Clarke went on to state that a ban should be put on parking on streets in this area as the apartments in the area should be required to provide all necessary parking for tenants and their visitors.

Mr. Mann of 1322 Austin Avenue registered his approval of the proposed development.

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY:

That the Public Hearing adjourn. 9.40 p.m.

CARRIED

 CHAIRMAN



BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - FEBRUARY 27, 1975

ITEM #1 - Z-1-75

This application was referred to Public Hearing by Council on January 13, 1975. The application appears to meet all criteria employed in locating two-family housing within the one-family housing areas of the Municipality. Plans have also been supplied by the applicant to indicate how the proposed building would be sited on the particular property. I would note that the proposed rezoning is compatible with the design for the improvements of the Chapman-Robinson Intersection. This is the plan which was approved by Council in 1974, but it should be specifically noted that rezoning of Lot 26 would not be compatible with the alternative plan of taking Glenayre Drive to connect to Robinson Street, which was one of the alternatives studied in 1974.

ITEM #2 - Z-3-75

This application is also compatible with the criteria employed in locating two-family dwellings within the one-family housing areas of the Municipality, and was referred to Public Hearing by Council on January 27, 1975. Plans are available of the proposed development.

ITEM #3 - Z-60-74

This proposed development is to the west of a development also to be considered at this Public Hearing under Item #11. The proposed development is compatible with the Community Plan Map which designates this area for medium-density apartment development. Furthermore, the Apartment Density Committee, in 1974, indicated that new multiple-family housing in this area be designed for adults only. The Design Committee, on January 15, 1975, found the project acceptable for Public Hearing, with the main concern regarding landscaping and whether landscaped areas above the underground parking structure did have adequate soil depth and proper drainage. The Advisory Planning Commission recommended that Council refer this application to Public Hearing by Resolution No. 2904 on January 22, 1975, and Council did so on January 27, 1975.

Brief to Public Hearing con't

February 27, 1975

ITEM #4 - Z-49-74

This application is also for a two-family dwelling, and the site meets the criteria employed in locating two-family dwellings within the one-family housing areas of the Municipality. With the shape of the property, the particular building is especially designed for said property.

ITEM #5 - Z-5-75

This application is also for a two-family dwelling, with the only concern regarding access as proposed in the plans submitted being with regard to the lane system, which is not legally open at this time. Final approval of the rezoning should be made contingent upon this legal access being provided, since the plans submitted to us on the basis of access by way of the lane.

ITEM #6 - Z-51-74

The intent of this proposed rezoning is to make the whole cemetery site conform to Zoning By-law No. 1928. The intent of the By-law is not only for this purpose but also to allow, when and if a certain By-law No. 438 is finally adopted by Council, a day care centre to be considered at this location on Lots 3 and 4 facing Robinson Street. By-law No. 438 is an amending by-law to the P-1 zone to allow privately operated day care centres within that zoning category, and this by-law has received the approval of the Department of Highways and is awaiting Council's final adoption at this time.

All cemeteries in British Columbia are regulated by the Department of Consumer Affairs, and this whole property is registered with that Department as a cemetery. Permission was received to locate a day care centre on these two particular properties from the Deputy Minister of Consumer Affairs. I would note that the present cemetery has about 700 spaces, and it could be expanded to about 4,800 spaces, taking in all lands to the mid point of Lots 5 and 34 to the south of the day care site. At a rate of 200 plots per year or double the present number, this area could mean that the cemetery could expand

Brief to Public Hearing ...

February 27, 1975

ITEM #6 - Z-51-74 con't

for a further 15 years without affecting the proposed day care site. A treed buffer is proposed to be maintained on the north, east, and south sides of the proposed day care site, with access directly off Robinson Street. The proposed operation would certainly meet a real social need in the western area of Coquitlam. I would also add that, to my knowledge, three alternative sites have been examined for this day care operation, and none were technically feasible until this particular site.

ITEM #7 - Z-4-75

The Municipal Manager obtained Council authority for the Planning Department to present amendments to the M-1 zoning regulations to exclude certain rail-oriented facilities from the M-1 zone. The first exclusion would be for rail-trucking terminal facilities which provide a very low return to the Municipality in terms of assessment and jobs, representing an under-use of industrial land. The second category is railway yards, and this proposal represents an attempt to control the establishment of new railway yards within the M-1 zone. We do know that there have been some early discussions for such yard facilities in the Fraser Mills area, and this would provide Council with the means to exert some control over the establishment of these yards.

ITEM #8 - Z-54-73

This application would create an RS-3 zone for 6,000 square foot lots for one-family housing. At the January Public Hearing, I reported on the various approaches by other Municipalities, and noted that Port Coquitlam, New Westminster, and Vancouver have minimum lot sizes well below 6,000 square feet, while Port Moody, Burnaby, and North Vancouver have zones with a 6,000 square foot minimum. The latter two also have zoning categories with larger lot sizes. We had favoured the general approach of lowering the minimum within the RS-1 zone rather than creating a specific zoning category, since the rezoning requirement may well inhibit this approach being taken due

Brief to Public Hearing ...

February 27, 1975

ITEM #8 - Z-54-73 con't

to time involved in the Public Hearing process. We do accept the alternative and hope that the incentive will be there in an increased number of lots to go through the longer process.

ITEM #9 - Z-58-74

This application dates from December 1974 when we recommended that the application be tabled until a satisfactory road pattern for the area could be worked out. We pointed out that this would involve discussions with the Department of Highways, and we would anticipate a period of several months being required, though we would be pressing for an earlier resolution in relation to the timing of the Mayfair and Nu-West Industrial Parks. The idea of developing to a gross density of about 6 units per acre, taking in the usable portion of the transmission line right-of-way pre-dates the application by some months, there being early discussion between the applicants and ourselves as to a cluster housing approach because of the difficulties in developing this particular site.

As far as the general recommendation to table the application, which was endorsed by Council on December 16, 1974, the architect did request that there be preliminary review by the Design Committee in a letter dated January 13, 1975. The Design Committee reviewed the project on January 15 and January 29, 1975. No by-law check was done by the Planning Department since it appeared that the applicant simply was requesting early advice by the Design Committee on its project. However, at the meeting of January 29, he wished the matter to be pushed further and the Committee were asked to indicate whether the plans were acceptable for Public Hearing, and they indicated this to be so. They stated that the density and general layout were acceptable, though they would wish some of the design problems to be looked at at a later stage at the time of building permit application. On February 3, 1975, by Resolution No. 163, the application was lifted from the table and referred to the Advisory Planning Commission, who dealt with it on

Brief to Public Hearing...

February 27, 1975

ITEM #9 - Z-58-74 con't

February 5, 1975. The applicant's representative, Mr. R. Boileau, requested that the application be referred to Public Hearing immediately by the Commission and Council. The Commission noted that there were problems with the proposed sign which would have to be altered for the following reasons:

- 1) The Design Committee is not satisfied with the exterior appearance of the project, and would like to see changes made prior to building permit application.
- 2) Design may have to be altered as the result of precise contour information now being assembled by the applicants, and to comply with the RT-2 townhousing regulations now being reviewed by the Commission.
- 3) Access arrangements may have to be altered, depending on discussions with the Department of Highways on road configurations in this area.

It was also noted that any substantial changes resulting from the above factors would result in the requirement for a further Public Hearing. Therefore, based on this understanding, the Advisory Planning Commission recommended referral to Public Hearing.

On February 10, 1975, by Resolution No. 192, Council did refer the application to Public Hearing, and since the application was being based on the townhousing regulations, these regulations also had to be placed on the Public Hearing agenda.

Further to this matter, the Planning Commission, on February 19, and Council, on February 24, noted certain changes to the proposed regulations at the Hearing in regard to Clause 1, Section 3 of proposed By-law No. 463, as follows:

- a) That Subsection (ii) be amended to read:  
"(ii) shall provide a separate entrance to each dwelling unit, having direct access to grade."
- b) That Subsection (iii) be amended by deleting "screened" and inserting in its place the word "defined".

Brief to Public Hearing...

February 27, 1975

ITEM #9 - Z-58-74 con't

c) That the portion of Subsection (v) following "non-complying open carports", be amended to the wording found in the CMHC Site Planning Handbook, i.e. "...shall be at least 20 feet away from windows for habitable rooms at or below grade.

We suggest that, since these are not held to be substantial amendments, the By-law which is introduced after the Public Hearing incorporate these amendments.

ITEM #10 - Z-21-73

At the Public Hearing held on January 23, 1975, I reported to Council that application Z-59-74 was superseding application Z-21-73. Shortly after the Public Hearing, on February 3, 1975, Council was requested by Mr. McCrae, Solicitor to Group 9 Developments, to hold in abeyance By-law No. 457, based on application Z-59-74. Mr. and Mrs. Bos, 1073 Glendale Road, Richmond, B.C., have been named as the new developer, the contractor to be Chateau Holdings, who built the Airport Hyatt House as well as other projects. The consulting engineer will be M. Babkowski of Victoria Engineering, who was involved as President of Group 9 Developments Ltd. The project is to be on a strata title basis, since they do not think that the rental approach is feasible.

We would be going back therefore to plans submitted to the Planning Department on April 30, 1974, which were the seventh revised plan version of the three high-rise towers proposed at this site, with a total of 111 units, of which 6 are penthouse units, 39 are three-bedroom units, 63 are two-bedroom units, and 3 are one-bedroom units. These plans incorporate the provision of a day care centre, and the development of the open space area adjacent to the creek running through the property. Council, on April 8, 1974, also endorsed the idea of the applicants having a legal binding commitment to give the municipality strata title to satisfactory day care facilities within the project to the sum of \$1.00. This floor space could then be utilized for rental or lease to a day care operator to serve the general area.

Brief to Public Hearing...

February 27, 1975

ITEM #11 - Z-56-74

This application was made in November, 1974, and reviewed by the Planning Department on November 28, 1974. We indicated that the proposed development was compatible with the Community Plan Map designated in this area for medium-density apartment development. The application was reviewed by the Design Committee on January 15, 1975 and found acceptable for Public Hearing, conditional upon certain details as to landscaping, finishing of the exposed concrete, and clarification on the use of heavy exposed aggregate materials on the west and south sides of the buildings. The Advisory Planning Commission, by Resolution No. 2911, recommended referral to Public Hearing, and this was also endorsed by Council at their meeting of February 10, 1975.

ADDENDUM

I report further on Item #6-Z-51-74. I have been advised by Mr. Murray Stark, Day Care Co-ordinator, that the two societies involved do not wish to proceed with the day care operation at the cemetery site. Though it would be of use to have the cemetery zoned to fully conform with the Zoning By-law, it is not absolutely essential that this take place, since the cemetery is an established use which can expand.

Respectfully submitted,



D.M. Buchanan  
Planning Director

DMB/ci

2415 North Road,  
Burnaby, B. C.

February 27th, 1975.

Mayor J. Tonn,  
Marmont Street,  
Coquitlam, B. C.

Dear Sir:

The Tweedle Dee and Tweedle Dum Day Care Society regret to say that due to the many delays encountered, there is no longer enough time to re-locate the house from 9306 Government Road to the Foster-Robinson site even if Public hearing allowed the re-zoning.

We would not want the neighbours to conflict over this issue when it is now virtually assured time-wise that the house is not feasible, and we currently have no other plans ~~and~~ no more energy.

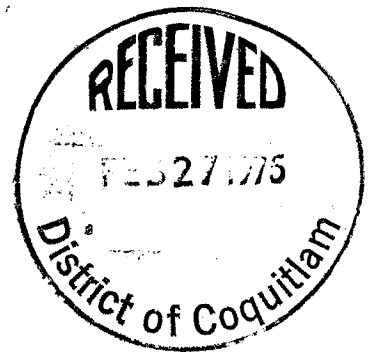
Yours truly,

*Barbara McLellan*

Barbara McLellan.

per  
PMS





[Faint, illegible text, possibly a letter or document body]

[Faint, illegible text, possibly a signature or date]

Arthur O. Raven  
Agent

Leaders Conference



Metropolitan Life

550 - 6th Street, Ste. 270,  
New Westminster, B.C.  
V3L 3B8  
Office: 524-3601  
Residence: 939-0600

## Opening Remarks

Your Worship the Mayor.

I am certain that yourself and the Aldermen of the Council will listen to the words spoken for and against the proposal.

In arriving at your judgment the ~~political~~ political views of the members will not be a factor on which side they vote

That the most important fact is the welfare of the local residents be given consideration over realtors who's only attitude is monetary gain.

Remembering that it is your duty to listen to the wishes of the people.

This petition ~~those~~ though same in number represents 100% of those contacted.

## Points of Objection.

- ① There is already a duplex at 656 and 658 GATENSBURYST
- The proposed duplex would mean that two duplexes would be within <sup>50-</sup>30 feet of each other.
- ② It has been the unwritten law of this council to allow duplexes only at a fair distance apart. To allow two duplexes next to each other would be unsightly.

Already the duplex at 656 & 658 Gatensbury St is referred as the "grain elevator." To allow another one immediately next to it would not look nice.

- ③ When the property was bought by Rotherford & McRae it was 5 lots. The huge sign on the property is advertising 6 lots for sale by H.A. ROBERTS (Is this above the size allowed?)

We successfully objected to 656 & 658 Gatensbury being rezoned. Because the immediate area already has its fair share of property zoned other than single dwelling

- ④ If the realtor's claim that they bought up with inflation. It must be remembered that they bought the land at a fair price, namely \$55,000 with an existing home which has since been sold. They have put in the services. Now

2/ they are asking \$180,000 for 6 lots. it would appear that they have no intention to build themselves but merely wish the reasoning to increase their profits on the sale of these lots. I feel that the realtor should be restricted to the 5 single lots they purchase. The water line is only

four foot deep. Therefore to allow a duplex it would be of a height that would together with the gain elevator next door would mean that my property would get no light or sunshine.

When permission was given to raise 656-658 Gatenbury no thought was given the fact that this has cut off the afternoon sunshine.

We respectfully request that the Mayor and the Aldermen visit the area in question so that they can see for themselves the situation.

No attention should be given to the appeal of the realtor

550 - 6th Street, Ste. 270  
New Westminster, B.C.  
V3L 3B8  
Office: 524-3601  
Residence: 939-0600

Metropolitan Life



Leaders Conference

Agent  
Arthur O. Raven

3 / on the grounds of providing a extra home.

To summarise The base of the application to rezone is for monetary gain by the realtor.

The objection is based on fair play for the people who have bought their home and feel we have our fair share of

- ① Duplex Used as  $\frac{1}{2}$  way house
- ② Two hospitals for the aged
- ③ Cedar School for the Mentally Handicapped.
- ④ Three noisy bus stops.

We have our faith in your judgment in this matter.

Sincerely  
Arthur Raven

2050 LAKE

0-7600  
92-8-28

GATENSBUURY STREET

COND LAKE LODGE  
COND LAKE LODGE

SCHOOL RESTAURANT

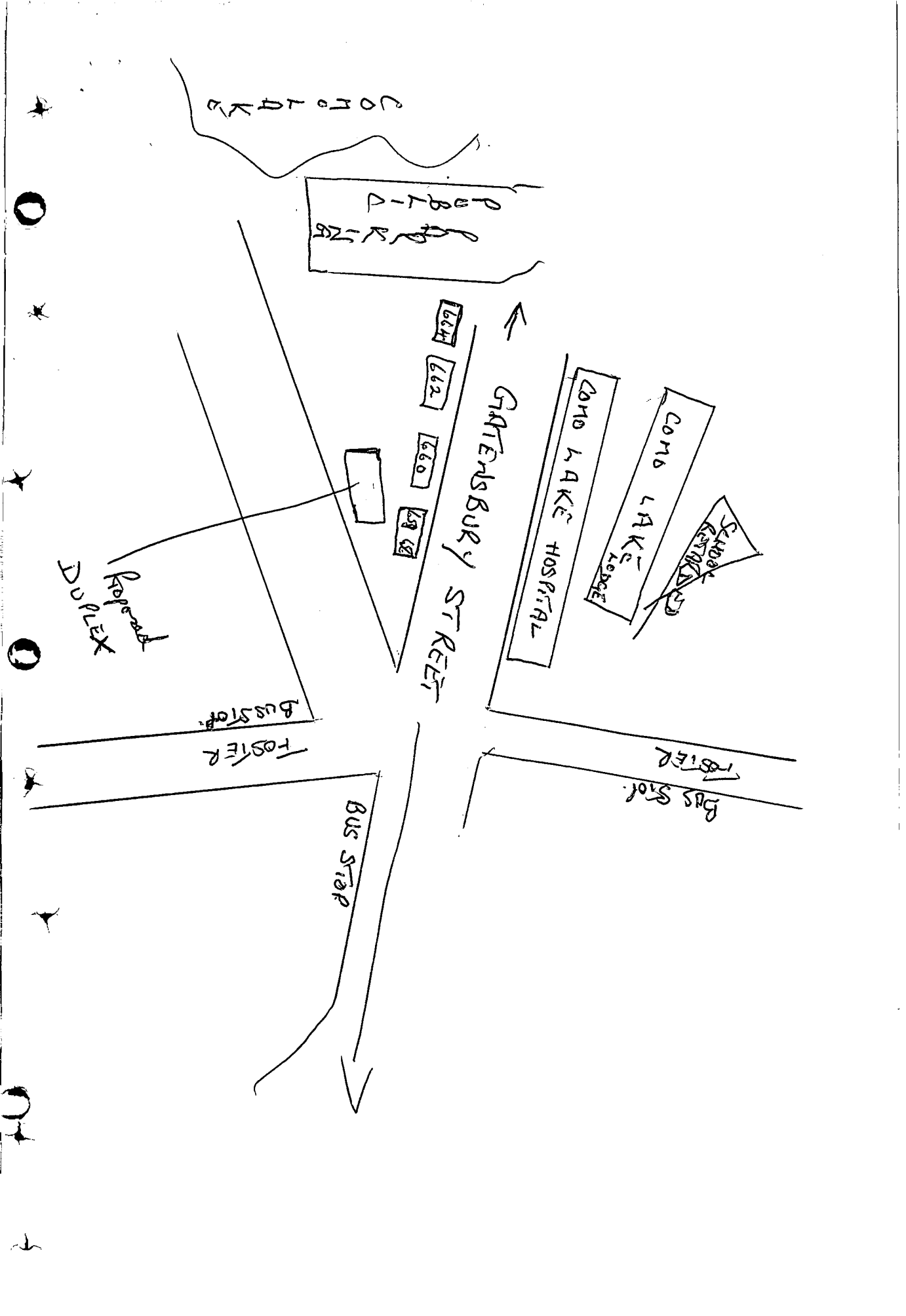
FOSTER  
BUS STOP

FOSTER  
BUS STOP

BUS STOP

REPAIR DOLLER

664  
662  
660  
698



WE THE UNDERSIGNED, APPOINT MR. [Name] AS  
 OUR SPOKESMAN TO SPEAK AGAINST THE PROPOSAL  
 TO CHANGE THE ZONING FROM SINGLE RESIDENCE  
 TO DUPLEX. WE ALSO RESERVE THE RIGHT TO  
 SPEAK ON ANY PERSONAL OBJECTION TO THE  
 PROPOSAL

21

SIGNATURE	ADDRESS	PHONE NUMBER
Arthur of Raven	66 Gatensbury St	939 0600
Blanche C. Raven	" "	939 0600
Alvin Tatos	1314 Foster Ave	937-0649
John Tatos	" "	" "
William C. Maxwell	1314 Foster	253-7181
Laura Nye	633 Gatensbury St.	
Wilhelm [unclear]	630 Gatensbury St.	
W. Bost	638 Gatensbury St	
J. Rust	636 Gatensbury St.	
John [unclear]	1225 Foster Ave.	
Karen [unclear]	1225 Foster Avenue	
J. [unclear]	(1304 Foster Ave.)	
Mrs. D. [unclear]	1304 Foster Ave.	
Helen Collett	662 Gatensbury St	
Ed Stieda	664 Gatensbury	
H. Stieda	664 Gatensbury St.	
J. Featherstonhaugh	1217 Cottonwood Ave.	936 5525
J. A. Featherstonhaugh	1217 Cottonwood	
Ray Ruschinsky	1210 Spruce Ave	939-7179
C. Ruschinsky	1210 Spruce Ave	" "

February 24, 1975

Mayor & Council  
District of Coquitlam  
Municipal Hall  
1111 Brunette Avenue  
Coquitlam, B.C.

Dear Sirs:

Re: Rezoning Application Mathewson Road  
and Cape Horn Avenue. No. Z58-74

Knowing a public hearing was to be held we wanted to advise you we have reviewed the proposed development related to the above referenced rezoning and we, the undersigned, wish to register our support.

We believe the highest and best use for the property now under consideration is a form of townhousing as is applied for.

<u>Name</u>	<u>Address</u>	<u>Years at Present Address</u>
Anna L. Arthur	2588 Mathewson Ave.	30 yrs.
M. H. Coast	2627 Mathewson Ave	11 yrs
J. L. Wright	2671 Mathewson Ave	18 yrs
W. P. Norris	2377, Cape Horn Ave., Coquitlam.	24 years
R. Beale	9631 Cape Horn Ave Coquitlam	19 YEARS
M. J. Stober	2576 Mathewson Ave	19 yrs
G. F. Lowe	2599 Cape Horn Ave	9 yrs



Name

Address

Years at Present Address

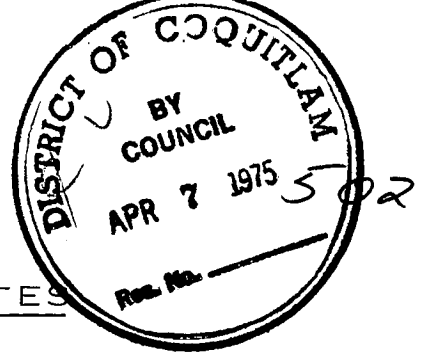
Mr & Mrs. Dearden 2535 Cape Horn Ave. 21 yrs.

Mr & Mrs P. Prohaska 2655 Mathewson Ave 9 years

Mr & Mrs Paul Holonko 2647 Mathewson Ave 9 years

R A M<sup>c</sup> Intosh 2663 Mathewson Ave 23 yrs

Thursday, March 27th, 1975,  
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, March 27th, 1975 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council save Ald. Sekora. Also present were the Director of Planning, Mr. D. Buchanan and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, March 21st and Saturday, March 22nd, 1975 and, as well, copies of the agenda were mailed to all ratepayers groups in the District.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated March 27th, 1975 and a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 7/75

This was an application by Mr. A. R. Pearson to rezone a portion of the property situated at 875 Blue Mountain Street to RT-1 for duplex development.

Mr. Pearson addressed the Hearing and presented a set of plans which he stated he felt would be suitable and fit in with the neighbourhood. He stated that he had followed the rules laid down by Council for rezoning and felt the plans which he had expended funds to obtain were suitable for the area and would in no way deter from the attractiveness of the existing homes.

Mr. Pearson stated that he has owned this property since 1954 and was only seeking fair treatment from Council and advised those who opposed his proposal that change is inevitable and people must be prepared for change. Mr. Pearson also stated that other residents in this area have the same opportunity to apply for rezoning in order to construct a duplex.

A Mr. J. K. Phillips of 820 Kelvin Street read a brief to the Public Hearing and a copy of that brief is attached hereto and forms a part of these minutes.

Also presented to the Public Hearing were letters from the following people expressing opposition to the proposed rezoning and copies of these letters are attached hereto and form a part of these Minutes:

Thursday, March 27th, 1975,  
Public Hearing - 7.30 p.m.

1. Mr. and Mrs. T. J. Ward, 867 Kelvin Street.
2. Mr. and Mrs. P. Siemens, 891 Jarvis Street.
3. Mr. L. D. Kozak, 862 Kelvin Street.

Ald. Filiatrault inquired of Mr. Pearson as to whether or not it was his intention to live in one portion of the duplex and Mr. Pearson stated it was his original intention to live in one-half of the duplex and to rent the other half out, however, because of the opposition and bad feeling in the neighbourhood he was re-considering that particular proposal.

ITEM #2 - Reference No. Z9/75

This was an application by Alderson Properties Ltd. to rezone property situated at 447 Mundy Street to RT-1 for duplex development.

Mr. Jim McVea addressed the Hearing on behalf of the applicants and stated that the proposed lot meets the criteria for duplex rezoning and the present dwelling on the lot does not in any way enhance the area and a new duplex would certainly be an improvement.

Mr. McVea stated that as far as his company is concerned, the duplex is being built for resale and he cannot state whether it will eventually be owner-occupied.

Mr. Roger Elias of 452 Trinity Street addressed the Hearing and stated that the rear of his property abuts the property proposed for rezoning and he was opposed to it as were several residents in the area. Mr. Elias stated that he would fully agree with the reasons against rezoning as expressed by Mr. Phillips in his brief presented against the rezoning under Item #1 on the Agenda and asked the Council to consider the items mentioned in the brief when considering rezoning for this property at 447 Mundy Street.

Mr. Elias stated that the present house certainly does not look very good in the neighbourhood, however, he felt it should be replaced with a single family dwelling.

Mr. Elias presented a petition signed by several people in the neighbourhood registering opposition to the proposed rezoning and a copy of that petition is attached hereto and forms a part of these Minutes.

Mr. R. D. MacDonald of 442 Trinity Street addressed the Hearing and voiced his opposition to the proposal for rezoning and stated his reasons were the same as those expressed by Mr. Phillips in their brief against the rezoning of a portion of the property at 875 Blue Mountain Street.

Thursday, March 27th, 1975,  
Public Hearing, cont'd.

ITEM #3 - Reference No. Z 2/75

This was an application by Hui Construction Ltd. to rezone property situated in the 1300 - 1400 block Rochester Avenue to RT-2 Townhouse Apartment Development.

Mr. R. Ziola of the firm of Carlberg, Jackson & Partners presented to the Hearing the proposal of the developers for the development of the property as described above.

Mr. Ziola showed to the Public Hearing various drawings and coloured perspectives and explained that the site was particularly suited to this type of development because it is separated by physical features from the rest of the area and, as well, is in very close proximity to parks and schools for use by the residents.

Mr. Ziola stated that the proposed site contains 2.17 acres on which it is expected to erect 18 townhouse units which would be designed to be compatible with the area. The exterior finish on these units will be cedar siding with cedar shake roof with the back of the roof sloping steeply to provide a more attractive view from the residences situated above.

Mr. Ziola stated that the residents situated above the proposed development would not in any way have their view of the river blocked by the townhouses.

With respect to parking, Mr. Ziola stated that each unit will have a garage to house one car and total parking provided on the site will equal 2.5 cars per unit.

With respect to fencing, Mr. Ziola stated that it was proposed at this point to fence the area along Rochester Avenue as well as the area on the east and the north of the site with the balance of the property lines being naturally landscaped.

The individual townhouses will all be three bedroom units with ensuite plumbing, large rooms, large kitchens, unfinished basements, separate dining rooms, a sunken living room, as well as private patios off of a family room with the entrance to the units coming at the lower level.

Further on the point of landscaping, Mr. Ziola informed the Hearing that the central area of the development will be landscaped in an open type of manner with a toddler playground to be situated in the central area as well.

The Hearing was informed that the ravine will be left more or less in its natural state with a hiking trail to be developed through it.

In answer to a question, Mr. Ziola stated that all units will be owned under strata title and at present the sale price is believed to be in the \$52,000 to \$55,000 range.

Thursday, March 27th, 1975,  
Public Hearing, cont'd.

Mr. G. G. Anderson of 1412 Madore Avenue objected to the proposal for rezoning and asked Council to consider the points mentioned by Mr. Phillips in the brief against the rezoning of the property on Blue Mountain Street when considering the rezoning of this property as he agreed with many of the points mentioned by Mr. Phillips.

Mr. Anderson went on to explain that he felt Council should leave some areas free of apartments and townhouses and that he had originally moved into this area following checking with municipal officials because he particularly wanted to live in a single family dwelling area and had moved from an area that had been designated for apartment development.

Mr. Anderson also felt that the slope of the land will lead to a pollution problem as this development does not have a central heating unit and with fireplaces and barbecues being provided to the development, the natural direction of the wind would drive all the smoke up the hill to the existing single family residences.

Mr. Anderson also stated that there would be a need for great excavation of this property and this could cause drainage problems for the properties situated above.

Mr. Anderson also stated that there is additional private property undeveloped in this area and he has been informed that the owner would like nothing better than to have it rezoned in order to construct apartments and rather than townhousing in this area he would rather see the area developed for single family dwellings and he is given to understand that only six single families could ordinarily be erected in this location.

Mr. Anderson also expressed concern about the overloading of the existing recreational amenities as well the possible traffic problem being created next to an existing park with the additional development in this area.

Mr. J. R. Eley of 1598 Madore Avenue also expressed opposition to the proposed rezoning as he stated he had purchased his property to have some seclusion and privacy and the proposed hiking trail would be next to their property and he was concerned about the intrusion on to his property from people using that particular facility.

Mrs. Oziak of 1404 Madore Avenue objected to the proposed rezoning stating she had moved into this area some 14 years ago to obtain quiet and privacy and she stated that with the type of development being planned, this would mean an additional approximately 50 children which, in her opinion, would make the noise unbearable for surrounding residents.

Mr. H. Langenbruch of 1408 Madore Avenue expressed opposition to the proposed rezoning for the same reasons mentioned by the previous speakers.

Mr. Ziola, speaking on behalf of the developers, stated that the private patio areas will be cut into the bank and will be situated further away from existing residences than are any of the existing neighbours and the sewer will come through the center of the development by way of an easement and will not affect, in any way, the existing residences.

Thursday, March 27th, 1975,  
Public Hearing, cont'd.

Mr. Ziola also stated that the fireplaces proposed would be operated with natural gas and, as well, the developers are considering the installation of electric heating which would certainly mean there would be no pollution factor.

Mr. Ziola went on to further explain that the back of the patios would be situated some 35 feet from the property line of the proposed development.

Mrs. Langenbruch of 1408 Madore Avenue also expressed her opposition stating that they presently have problems with children coming through their property and this would only create more problems.

Mrs. Eley of 1398 Madore Avenue requested that a fence be erected where their property borders on the proposed development property in order that they would be able to maintain their privacy and the architect agreed to consider this request.

The Secretary read into the Minutes the contents of a letter from Mr. F. A. Russell of 1416 Dalton Court with respect to the proposed rezoning and a copy of that letter is attached hereto and forms a part of these Minutes.

Ald. Garrison inquired of the developer as to whether a different type of paving material was being considered for the development and the architect stated that presently the developers are considering a concrete type of paving with cedar dividers.

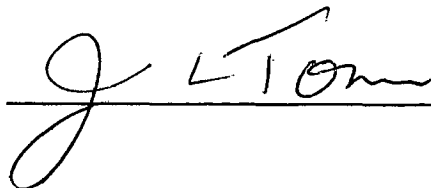
ADJOURNMENT

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn.

8.30 p.m.

CARRIED

 CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - MARCH 27, 1975

ITEM #1 - Z-7-75

This application is for a duplex on a property fronting on Kelvin Street. The application meets the criteria and was recommended for referral to Public Hearing by the Planning Department on that basis. We have been advised that there is some concern by the public living on Kelvin Street as to this proposed duplex. There could be two other duplexes located on this street on the west side, and these duplicated on the east side of Kelvin Street under present policies. We also should note that, according to records, there is a second dwelling unit on property immediately to the east at 879 Kelvin Street, but this is on the opposite side of the street. Also, dealing with the opposite side of the street, we have been provided with a photograph indicating that one of the single-family dwellings in this area has a Spanish design similar to that being proposed by the applicant.

ITEM #2 - Z-9-75

This application also met all criteria. I note that there is another duplex zoned side on the opposite side of the street at 488 Mundy Street. However, only the one side of the street is looked at under current policy.

ITEM #3 - Z-2-75

This application is for eighteen three-bedroom townhouse units on a site not within a designated apartment area. We originally reviewed the question of the location, as per the original criteria in a 1970 report on locating townhousing within the different residential neighbourhoods of West Coquitlam. However, since that time, the matter of these criteria has been referred back to the Planning Department, and is currently under study. I can report in regard to the specific application that there is sufficient capacity at Rochester Elementary School to accommodate children from the eighteen three-bedroom units. It is also clear that the site is across the street from a proposed neighbourhood park. Another guideline which seems relevant is that of the development fitting into the neighbourhood in terms of subdivision pattern, and allowing for a better housing proposal than possible under conventional subdivision. It appeared that up to six lots was possible under the subdivision design approved in 1973 for this site, although the three westerly lots were dependent upon soil conditions. There are probably other factors which are important in reviewing this project, but we have not

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - MARCH 27, 1975

ITEM #3 - Z-2-75 con't


concluded a review as to what should be taken into account in reviewing townhouse projects in an update of the 1970 recommendations.

The Design Committee did review the plans for this proposal and commended the applicants on their presentation and the manner in which the development fits into the neighbourhood. They did indicate that they might give consideration to the use of different paving materials in front of the units to break up the large expanse of blacktop and better identify the entrances. They indicated that they would be concerned with vents for gas fireplaces and how these would be handled at the building permit stage. They also suggested that the northerly building be broken up, possibly by providing some variation in elevation.

The Advisory Planning Commission recommended referral to Public Hearing, and Council concurred with this recommendation on February 24, 1975.

In conclusion, the Planning Department finds it difficult to make a recommendation with regard to this development, since the policy for locating townhousing within West Coquitlam is at present subject to study.

DMB/ci

  
\_\_\_\_\_  
D.M. Buchanan  
Planning Director



SUBMISSION

PUBLIC HEARING

MARCH 27th, 1975 - 7:30 P.M.

INDEX

Brief	Exhibit "A"
Map of Kelvin Street Area	Exhibit "B"
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Map of Walker Street Area	Exhibit "D"
Municipal Act, Sec. 702-702A	Exhibit "E"
Land Registry Act, Sec. 96	Exhibit "F"
Petition Against Duplex rezoning	Exhibit "G"

BRIEF AGAINST THE REZONING OF LOT 12, BLOCK 1 AND 2  
OF DISTRICT LOT 368, PLAN 1374, NEW WESTMINSTER DISTRICT  
FROM ONE FAMILY RESIDENTIAL (RS-1) TO TWO FAMILY RESIDENTIAL  
(RT-1).

INTRODUCTION

THE MAJORITY OF KELVIN STREET RESIDENTS AND  
ADJOINING AREAS ARE HIGHLY DISTURBED TO HEAR THAT DUPLEX  
ZONING IS POSSIBLE IN THEIR AREA. THE SAID RESIDENTS WERE  
TOTALLY UNAWARE OF THE BY-LAW WHICH PERMITS DUPLEX REZONING,  
AND PURCHASED THEIR HOMES ON THE UNDERSTANDING THAT THE AREA  
WAS EXCLUSIVELY RS-1 ZONED.

SUCH REZONING IS AGAINST THE SAID RESIDENTS WISHES,  
AND IT WAS FOR THIS REASON THAT THE BRIEF WAS PREPARED.  
IT IS NOW EVIDENT UPON A CLOSER STUDY OF THE REZONING BY-LAWS  
THAT SUCH REZONING WOULD BE TOTALLY CONTRARY TO THE EXISTING  
BY-LAWS AND GUIDELINES ALREADY ESTABLISHED.

THE FOLLOWING EXPLANATIONS DEMONSTRATE THAT DUPLEX  
REZONING IS NOT PRACTICAL ON KELVIN STREET.

Municipal Act Section 702 and 702A

Section 702 and 702A establish the criteria for rezoning with due regard for the public and the following considerations:

Section 702 (2) (a)

THE PROMOTION OF HEALTH, SAFETY CONVENIENCE  
AND WELFARE OF THE PUBLIC.

Duplex rezoning will increase population density and thus reduce safety on a street which is cul de sac at both ends, Yes, Both ends.

Duplex rezoning will seriously affect the welfare of the public, namely the happiness of Kelvin Street residents.

Section 702 (2) (b)

THE PREVENTION OF THE OVER CROWDING OF  
LAND AND THE PRESERVATION OF THE AMENITIES  
PECULIAR TO ANY ZONE.

It is under this subsection that the preservation of the amenities peculiar to the zone asserts the preservation of exclusive RS-1 Zoning.

Section 702 (2) (d)

THE VALUE OF THE LAND AND THE NATURE  
OF ITS PRESENT AND PROSPECTIVE USE AND  
OCCUPANCY.

Under present economic conditions, any vacant lot on Kelvin Street could only be used for single dwelling homes.

Section 702 (2) (e)

THE CHARACTER OF EACH ZONE, THE CHARACTER  
OF THE BUILDINGS ALREADY ERECTED AND THE  
PECULIAR SUITABILITY OF THE ZONE FOR  
PARTICULAR USES.

Kelvin Street is RS-1 zoned from both a legal viewpoint and a usage viewpoint. Almost all of the homes on the street contain a family in the true sense of the word. Each family on average consisting of at least four members. For these reasons any attempt at rezoning would be contrary to the character of the zone.

Kelvin Street is a young area, having only experienced reasonable development within the last five years. It is still in its developing stages as a RS-1 zone. Two single dwelling homes are nearing completion and will be occupied within a few weeks. Two additional single dwelling home starts are already in progress.

Section 702 (2) (f)

## THE CONSERVATION OF PROPERTY VALUES.

Duplex rezoning will very definitely adversely affect property values on the street. In fact, if potential buyers for the present housing starts were aware of the rezoning possibilities, the sellers would most certainly have to adjust the selling price of homes downward in order to compensate the buyer for the potential shortcomings in the area.

Duplex rezoning is only beneficial to the property values of areas with older properties.

It does not have to be proved that absentee landlords are far less concerned about property and surrounding land maintenance and upkeep than Owner Occupiers.

Kelvin Street residents are very concerned to ensure their properties and land are maintained to the highest possible standards. So much so, that the residents under the LOCAL INITIATIVES ACT have installed storm sewers, curbs and black-topped the road in the 900 Block. Kelvin Street residents are very conscious of maintaining property values.

Section 702 A (1) (a)

THE DEVELOPMENT OF AREAS TO PROMOTE  
GREATER EFFICIENCY AND QUALITY.

Under present economic conditions duplex rezoning  
no greater efficiency of land use would accrue.  
The quality of the area would certainly not improve.

Section 702 A (1) (c)

THE BETTERMENT OF THE ENVIRONMENT.

Duplex rezoning would not in any way improve the  
environment of the area aesthetically, socially, or  
from a well-being of the Kelvin Street residents'  
point of view.

LAND REGISTRY ACT - SECTION 96

SECTION 96 STRONGLY STATES THAT ANY ANTICIPATED DEVELOPMENT MUST NOT INJURIOUSLY AFFECT THE ESTABLISHED AMENITIES OF THE ADJOINING OR ADJACENT PROPERTIES, AND SUCH DEVELOPMENT SHOULD NOT BE AGAINST THE PUBLIC INTEREST.

The Kelvin Street residents are very much against duplex rezoning and any action against their wishes would contravene their public rights and interests.

REZONING GUIDELINES

In addition to the existing statutes, the following instances confirm the retention of exclusive RS-1 zoning in the Kelvin Street area:

Application for subdivision of lot 105, District lot 3, Plan 27054 - March 27th, 1973.

On March 27th, 1973, the above application was rejected on the basis that it may injuriously affect the established amenities of the area.

In this instance, subdivision of land into lots of size below those of the adjacent and adjoining area was proposed. The terms of reference were section 96 of the Land Registry Act. The rejection was based on the fact that homes of lower cost would result in an area of homes of considerably higher value.

As a result, Council's decision protected the property values of the area and assured the neighbourhood of its NORM or STATUS QUO.



Plan Maillardville

The Plan Maillardville, sponsored by Central Housing and Mortgage Corporation upon the joint request of the Municipality of Coquitlam and the Maillardville Habitat Co-Operative Society formally made March, 1974, endorses the opinions of Kelvin Street residents against duplex rezoning.

The following is an extract of the salient points of the report which covered an area as far north as Austin Avenue.

"From our population survey we observe that the great majority of residents prefer single family detached housing to all other types" - "Some were hostile to all types of development".

"The Federal Government (Central Mortgage and Housing Corporation) is HIGHLY CONSCIOUS OF THE NEED FOR COMMUNITY INVOLVEMENT IN THE PLANNING PROCESS".

"The objectives of our plan and accompanying programs are the following:

- Preserve the special character of the area.
- Minimize population increase in already urbanized areas.
- Preserve and restore the number of moderately priced single family dwellings."

Re Section 9 ( One of the Areas Reviewed )

"At the meetings held for the residents of this section, there was manifest hostility to the possibility of an eventual change in the character of the area, although a few residents favoured redevelopment.

- Therefore we propose that the area (between Delestre and Henderson) be designated an area of one and two family dwellings ACCORDING TO THE WISHES OF THE RESIDENTS".

"During our contacts with the local population, we have had many opportunities to observe that the majority of residents are attached to their neighbourhoods and would not like to see radical changes. There is no doubt that part of the population hopes to sell its property for redevelopment, but conversely and clearly, a majority of the residents prefer the status quo and rehabilitation of the area".

Hopefully, the Municipality will play an important role in this redevelopment in order that the new housing will be at acceptable cost and at densities conforming to the wishes of the local population.

The above extracts need no explanation.

CONCLUSION

In conclusion, there are many concerned residents other than those from Kelvin Street here tonight who are grossly concerned about the possibility of facing multi-family dwelling rezoning in their neighbourhood of new residential homes.

All are concerned that their home, their SINGLE LARGEST LIFETIME INVESTMENT, can be subjected to such rezoning and object very strongly to this type of rezoning on Kelvin Street and other areas of a similar character.

It is strongly recommended that the duplex rezoning criteria be examined in depth by a sub-committee, or possibly by way of community forum so that more concerned residents can be involved in the planning decision making in their community.

POINTS TO MAKE BEFORE " CONCLUSION" IS READ

1. - Most residents checked zoning with their builders and Real Estate Agents and planning department and no mention of a change from RS-1 to RT-1 zoning for multiple family was made. *Never was the Duplex Rezoning Criteria handed out.*

~~That~~ I personally moved from a duplex and also checked with Ken Mc Laren re zoning. There was never any mention of the Duplex Rezoning criteria. *(why would I purchase a home where there were going to be duplexes)*

2. - The present criteria is "only a guide" to council as mentioned in #5 of the Duplex rezoning criteria.

3. - Duplexes can be either strata titled or sold as one unit and then can easily be turned into 4-plexes. On March 25th, 1975, between 9 and 10 P.M., August Olson and myself checked out the following duplexes and ascertained that:

A. - 640 and 638 Alderson Avenue - Coquitlam, B.C.

Women who lives in basement of 640 said both upper and lower sides were occupied by different tenants. *(4 families)*

B. - 642 Alderson Avenue :

Women confirmed that 4 families lived next door.

C. - 563 Schoolhouse:

This side of duplex is occupied by two families - the other side by one. This was confirmed by occupant of the upstairs of 563 Schoolhouse. *(Total 3 families)*

~~-----~~  
*Structures are permanent, people aren't.*

D. - 698 and 698 B Colinet:

Occupant of 698 says married couple live in basement of 698B, and the owners live upstairs in 698B.

These are currently zoned as duplexes. I don't think we have to say more.

*(Checked with Planning Dept March 26/75)*  
*RTI, ZONED*

4. - Based on the views that we have presented we believe that Council can agree to grant the wishes of the local Kelvin Street residents.
5. - In conversation with Mr. Niel Wainman, Coquitlam building inspector, he states that many blueprints he approves for duplexes he can see that many can easily be turned into 4-plexes and that the municipality is presently having trouble policing duplexes <sup>changed</sup> to 4-plexes.
6. - Discussion with other municipal officials is that they are aware of the problem.
7. - There are many duplexes for sale at Hart and Girard Street at various prices. Why rental accommodation here?
8. - As previously mentioned in the case of the proposed Walter Street subdivision, Council asserted that "Class has its privileges". The proposed subdivision was not the norm of the neighbourhood in that situation.

9. - Who Does the Rezoning Benefit?

The Existing Neighborhood?

The Tenant?

The Owner-Landlord?

None of these - Only the property speculator.

10.- In Mr. Buchanan's preliminary report of March 3rd, 1975, Item No. 4, he states it would "appear" that the proposed duplex would fit in with the character of the existing neighbourhood, we disagree.

March 27/75 Took 1/2 hour.  
11. Further evidence obtained that duplexes become 4 Plex's.

(A) 1868/1866 Austin Ave #129,000.00  
Coq. Checked zoning RTI  
Conferred with builder's wife that zoned only RTI but built like a 4 plex, in further discussion led me to NOB.

Has hole for exhaust fan + electric connection  
Kitchen stove Plug  
Electric hookup for light above sink  
Hot + cold water + sink hookup  
Fridge plug in.

C/Directory  
620 M. Giroux 939-5603  
620A K. Bernard 937-7002  
620A V. Simpson

(B) NOA says <sup>na</sup> their German couplegent both sides of their duplex to couples, have to watch that you don't rent to couples with children or the neighbours will complain.  
620 + 620 A Smith Ave, has 2 outside mailboxes either side <sup>hintedly</sup> NOB told NOA that she would sell for \$150,000.00 Spanish Style  
checked zoning RTI

CONCLUSION

In conclusion, there are many concerned residents other than those from Kelvin Street here tonight who are grossly concerned about the possibility of facing multi-family dwelling rezoning in their neighbourhood of new residential homes.

All are concerned that their home, their SINGLE LARGEST LIFETIME INVESTMENT, can be subjected to such rezoning and object very strongly to this type of rezoning on Kelvin Street and other areas of a similar character.

It is strongly recommended that the duplex rezoning criteria be examined in depth by a sub-committee, or possibly by way of community forum so that more concerned residents can be involved in the planning decision making in their

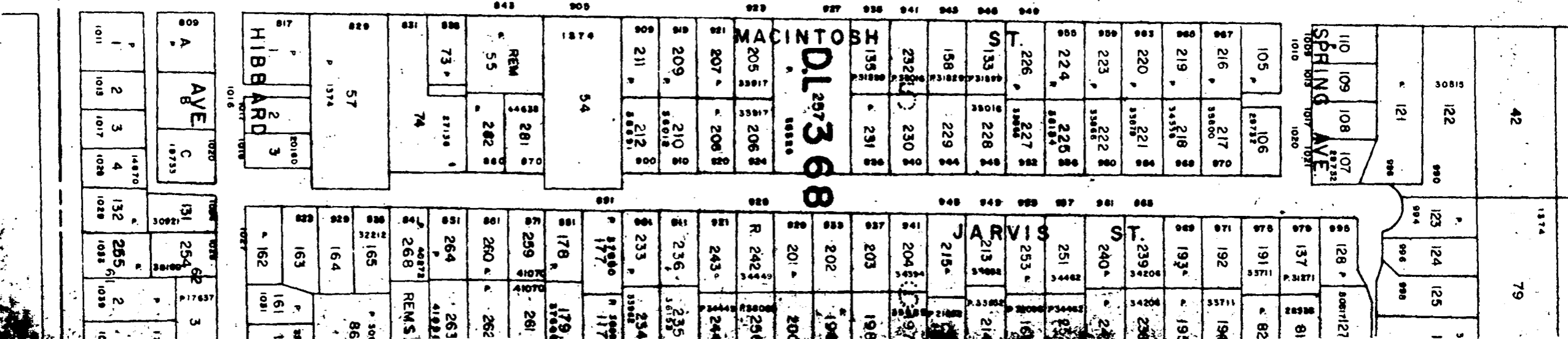
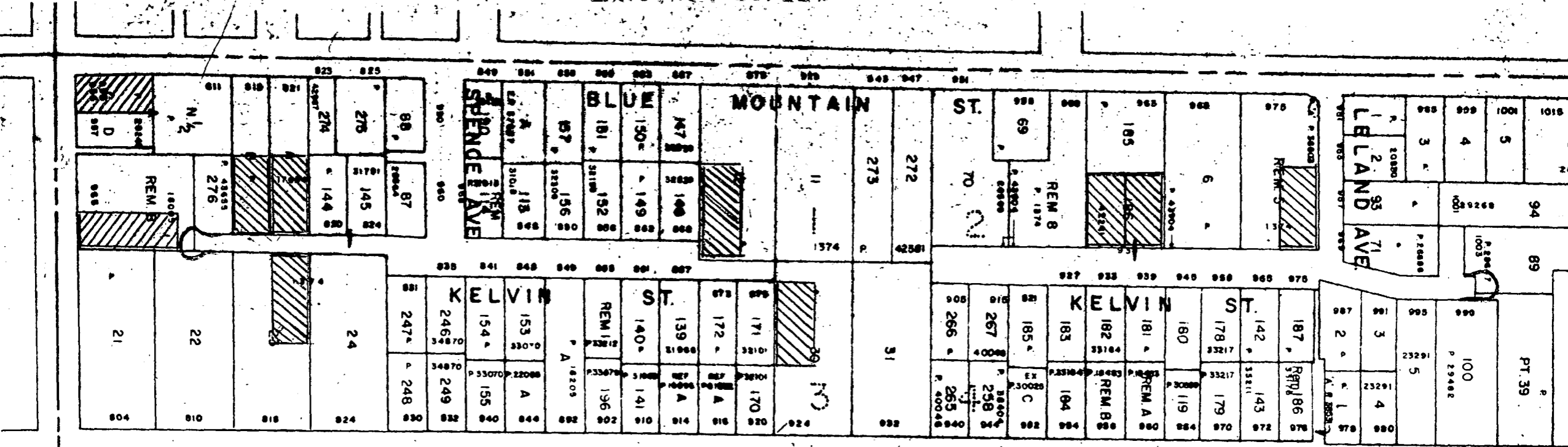
community. Therefore, we present this brief in the hope of stimulating council to "agree" to the wishes of the Kelvin Street residents.

"Thank you, your worship"

LEGEND:

- PRABSON'S PROPOSED DUPLEX - [Hatched pattern]
- OTHER POSSIBLE DUPLEX'S - [Horizontal line pattern]
- NEW HOMES - JUST SOLD - [Vertical line pattern]
- NEW HOMES - UNDER CONSTRUCTION - [Diagonal line pattern]
- EXISTING DUPLEX - [Solid black]

ENCLOSURE No. B





ENCLOSURE No. CDate: March 27, 1973File: 8-3D68B

Mr. & Mrs. J.D. Vallance,  
434 Walker Street,  
Coquitlam, B.C.

Mr. J.F. Alley,  
Alley Estates Ltd.,  
57DB Clarke Road,  
Coquitlam, B.C.

Dear Sir/Madam:

Subject: Application for SubdivisionLegal Description: Lot 105, D.L. 3, Pl. 27054Address of Property: 434 Walker Street

We wish to advise that the Subdivision Committee has considered your application for subdivision and recorded the following statement:

"The Approving Officer reported to the Subdivision Committee that he reviewed this subdivision application, using as his terms of reference Section 96 of the Land Registry Act. As a result of his examination of all the relevant factors, including the objections from interested persons at the hearing of January 10, 1973, the Approving Officer recommends that this application for subdivision be rejected since it may injuriously affect the established amenities of the area.

In addition, in the Approving Officer's view, neither this proposed 8 lot subdivision nor a 6 lot subdivision would be permitted in the layouts being considered since there is only a 20 foot lane access for a short distance at the south-west corner of the property."

If you have any questions as to lot size, shape or dimensions, please contact the Planning Dept. If you have any questions as to servicing requirements including easements, please contact the Engineering Dept. Please note that the Engineering Dept. send a second letter to applicants after preliminary approval by the Subdivision Committee noting details of requirements to be met prior to final approval by the Approving Officer.

Yours truly,

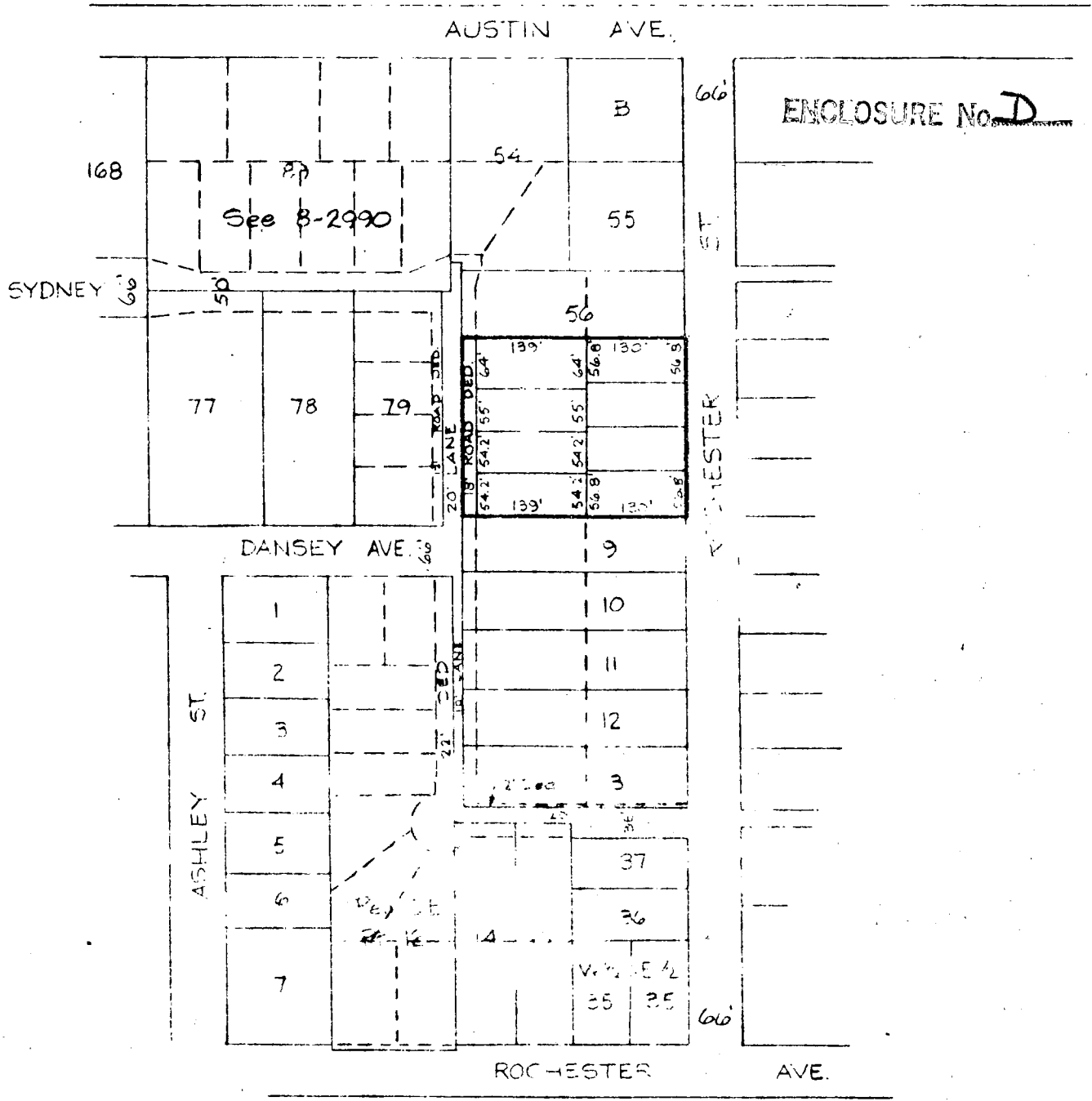
*D.M. Buchanan*  
D.M. Buchanan  
Planning Director

DMB/ci  
Encl.

c.c. L. Scott, Engineering Assistant  
J.L. Hiebert, Public Health Inspector

# SUBDIVISION OF LOT 105, D.L. 3, PLAN NO. 27054

Owner :- Mr. + Mrs. J.D. VALLANCE  
 Agent :- J. ALLEY



- NOTE :-
- 1) Location of buildings supplied.
  - 2) All buildings conform to setback requirements-except shed.
  - 3) Dotted lines indicate possible future subdivision.

<b>CORPORATION OF THE DISTRICT OF COQUITLAM</b>		
<b>SUBDIVISION PRELIMINARY APPROVAL</b>		
DATE _____		
DRAWN G.N.M.	SCALE 1" = 200'	DRG. NO. 8-3068 B

This approval expires in 90 days from date shown on this sketch. Subsequent subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

## Division (3).—Zoning

Zoning.

**702.** (1) The Council may by by-law (hereinafter referred to as a "zoning by-law")

Regulating uses in zones.

- (a) divide the whole or a portion of the area of the municipality into zones and define each zone either by map, plan, or description, or any combination thereof;
- (b) regulate the use of land, buildings, and structures, including the surface of water, within such zones, and the regulations may be different for different zones and for different uses within a zone, and for the purposes of this clause the power to regulate includes the power to prohibit any particular use or uses in any specified zone or zones;
- (c) regulate the size, shape, and siting of buildings and structures within such zones, and the regulations may be different for different zones and with respect to different uses within a zone;
- (d) without limiting the generality of clause (b), require the owners or occupiers of any building in any zone to provide off-street parking and loading space for such building, and may classify buildings and differentiate and discriminate between classes with respect to the amount of space to be provided, and may exempt any class of building or any building existing at the time of adoption of the by-law from any of the requirements of this clause.

Further regulations concerning the public.

(2) In making regulations under this section, the Council shall have due regard to the following considerations:—

- (a) The promotion of health, safety, convenience, and welfare of the public;
- (b) The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone;
- (c) The securing of adequate light, air, and access;
- (d) The value of the land and the nature of its present and prospective use and occupancy;
- (e) The character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses;
- (f) The conservation of property values;
- (g) [*Repealed.* 1971, c. 38, s. 51.] 1957, c. 42, s. 699; 1958, c. 32, s. 306; 1961, c. 43, s. 41; 1968, c. 33, s. 165; 1970, c. 29, s. 20; 1971, c. 38, s. 51.

Development areas.

**702A.** (1) In exercising the provisions of this section, the Council shall have due regard to the following considerations in addition to those referred to in subsection (2) of section 702:—

- (a) The development of areas to promote greater efficiency and quality;
- (b) The impact of development on present and future public costs;
- (c) The betterment of the environment;
- (d) The fulfilment of community goals: and
- (e) The provision of necessary public space.

1960

LAND REGISTRY

CHAP. 208

Grounds for  
refusing  
approval of  
subdivision.

**96.** In considering an application before him for subdivision approval, the approving officer may hear objections from any interested persons, and may refuse to approve the subdivision if in his opinion the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties or would be against the public interest. R.S. 1948, c. 171, s. 96; 1954, c. 18, s. 6.

WE THE UNDERSIGNED OBJECT TO THE REZONING OF THE 800 AND 900 BLOCKS  
KELVIN STREET FROM RSI TO RTI FOR DUPLEX USE.

*M. F. Mc Donald*

M. F. Mc Donald

J. Mancelli

Edgar Mancelli

~~Edgar Mancelli~~

Lynna Poole

Donald McPhee

Hail McPhee

H. Murray

Sandra Murray

David Gould

Larkie Gould

Carol Martin

Leticia Carrier

Walter W. Fink

Jan Thorsen

Bernadine Blanchette

Ech Blanchette

R. M. M. M.

Donald M. M.

W. Shook

M. Shook

H. Lyashko

Verna Gough for Gough

909 KELVIN.

909 KELVIN.

915 KELVIN.

915 KELVIN

921 KELVIN

921 KELVIN

927 Kelvin

927 Kelvin

939 KELVIN

939 Kelvin

955 Kelvin

955 Kelvin St.

965 Kelvin St.

965 Kelvin St.

975 Kelvin St.

975 Kelvin St.

987 Kelvin St.

987 KELVIN St.

995 Kelvin St.

995 Kelvin St.

1003 Kelvin St.

1003 Kelvin St.

991 Kelvin St.

991 Kelvin St.

969 Redand Ave

1001 Kelvin St.

Mr. & Mrs. B. Read  
Mr. & Mrs. C. Ruthford

976 Blue Mountain St.  
945 Kelvin St.

March 3, 1975

We, the undersigned residents & property owners  
on: KELVIN STREET, <sup>800-900 B.K.</sup> COQUITLAM, BC.

SPENCE STREET, " "

do hereby object to the rezoning of, and the  
future building plans on:-

LOT #

LOT #

Dated this Third day of March, Nineteen Hundred  
and Seventy-five (MARCH 3, 1975)

- X ~~John [unclear]~~ 867 Kelvin Street
- SIGNED: X ~~[unclear]~~ 867 Kelvin Street
- X D. P. GRIM 868 Kelvin Street
- X M. Pilgrim 868 Kelvin St.
- X J. Clarke 861 Kelvin St
- X ~~R. K. Clark~~ 861 Kelvin St.
- X Audrey Larney 855 Kelvin St Coq.
- X [unclear] 856 Kelvin St Coq.
- X [unclear] 856 " " "
- X Ann M. Heid 850 Kelvin St, Coq.
- X B. Lind " " "
- X T. Sagnarelli 845 Kelvin St.
- X [unclear] " " "
- X Judi Clark.

[unclear] 814 Kelvin St

[unclear] 814 Kelvin St Coq.

Page 2

x Douglas Bennett

873 Kelvin St. Cag.

x Eleanor Bennett

873 Kelvin St. Cag.

Hub Phillips

820 Kelvin St. Cag.

W E Phillips

820 Kelvin St. Cag.



867. Kelvin Street  
Aquitlan, R.C.  
March 26, 1975

Planning Department  
District of Aquitlan  
1111- Brunette Avenue  
Aquitlan, R.C.

Dear Sirs:

This letter is to express your that my wife and I are  
against the Spot Zoning of a portion of 875 Blue  
Mountain Street to Duplex Development.

We feel it is unfair to existing residents to go ahead  
with this plan as there is so much opposition to  
the Spot Zoning.

We regret that we cannot be present at the  
Public Hearing, but unfortunately our plans could  
not be changed.

Thank you for your time and we hope this  
letter is what you require to inform you of our  
feelings on the matter.

Sincerely,  
LORRAINE MAY WARD  
LORRAINE MAY WARD  
Lorraine May Ward.

REGISTERED MAIL



891 Jarvis St.  
Coquitlam, B.C.  
March 18, 1975

Mayor James Tonn & Municipal Council

Dear Sirs:

We have been given to understand that a re-zoning application has been or will be submitted to Council for Duplex Construction in the Kelvin Street area of Coquitlam.

We advise that we are definitely opposed to any re-zoning allowing Duplex or any multiple housing units in this area or the Jarvis Street area. This letter is written to record our opposition to any Duplex Zoning for our area.

Yours truly,

A handwritten signature in cursive script that reads "Peter Siemens".

Peter Siemens

Rose Siemens

ms



862 Kelvin Street  
Coquitlam, B.C.  
March 5, 1975

District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

Dear Sir:

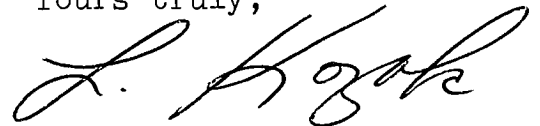
I have been advised that a Mr. A. R. Pearson has made an application for re-zoning the property situated on the north side of 868 Kelvin from single family zoning to multiple for the purpose of constructing a duplex. As the registered owner of 862 Kelvin, I object to his application being approved.

If a duplex is permitted it will obviously attract transient tenants which generally do not display much interest in community or municipal affairs.

I purchased my own property six years ago and I feel that consideration should be afforded to the present property owners as to their preferences rather to a speculative contractor whose sole interest is to produce income and obviously has little concern for the 800 block Kelvin which is all single family residences.

I am very disturbed about Mr. Pearson's application and as the District of Coquitlam has demonstrated good judgement in the past with regard to its property owners' preferences I am confident his application will be denied.

Yours truly,



L. D. Kozak

LDK/clb

cc: Mr. A. B. Olsen  
856 Kelvin Street  
Mr. J. K. Phillips  
820 Kelvin Street  
Mr. D. Pilgrim  
868 Kelvin Street



March 22 1975

## - PETITION -

To the District of Coquitlam

We the undersigned being property owners in the immediate area surrounding the address 447 Mundy Street, Coquitlam, for which there has been an application to rezone from - One family Residential (RS-1) to Two family Residential (RT-1) :- hereby declare that we are against the change in zoning. We are also against any other similar application for the immediate area.

Name	Address	Signature
Roger Elias	452 Trinity St.	R. Elias
Sylvia Elias	452 Trinity St	Sylvia Elias
JACK THOMSON	453 MUNDY ST.	Jack Thomson
L. E. M. THOMSON.	453 MUNDY ST.	L. E. M. Thomson
R MACDONALD	442 TRINITY St	R. Macdonald
MACDONALD.	442 TRINITY ST	I. Macdonald
E. A. POOLE	432 TRINITY ST	E. A. Poole
R. J. POOLE	432 TRINITY ST	R. J. Poole
W. J. MITCHELL	431 TRINITY ST	W. J. Mitchell
B. A MITCHELL	431 TRINITY ST.	B. A. Mitchell.
J. F. PAINE	427 TRINITY ST	J. F. Paine
M. A. PAINE	427 TRINITY ST.	Margaret a. Paine

NAME	ADDRESS	Signature
B. Sherwood	423 TRINITY ST	B. Sherwood
B. Sherwood	423 Trinity St.	B. Sherwood
J. Henderson	424 TRINITY ST.	J. Henderson
Evelyn Grosso	420 Trinity	Evelyn Grosso
R. Parsons	418 Trinity	R. Parsons
L. M. Dwyer	414 Trinity	L. M. Dwyer
P. McDonald	414 TRINITY	P. McDonald
L. GOMES	410 TRINITY	Lawrence Gomes
O. HANSEN	411 TRINITY	Ole O. Hansen
M. Orskall. Cyr.	413 TRINITY	M. Orsk.
Judy Cyr	413 TRINITY	J. Cyr
Gene Lubnowsky	417 Trinity St.	G. Lubnowsky
Doris R. Papp	419 Trinity St	D.R. Papp

# Stanley A. Russell

PROFESSIONAL ENGINEER

◆

1416 Dalton Court

Coquitlam, B.C.

March 24th, 1975

District of Coquitlam  
1111 Brunette Street  
Coquitlam, B.C.

Dear Sir:

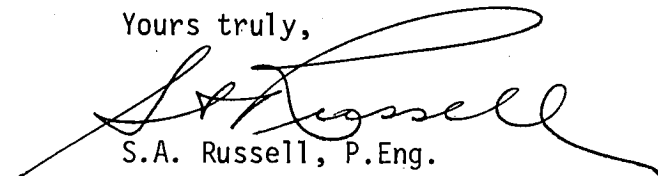
RE: Rezoning of Property in the  
1300 - 1400 Block Rochester for  
Townhouse Development

In reply to your letter of March 17th, 1975, I have on this date viewed the coloured prospective plans and layouts at the Municipal Hall of the proposed development.

The development looks quite attractive on paper but can one assume that the quality of workmanship and materials to go into the project are to be of a high quality? The proposal essentially is for a 1300 sq.ft. living area with no basement except for a garage. Does this give sufficient storage space for the owners? It is further assumed that these are to be owner occupied units and not rental units and with an overall adequate landscaping.

If the project is to be of high quality materials, workmanship and to quality standards, then I would not oppose it. The project would require adequate inspections by the District and/or by an Independent Inspection & Testing firm to ensure compliance with the high quality proposal.

Yours truly,

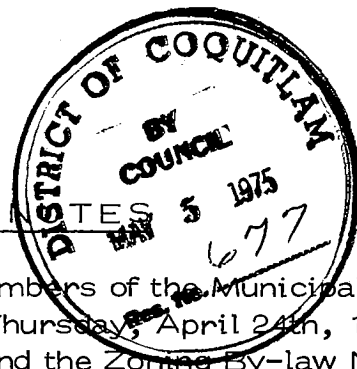


S.A. Russell, P.Eng.

SAR:tah



Thursday, April 24th, 1975,  
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, April 24th, 1975 at 7.30 p.m. to deal with applications to amend the Zoning By-law No. 1928 and amending by-laws.

Present were Mayor J. L. Tonn, Ald. L. Sekora, Ald. C. J. Filiatrault, and Ald. D. Howarth. Present as well were the Director of Planning, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, April 18th and Saturday, April 19th, 1975 and, as well, copies of the agenda were mailed out to all ratepayers groups in the District.

MOVED BY ALD. SEKORA  
SECONDED BY ALD. HOWARTH:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated April 24th, 1975 and a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 6/75

This was an application by School District #43 to rezone property located on Lincoln Avenue east of Pipeline Road to Civic Institutional (P-1) in order to develop a junior secondary school.

Mr. McNab, the architect for the project, advised the Hearing that the school was proposed to be constructed on an 18 acre site with the main access to the site coming from Hastings Street and it was proposed to construct a small park at the end of Hastings Street at the entrance to the school property. Mr. McNab stated that the school will have a 400 metre track, two tennis courts as well as an all-weather playing field.

Mr. McNab further advised that the school was designed in such a manner so that the public could make use of some of the facilities of the school such as the gymnasium, the changerooms and the cafeteria with the rest of the school being closed off to public access. Mr. McNab stated that the building was proposed to be two storeys high with the upper floor being composed mainly of classrooms.

There was no opposition expressed to this application.

ITEM #2 - Reference No. Z 8/75

This was an application by Mr. F. J. Anderson to rezone property situated at 1101 Lansdowne Street to Service Commercial (CS-1) for purposes of development of a car dealership.

Thursday, April 24th, 1975,  
Public Hearing Minutes, cont'd.

This application was withdrawn from the Public Hearing by Council Resolution on April 21st, 1975.

ITEM #3 - Reference No. Z 10/75

This was an application by Balaton Development Ltd. for the rezoning of property situated at 705 North Road to Three Storey Medium Density Apartment (RM-2) for purposes of developing a condominium apartment.

The applicant addressed Council and stated that the proposed development was for two three-storey apartment buildings containing a total of 48 suites, with one building having 25 suites and the other building having 23 suites. The applicant stated that these suites would be comprised of 20 one-bedroom suites and 28 two-bedroom suites with a total of 70 parking spaces provided at a ratio of 1.45 parking spaces per unit.

The Director of Planning informed the Hearing that the development would be adult oriented and this had been agreed to in writing by the applicant.

Ald. Howarth inquired of the applicant whether they were prepared to abide by the recommendations made by the Design Panel and the applicant stated that they would have their architect take a look at the recommendations, however, they did not wish to in any way reduce the number of suites which could be placed on the property.

Ald. Filiatrault expressed concern about children crossing Clarke Road from the development as the future sale of any of the suites could be made to a family and thus children could eventually be living in the apartment.

Ald. Howarth also inquired of the applicant whether they were prepared to relocate their loading bay as recommended by the Design Committee and the applicant informed the Hearing that they wished to leave the loading bay as is presently set out in the plans, however, they are prepared to discuss these details.

A resident of the area inquired as to what green area was being provided for occupants and the applicants stated the landscape plan has been submitted indicating planting around the perimeter of the development.

Ald. Howarth inquired as to whether there would be a concentrated recreation area and the applicant stated that one of the suites will be converted to an entertainment area with the patio extending out into the yard.

Ald. Filiatrault inquired as to what the size of the individual apartments would be and was informed that a one-bedroom suite would be approximately 650 square feet with a two-bedroom suite being approximately 850 square feet.

Thursday, April 24th, 1975,  
Public Hearing Minutes, cont'd.

Ald. Sekora inquired of the applicant as to what the sale price of these units would be and the applicant stated that the sale price would range anywhere from \$32,000 for a one-bedroom suite to as high as \$42,000 for a two-bedroom suite, however, he was not prepared at this time to state that these would be the exact prices.

Mr. Armstrong, representing the Burquitlam Banting Ratepayers Association read from a brief, a copy of which is attached and forms a part of these minutes.

Ald. Filiatrault inquired of the residents in the area as to what they felt should be placed on this property and was advised that they would look favourably upon single family development, parkland development or commercial development containing professional offices. The type of development they were looking for should be development that would not greatly increase the demand for parks in this area.

The owner of property to the south of the property being proposed for rezoning was opposed to the development stating that the density in this area is already too high and the traffic situation is fairly heavy. He stated in his opinion that the maximum development that should be allowed on this property would be duplexes and also expressed the opinion that following the first sale of the units to adults, the second sale could certainly be made to families with children which would increase problems in the area. This gentleman also stated that with this concentrated type of development it would lead to a great increase in the number of dogs being kept by apartment owners and he is already bothered by people leading their dogs across his boulevard.

A director of the Burquitlam Banting Ratepayers Association addressed the Hearing and stated that the whole community in this area is disturbed as they have objected on several occasions to more apartments being erected in this area and they would like to sit down with Council to discuss the planning of the triangle of property of which this development forms a part.

A gentleman in the audience inquired as to how many houses could be erected on this property and was informed that the site contains approximately 1.02 acres which would mean a total number of approximately four duplexes or eight dwelling units.

#### ADJOURNMENT

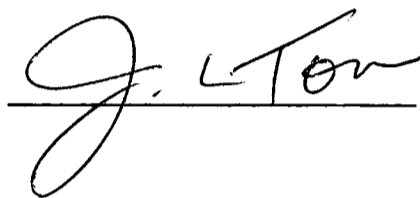
The Mayor recommended that the Public Hearing adjourn until 7 p.m. Monday, May 5th, 1975 in order to give residents a further opportunity to express their views with respect to the rezoning applications on the Agenda this evening. He stated he was making this recommendation as notices to residents in Burnaby had only been delivered in the afternoon of April 24th and he felt that they should have further time to express their views.

Thursday, April 24th, 1975,  
Public Hearing Minutes, cont'd.

MOVED BY ALD. SEKORA  
SECONDED BY ALD. FILIATRAULT:

That the Public Hearing adjourn to 7 p.m., Monday, May 5th  
to hear any further representations with respect to the proposed  
rezoning applications. 8 p.m.

CARRIED

  
\_\_\_\_\_  
CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - APRIL 24, 1975

ITEM #1 - Z-6-75

This application is for a Junior Secondary School to serve the north-eastern portion of the Municipality, as well as Port Coquitlam, and would be located immediately north of Lincoln Avenue east of the Windsor Glen Mobile Home Park on Pipeline Road.

On February 26, 1975, the Design Committee reviewed the preliminary plans presented, and expressed its concern with regard to siting and landscaping as follows:

- a) The main entrance of the building is oriented to a future major arterial street (Lincoln Avenue). Perhaps it would be more suitable to orient it to an internal road.
- b) No screening is shown along the future major arterial street. The location of the future driveway will mean the loss of existing mature trees. Other existing trees along Lincoln Avenue also appear to be scheduled for removal. An investigation into the stability of the existing trees should be carried out, with a view to retaining as many of these as possible. The Committee notes that a substantial portion of the site has already been cleared off.
- c) More consideration could be given to the preservation and enhancement of the existing creek.
- d) It is suggested that there be no vehicular movement between the proposed building and the existing creek.
- e) The Project Architect should restudy the question of building entry versus parking areas and pedestrian versus vehicular movement.
- f) Consideration could be given to rotating the future tennis courts to face north-south to avoid the glare of the summer sun.
- g) Reconsideration could be given to the relationship of the gymnasium to the outside activity areas.

ITEM #1 - Z-6-75 con't

The Committee expressed its concern regarding the building as follows:

- a) The massing of this structure needs restudy.
- b) There is little reflection in the building form of the functions in the various rooms.
- c) The design should be restudied, with a view to eliminating the harsh, institutional appearance.

The Advisory Planning Commission, on March 19, 1975, tabled this application at the Architect's request, until he had an opportunity to meet with the Design Committee.

On March 27, 1975, the Architect met with the Design Committee, and after considerable discussion, both with the Architect and in camera, requested a response in writing from the Project Architect to some of the matters raised in the Committee's first review. The Advisory Planning Commission, on April 2, 1975, referred this application to Public Hearing, subject to the Project Architect first revising the site planning to the satisfaction of the Design Committee, to reflect the future access being oriented to Lincoln Avenue.

Revised plans were submitted to the Planning Department and reviewed by the Design Committee on April 23, 1975. The Committee found the revisions acceptable, but noted that the revised site plan still does not overcome the Committee's original objection to the driveway and parking layout.

I note that the revised plans submitted April 15, 1975 to the Planning Department now show a mini park-like area adjacent to the creek running through the property as a buffer between the parking area and Lincoln Avenue; the building is proposed to be set back an additional 20 feet to 130 feet from the property line along Lincoln Avenue; and the plans now show extensive landscaped areas in front of the building.

ITEM #1 - Z-6-75 con't

Mr. V.C. Goudal, B.C. Land Surveyor, submitted a letter dated February 6, 1975, along with plans showing the "natural boundary" of the Coquitlam River. The rezoning of this site for the school does not have to be referred to the Department of Water Resources since the land is outside the area shown as "floodplain" in the Official Regional Plan. It appears then that the school authorities are aware of the flood danger, and that the matter has been studied by their advisers, and they find the elevation proposed by the Project Architect acceptable.

On April 7, 1975, Mr. J.D. Robertson, Municipal Project Engineer, commented as follows:

"We have recently examined the westerly bank of the Coquitlam River at its curve northerly of the subject area. Slow erosion of the bank is occurring, and although presently there does not appear to be any immediate danger to the school, protective works for the bank should, in the future, be installed. In the meantime, the bank should be inspected periodically, especially after any greater than normal flows in the Coquitlam River."

ITEM #2 - Z-10-75

This application for a 48 suite three-storey strata title apartment at Smith Avenue and North Road is sited within a medium-density apartment area, recognized on the Community Plan Map. This site was the subject of a previous application under Z-46-72, which was for a building eight storeys high, and was declined by Council on April 16, 1973.

The Apartment Density Committee, in 1974, recommended that all apartments in this area be designated for adults only, and this could be carried through as far as initial sale to strata title owners.

Brief to Public Hearing con't

April 24, 1975

ITEM #2 - Z-10-75 con't

On March 27, 1975, the Design Committee found the plans acceptable for Public Hearing, but felt that the expression of the facade on North Road tended to be monotonous, although the balconies give some relief, and suggested that the Project Architect consider providing some design element on the wall between the balconies, with a view to gaining more visual relief. The Committee also suggested that the Project Architect consider relocating the access to the loading bay to Farrow Street; and providing some type of level connection between the two buildings for loading and unloading, with one stairwell serving it. If the loading bay was relocated, the area now designated for loading bay and access could be considered for a landscaped area. In addition, the Committee commented on the siting of the buildings, suggesting that the Project Architect review the possibility of turning the buildings to break up the length, step the facade, create a larger front area off North Road, and provide a more usable area between the buildings.

On April 8, 1975, the Planning Department received a letter dated April 4, 1975 from the applicant emphasizing the adult orientation of the proposed development, and noted that the design of the amenity areas was not suited to children. The letter further stated that the principals of Balaton Development were involved in the 36 suite adult-oriented project now under construction at North Road and Ebert Avenue, and that the developers agreed to restrict the occupancy of these suites by adults only. The reason for this restriction is because of a lack of community facilities in the area, required by children.

The Advisory Planning Commission, on April 8, 1975, referred the application to Public Hearing, and Council, on April 14, 1975, concurred with this recommendation.

SJ/ci

Respectfully submitted,



D.M. Buchanan  
Planning Director



April 24, 1975

Mayor and Council  
District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B. C.

Gentlemen:

RE: Proposed Apartment Building  
North Road at Smith Avenue

At a meeting of the Burquitlam Banting Community Association held on April 9, 1975 the members present authorized the Association's Executive to prepare a submission to council in opposition to the apartment building proposed to be constructed on North Road at Smith Avenue and in opposition to the accompanying proposal for rezoning in the area.

In doing so, may we take the opportunity to acknowledge at the outset that we are cognizant of the onerous responsibility which is placed on Council to mold and progressively to develop a community which will most appropriately satisfy the many complex and often conflicting demands of a heterogeneous population in today's complex society. The task is indeed difficult and demands of Council that it display extraordinary insight and maturity as well as some ability to foresee the future.

At least conceptually, a dominant, fundamental ingredient of this decision responsibility may be readily identified and simply expressed. It is that the development objectives and opportunities must be closely related to and be compatible with the values, needs, and expressed desires of the people who are affected by those developments. It is in recognition of the importance of this fact that we seek to offer our input as residents who will be directly affected by Council's decision in the present instance. As there are a multiplicity of issues which impinge on this matter, we will attempt to be as concise as practicable.

To begin, may we respectfully observe that we are poignantly aware of the fact that this is not the first occasion on which we have discussed with Council possible developments in the vicinity of North Road; Farrow Street, and Smith Avenue. We are equally poignantly aware, and have welcomed the fact that, in each previous instance Council has evidenced its agreement with us and has rejected comparable developments in this area. Nothing has transpired to disturb these precedents. The principle of consistency in decision making commends that the current proposal also be rejected.

The area under discussion was originally tentatively identified for possible medium density developments in planning concepts about 1967. From that time until the present we have consistently and repeatedly expressed our opposition. The progressive evolution in the north west sector of Coquitlam has only served to prove the merit of our position. The extensive development of apartments easterly from North Road and Clarke Avenue, together with other construction in and adjacent to Coquitlam, has identified numerous critical factors which command attention.

1. The population density in the north west portion of Coquitlam is now among the highest if not the highest in all of Coquitlam. We are not aware that Council has established a design criterion for population density and indeed, if this be true, we find it to be both significant and lamentable. Surely if a well conceived and well designed community is to be attained it must be mandatory that the design density specification precede the determination of what shall be permitted to propagate. How else can wise contributory decisions concerning utilities, services, recreation, traffic flow and control, and other essential amenities be made? In the absence of such an important specification, the second best measure becomes that of the reactions of the people already in the area and, as such people, we submit to you that the density has already reached or exceeded that which we deem compatible with our values, needs, and desires.

2. Among the basic elements of community design is the accepted need for park and recreational facilities. With regard to parks and playgrounds Coquitlam has quite appropriately set a standard, namely; 2.5 acres per 1000 residents. Aside from the question of the suitability or adequacy of that standard, the salient fact is that parks in Oakdale and the nearby vicinity are grossly deficient and fail to approach the designated standard. Council is aware that this has been a festering sore in our community for years. Yet while property values have soared thereby making the cost of such facilities the more dramatic, Council has caused the problem to become still further aggravated by allowing potential park areas to be otherwise utilized while coincidentally amplifying the need via increasing population density. The current apartment proposal aptly fits this description. It would further increase population density while infringing on a potential neighborhood park area.

3. That delinquency, petty crime, malicious damage and forcible entry of homes increases disproportionately with population density is a statistical fact. It is of little importance that the subject apartment is proposed to be built as a strata title building. At the very best this offers but possible short term solace. The more vital fact is that 28 of the 48 apartments in the proposed building are intended as 2 bedroom apartments, which speaks for itself. We do not count it a desirable attribute to be exposed to increasing levels of uninvited intrusion on our private lives and our private property, let alone the disproportionately increasing costs of policing which attend this same problem. This consideration mitigates strongly against the proposed apartment.

4. Problems of traffic and of parking go hand in hand with medium density developments. On street and/or overnight parking has become and is becoming an increasing "bone of contention" in Coquitlam. This is particularly the case in that many streets have not been designed and in fact, in some instances, streets have been purposely not designed to cater to such parking. It is equally clear that neither is the problem solved by stipulating that an apartment must provide underground or indoor parking equivalent to such as 1.5 parking stalls per apartment. The problem remains. Considerations along North Road adjacent to the subject apartment further alienate the present proposal. While we are not aware of any final design of the North Road - Como Lake Avenue intersection we are aware that accompanying the imposition of the Broadway extension will be a significant if not dramatic increase in traffic in the immediate area, including traffic flow on the reach of North Road southerly from Como Lake Avenue. That street is not designed for and we neither need nor want a further source of increased traffic and parking.

5. As cited in 1 above, the planning and design concept of a community is of vital importance. The planning concept is the forerunner of the delineation of policy and, if ideally conceived, will represent the distillation of analysis and opinion of both layman and expert. But regardless of its original merit no planning concept or policy stipulation is worth its weight in paper if it is cast in concrete and is unresponsive to experience and to the lessons and insight which are perceived with the passage of time. This is doubly true if foundations of the policy have been found to be wanting. Indeed, a hallmark of highly respected policy is that while it must offer direction it must equally be responsive and be capable of judicious flexibility.

The observation has been offered to our Association that in the past several years the only development proposals that have been forthcoming for the area under discussion have involved apartment or commercial construction and therefore these must represent the only viable alternatives for this area. At best this is a head in sand posture. We are impressed only by the superficiality and naivety of such an observation and reject it completely as both misinterpretation and misrepresentation of the facts.

If a path be labelled "Pedestrians Only", all you will get is pedestrian traffic. Any other will turn away or be turned away. So it is here. If we were developers, necessarily and properly we would look to and be guided by Council and the District's planners as to what type of development should take place in any area. The fact that the area under discussion was, for tentative planning purposes, indicated as a possible location for medium density or commercial development is quite obviously of critical importance---the developers have simply been responding to Council's guidance. In other words, there is good reason to believe that had Council designated the area for single family housing there is every likelihood that this submission and the others which preceded it would never have been necessary---the area would have already been developed in an acceptable manner. The very fact that single family housing has only recently been constructed "across the street" (in Burnaby) almost opposite the area under discussion adds substance to this contention.

Incidentally, the fact that North Road happens to divide Coquitlam and Burnaby should not be dissociated from these considerations. The reach of North Road involved is not a major arterial. It is a residential street. As good neighbors, Coquitlam should recognize the housing "across the street" in its decisions.

6. It strikes us rather forcibly that there is an element of gross inconsistency and irrationality about this whole procedure. Council has never, to our knowledge, offered any justification, support or argument as to the rationality, the benefit, or even the need for such as apartment construction in this area. It has, perhaps unwittingly as suggested above, invited such proposals and when they have ultimately appeared has then turned to the local residents and placed the onus on them to show why rezoning should not take place and to show why such a development should not go forward. Such a procedure is both irrational and incomprehensible. The logical steps in the development of a community surely need not be reiterated here. The fact is that Council has repeatedly and blatantly disregarded those steps just as it has repeatedly and blatantly disregarded the constructive inputs which we have attempted to offer. The onus should not be on the local residents to show cause why offensive construction should be rejected. Rather, the onus is on Council to offer rational and substantive argument why such offenses should be committed against the local residents. We invite Council to present such a document to us and to provide us with the opportunity of working with Council, not in the spirit of an adversary relationship but in the spirit of mutual co-operation with all of us striving for the common objective of improving the character of our community and the quality of our life and of our surroundings.

7. In such a spirit may we once again reiterate our constructive suggestions. By the District Planner's statement of 1971 our area was, even at that time, deficient in park and playground facilities to the extent of several acres. One of our top priorities is to see this deficiency rectified. The area in question could satisfy part of that need.

If Council has positive, alternative, and immediate plans to cater to the park and recreation requirement then we recommend that the subject area be zoned for single family housing or, if we could be shown the merit, for duplex housing consistent with certain of the zoning which currently applies.

As stated, we would be pleased to discuss these proposals with Council or with the District Planner with the common objective of finalizing an answer to a question which has been a source of concern, dissatisfaction, and even sheer frustration to too many residents for too many years.

There are numerous other points to which we could address comment but we trust our views have been made abundantly clear. The number of signatures on the attached petitions attest to the vigor and strength of our submission.

Yours truly,



W.F. Armstrong, President



E.M. Scott, Director  
BURQUITLAM-BANTING COMMUNITY ASSOCIATION

The Mayor and Council,  
 District of Coquitlam,  
 1111 Brunette Avenue,  
 Coquitlam, B.C.

We, the undersigned, respectfully request the Coquitlam Council  
 reject the application to rezone, from two family residential to  
 three storey medium density apartment, that property located at  
 705 North Road in Coquitlam.

SIGNATURE

ADDRESS

Gail J. Roberts

643 Claremont Street

Harry E. Roberts

643 Claremont St.

Aly Pains

629 Claremont St.

HUGH PRIMS

629 CLAREMONT ST.

Harriet Van Alstyne

622 Claremont St.

Edna Alstyne

622 Claremont St.

Ol. Skrey

624 " " "

Sophie Skrey

626 " "

B. Blingh

628. Claremont St.

Blingh.

628 Claremont St.

M. J. Movi

630 Claremont St.

L. Brown

632 Claremont St.

Frank A.

634 Claremont St.

M. Scott

" "

Joe Turner

634 Claremont St.

M. Turner

"

Mrs. J. Pollock

637 Claremont St.

Geo. Duce

635 Claremont St.

Blanchell

635 Claremont St.

David Gemmill

633 Claremont St.

Anne Gemmill

633 Claremont St.

⑦

The Mayor and Council,  
District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B.C.

We, the undersigned, respectfully request the Coquitlam Council  
reject the application to rezone, from two family residential to  
three storey medium density apartment, that property located at  
705 North Road in Coquitlam.

SIGNATURE

ADDRESS

Janic Mos  
P. W. Drake  
Front Rodolph  
Lynda Seede  
Walter  
Chester Mos  
Beynon Seemer

645 Claremont Street  
636 Claremont St.  
640 Claremont  
642 Claremont St.  
647 Claremont St.  
645 CLAREMONT St  
638 Claremont St. Coq

(20)

The Mayor and Council,  
 District of Coquitlam,  
 1111 Brunette Avenue,  
 Coquitlam, B.C.

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 three storey medium density apartment, that property located at  
 705 North Road in Coquitlam.

SIGNATURE

ADDRESS

<i>Bea</i>	640 Elmwood St.
<i>Del</i>	640 Elmwood St.
<i>W. Black</i>	638 Elmwood St.
<i>E. Black</i>	638 Elmwood St.
<i>S. Rosenthal</i>	636 - Elmwood St.
<i>U. E. Rosenthal</i>	636 Elmwood St.
<i>L. Ramsell</i>	634 Elmwood St.
<i>J. Ramsell</i>	634 Elmwood St.
<i>M. Sheward</i>	632 Elmwood St.
<i>R. Sheward</i>	" " "
<i>C. Sheward</i>	" " "
<i>L. Sheward</i>	" " "
<i>M. Bauch</i>	630 Elmwood St.
<i>Whitts</i>	626 ELMWOOD ST.
<i>Alicia M. Rakti</i>	6 " " "
<i>W. Rakti</i>	
<i>Fred Gauthier</i>	623 " "
<i>J. Gauthier</i>	" " "
<i>Leo Smith</i>	618 Elmwood St.
<i>Shirley Hunter</i>	618 " "

BURQUITLAM BANTING COMMUNITY ASSOCIATION

12

The Mayor and Council,  
District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B.C.

We, the undersigned, respectfully request the Coquitlam Council  
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SIGNATURE

ADDRESS

Hubert Yu	635 Elmwood St
Amy Bee	635 Elmwood St
Beverly McCampbell	631 Elmwood St
Dave Wrayham	627 Elmwood St
George Lane	613 Elmwood St
Mindy Lane	613 Elmwood St
D. Seed	623 WESLEY AVE
E. Seed	623 Wesley Ave
Blanco	623 KENSLEY AVE.
Wendy Connor	623 Kensley Ave.
A Fisher	627 Wesley Ave
Carole Fisher	627 Wesley Ave



The Mayor and Council,  
 District of Coquitlam,  
 1111 Brunette Avenue,  
 Coquitlam, B.C.

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 three storey medium density apartment, that property located at  
 705 North Road in Coquitlam.

SIGNATURE

ADDRESS

<i>W. Mykietyn</i>	616 Elmwood St.,
<i>E. Mykietyn</i>	" " "
<i>Mr. J. ...</i>	614 " "
<i>Mr. J. ...</i>	612 Elmwood St.
<i>Mrs. E. ...</i>	606 Elmwood St.
<i>[Signature]</i>	637 Elmwood.
<i>Cindie Vernerey</i>	637- Elmwood.
<i>J. M. McIntosh</i>	633 Elmwood.
<i>G. M. McIntosh</i>	633 Elmwood.
<i>J. M. McIntosh</i>	633 Elmwood.
<i>B.A. Cowan (Mr. &amp; Mrs.)</i>	629 Elmwood St.
<i>J. Drummond</i>	621- Elmwood
<i>W. Byers</i>	611 Elmwood
<i>J. Byers</i>	611 Elmwood St.
<i>John Plecha</i>	639 Elmwood Street
<i>Sharon Plecha</i>	639 Elmwood Street

BURQUITLAM BANTING COMMUNITY ASSOCIATION

The Mayor and Council,  
 District of Coquitlam,  
 1111 Brunette Avenue,  
 Coquitlam, B.C.

(20)

We, the undersigned, respectfully request the Coquitlam Council reject the application to rezone, from two family residential to three storey medium density apartment, that property located at 705 North Road in Coquitlam.

SIGNATURE

ADDRESS

<i>Chlain</i>	642 Tyndall.
<i>G. Tucker</i>	632 Tyndall
<i>Mr + Mrs J. Mackay</i>	630 Tyndall
<i>Mr + Mrs. W. Thomas</i>	628 Tyndall
<i>Mr + Mrs. J. Penhaxt</i>	626 Tyndall
<i>Mr + Mrs J. Decker</i>	623 Tyndall
<i>Jacob Heimbens</i>	622 Tyndall
<i>Fred Aves</i>	617 Tyndall St
<i>Mrs + Mrs. R. Canuel</i>	627 Tyndall St
<i>Walter Winkler</i>	629 Tyndall.
<i>Fried A. Homongol</i>	636 TYNDALL ST
<i>Elizabeth Dutton</i>	640 Tyndall St
<i>[Signature]</i>	640 Tyndall St.
<i>Rona Arce</i>	634 Tyndall St.
<i>Lina Foxcroft</i>	624 Tyndall St

The Mayor and Council,  
 District of Coquitlam,  
 1111 Brunette Avenue,  
 Coquitlam, B.C.

We, the undersigned, respectfully request the Coquitlam Council  
 reject the application to rezone, from two family residential to  
 three storey medium density apartment, that property located at  
 705 North Road in Coquitlam.

<u>SIGNATURE</u>	<u>ADDRESS</u>
G. Vogtschmidt	603 Tyndall St.
G. Vogtschmidt	603 Tyndall St.
B. Zucchin	607 Tyndall St.
E. Zucchin	607 TYNDALL ST
L. Hansen	613 Tyndale St
M. B. Davis	617 Tyndall St.
Marilyn Lloyd	619 Tyndall St.
F. Lopez	619 Tyndall St.
W. Kaldani	621 TYNDALL ST
A. Kaldani	621 Tyndall St.
M. Abernethy	625 Tyndall St.
C. Blake	631 Tyndall St.
Wayne Allan	644 Tyndall St.
Laureen E. Allan	644 Tyndall St.

COQUITLAM HUNTING COMMUNITY ASSOCIATION

The Mayor and Council,  
 District of Coquitlam,  
 1111 Brunette Avenue,  
 Coquitlam, B.C.

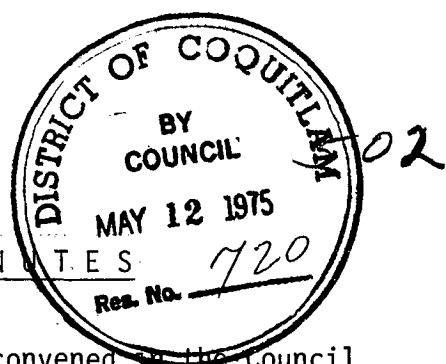
We, the undersigned, respectfully request the Coquitlam Council  
 reject the application to rezone, from two family residential to  
 three storey medium density apartment, that property located at  
 705 North Road in Coquitlam.

SIGNATURE

ADDRESS

Dorcas Grest	507 Jefferson
H. Grest	507 Jefferson Ave.
Dorothy Manning	503 Jefferson Ave.
Charlie Manning	503 Jefferson Ave.
J. Krohman	500 Jefferson Ave.
L. Krueger	504 Jefferson Ave.
M. Cormier	505 Jefferson Ave.
D. L. Sorell	646 Claremont
A. Sorell	646 Claremont St.
E. W. Williams	648 Claremont
<del>_____</del>	513 Jefferson
Beverly Lugg	513 Jefferson Ave.
M. Brown	511 Jefferson Ave.

Monday, May 5, 1975  
Public Hearing - 7:10 p.m.



PUBLIC HEARING MINUTES

The adjourned Public Hearing of April 24, 1975 reconvened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Monday, May 5, 1975 at 7:10 p.m. to deal with applications to amend the Zoning By-law No. 1928 and amending by-laws.

Present were all members of Council, save Mayor J. L. Tonn. Present also were the Director of Planning, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was adjourned at the previous Public Hearing of April 24, 1975 to May 5, 1975 to hear further representation with respect to the application for rezoning which were on the April 24, 1975 Public Hearing agenda.

ITEM #1 - Reference No. Z 6/75

This was an application by School District #43 to rezone property located on Lincoln Avenue east of Pipeline Road to Civic Institutional (P-1) in order to develop a junior secondary school.

There was no further representation made with respect to this application.

ITEM #3 - Reference No. Z 10/75

This was an application by Balaton Development Ltd. for the rezoning of property situated at 705 North Road to Three Storey Medium Density Apartment (RM-2) for the purposes of developing a condominium apartment.

A Mr. LeCrerc of 2625 North Road addressed the Public Hearing and stated that he was opposed to the development and in support of his opposition he expressed the following views:

1. The establishment of an apartment would compound the traffic problems in the area,
2. The decrease in property values would be realised, not possibly in a monetary sense but in a desirability sense,
3. He has already suffered property damage from traffic using his front lawn attempting to gain access to North Road as a result of closures of roads in this area by the District of Burnaby,
4. He purchased the dwelling with the clear understanding that the property across the road was zoned for duplex use and not for apartment use.

Mr. LeCrerc went on to state that he felt no other use should be made of this property other than for park, single family dwellings, or duplex development.

The resident at 2595 North Road also expressed his opposition to the proposed rezoning on the same grounds as enumerated by Mr. LeCrerc.

The resident at 2499 North Road also expressed his opposition to the proposed rezoning saying he supported the views expressed by Mr. LeCrerc as well.

Monday, May 5, 1975  
Public Hearing - 7:10 p.m.

Mr. Armstrong, of the Burquitlam Banting Ratepayers Association, inquired as to what the original reason was for rezoning this property to duplex use some time ago, and the Director of Planning explained that the basic reason for rezoning was to allow Council to have full control of the type of development that would be placed on this property. Mr. Buchanan went on to state that this area has been shown on the Community Plan Map for development of apartments and previous to the rezoning to duplex use the property was originally zoned for apartment development.

The resident at 2645 North Road also expressed his opposition to the proposed rezoning for all the reasons mentioned by previous speakers.

Mr. Denier, speaking on behalf of the developers, stated that he wished to make four statements of rebuttal in answer to the objections raised by residents of the area, these being:

1. Mr. Denier stated that the validity of the objections by Burnaby residents should be questioned in that fifty percent of the homes in the area are new within the last one or two years and that the residents of these homes should have been aware that the Coquitlam Community Plan Map made provisions for possible rezoning of the property in this area for apartment development.
2. The developers are prepared to enter into a restrictive covenant to guarantee that the first owners of the apartments will be adults only, and further this development is being designed for adults and not for children and therefore will not be desirable for families looking for accommodation.
3. Mr. Denier outlined the history of the particular property which was being proposed for development and stated:
  - a) prior to 1958, the property was zoned for multi-family use
  - b) between 1959 and 1964 the property was zoned for single family use
  - c) between 1964 and 1970 the property was zoned for medium density use
  - d) in 1965 an apartment for this particular piece of property was approved by Council, however, because of financial difficulties, the developer was not able to proceed
  - e) 1971 - a proposed development of this property, again received approval of Council, however, the developer failed to proceed because of financial difficulties
  - f) 1972 - an application for rezoning to RM-3 for a ten storey apartment was considered by Council and Council had stated they would look favourable upon the rezoning provided the proposed development was reduced to a building containing no more than eight storeys
4. The persons signing the petition in opposition to the proposed rezoning all live at least 1600 feet away and can't see the property even if they tried from the area in which they presently reside.

Monday, May 5, 1975  
Public Hearing - 7:10 p.m.

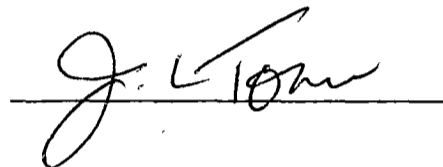
Mr. Denier went on to state that there was a definite need for this type of affordable housing in the District of Coquitlam and in his opinion, this development will enhance the housing stock of the Municipality.

ADJOURNMENT

MOVED BY ALD. SEKORA  
SECONDED BY ALD. FILIATRAULT:

That the reconvened Public Hearing adjourn at 7:30 p.m.

CARRIED

  
\_\_\_\_\_  
CHAIRMAN

ADDENDUM TO BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT  
MAY 5, 1975

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Z-10-75

As mentioned in the April 24, 1975 brief, this site was the subject of a previous application under Z-46-72, but the description of this previous application was not accurate nor the reasons for its declining stated.

The previous application was for a ten-storey building. After considerable review of building heights by the various Municipal Departments, Council decided to impose an eight-storey height limit and certain safety regulations on high-rise buildings. The applicants in this case were asked to amend their drawings to bring them into compliance with this provision; however, they did not wish to do so. Subsequently Council declined the application for rezoning.

Respectfully submitted,

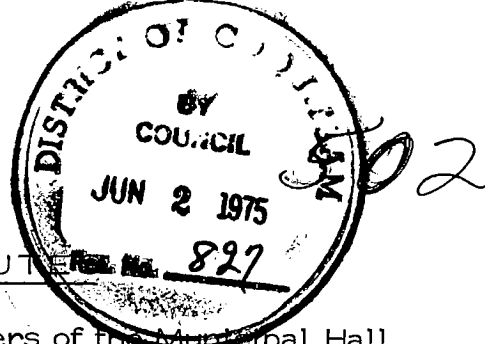


D.M. Buchanan  
Planning Director

KM/ci



Thursday, May 22nd, 1975,  
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, May 22nd, 1975 at 7.30 p.m. to deal with applications to amend the Zoning By-law No. 1928 and amending by-laws.

Present were Mayor J. L. Tonn, Ald. L. Garrison, Ald. D. Howarth and Ald. C. J. Filiatrault. Also present were the Director of Planning, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Thursday, May 15th, 1975 and Friday, May 16th, 1975 and, as well, copies of the agenda were mailed to all ratepayers' groups in the District.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. GARRISON:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated May 22, 1975 and a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference Z 2/75

This was an application from Kai Hui Construction Ltd. to rezone a property situated in the 1300 - 1400 block Rochester Avenue to allow for the development of 18 townhouse units.

Mr. D. Insley of Town and Country Estates addressed the Hearing and stated that he was appearing on behalf of Mr. Kai Hui and read to the Public Hearing from a prepared brief, a copy of which is attached and forms a part of these Minutes.

Mr. K. Webber of the firm of Carlberg, Jackson & Partners, Architects for the proposed development, addressed the Public Hearing and outlined the design particulars of the proposed project and a copy of the presentation made by Mr. Webber is attached hereto and forms a part of these Minutes.

Ald. Howarth inquired of Mr. Insley what other sites in this immediate area might be developed for townhousing were

Council to proceed with the rezoning of this particular site and Mr. Insley stated that the Lot 19 adjacent to the proposed site could be suitable for multi-family use as it consisted of 1.75 acres, however the site would require considerable study because of its topography and Mr. Insley also advised that he knew of no other sites in this immediate area that could be developed for townhousing.

Thursday, May 22nd, 1975,  
Public Hearing, cont'd.

Ald. Howarth inquired of Mr. Insley if any of the interested parties in this particular rezoning had any interest in the adjacent property and Mr. Insley stated that they did not.

Mr. Insley advised that the townhouse units being proposed had an estimated market price of \$52,000 whereas the existing homes in this particular area had a market price of from \$60,000 to \$85,000. He stated that the difference in family income necessary to purchase a townhouse assuming a conventional mortgage with a 25% down payment would be an income of \$22,000 plus per year to purchase a single family dwelling compared to \$16,000 per year to purchase a townhouse.

Mr. Insley also advised that only 8% of those people in the market for housing can afford single family dwellings in today's market and the other 92% must look for other types of housing such as townhousing.

Mr. Gus Bychowski of Dominion Strata Management Ltd. addressed the Hearing and stated that the proposed development is one of self-owned townhouses, not rental accommodation and the development will have a central landscaped area instead of individual owners looking after their own landscaping as would be the case in a single family residential development. Further, Mr. Bychowski went on to state that the residents in a single family residential development have no influence on the developments that take place next door, no influence on the control of the neighbours pets and, as well, have no influence on the control of noise created by neighbours whereas in a condominium development under the Strata Titles Act all residents are subject to the by-laws of the condominium corporation in the Strata Title Act and landscaping, painting, unruly neighbours, pets and noise can all be controlled by the condominium corporation in accordance with its by-laws.

Mr. George Anderson of 1412 Madore Avenue together with Mr. Alex Morrison addressed the Hearing and Mr. Anderson read to the meeting from a prepared brief, a copy of which is attached hereto and forms a part of these Minutes.

Mr. Anderson at the same time presented petitions signed by several hundred people and copies of all of these petitions are attached hereto and form a part of these Minutes.

Mr. Anderson advised that all persons signing these petitions registered opposition to any rezoning whatsoever in the whole of the area bounded by Marmont Street, Austin Avenue, Laurentian Street and Rochester Avenue.

Ald. Garrison stated that such a request would preclude any rezoning to any higher density at any time in the future and Ald. Garrison inquired of Mr. Anderson if this was his intent and Mr. Anderson stated that it was.

Thursday, May 22nd, 1975,  
Public Hearing, cont'd.

Ald. Garrison inquired of Mr. Anderson whether they felt an official community plan should be adopted in developed areas of the Municipality and Mr. Anderson again agreed that this should be done.

The question of soil conditions on the proposed development property was questioned and the possible use of explosives and Mr. Insley stated that there are regulations with regard to the use of explosives which would have to be met and, as well, there have been new developments in hydraulics in the past few years which would allow the use of machines which would preclude the use of explosives.

Ald. Filiatrault inquired of Mr. Anderson whether the brief read to the Hearing tonight had been read to the meeting of the Rochester Ratepayers Association on May 6th, 1975 and Mr. Anderson stated that this was not done but that a brief outline was prepared for that meeting and the persons in attendance at the meeting authorized Mr. Morrison and himself to prepare the brief.

Ald. Howarth inquired on the matter of pollution and asked directly whether it had been proven whether or not the smoke from the proposed development would be blown directly toward the existing developed single family area and Mr. Anderson stated that they had not directly proven this, however, he felt it most definitely would.

Ald. Howarth inquired as to why the residents felt the proposed development area should be purchased by the Municipality as park rather than being used for housing and Mr. Anderson stated that they really did not want any more park in this area, however, they felt this was a better use of the property than that proposed by the developer for 18 townhouse units.

Ald. Howarth inquired as to how many parking spaces were actually required for such a development. Mr. Bychowski stated that most municipalities only require 1.5 parking spaces per unit and of this, only about 1.3 are actually used and the developers in this particular case were providing 2.5 in order to reduce any on-street parking by guests.

Ald. Howarth inquired as to what protection was being afforded to the ravine. Mr. Insley, speaking on behalf of the developer, stated that under RS-1 zoning, no protection whatsoever could be afforded the ravine, however, under the proposed development, it was proposed to leave the ravine as it now is with some improvement, such as providing a walkway in the area.

On the matter of density of the property, Mr. Insley stated that there is 1.82 acres of net usable area, which means a density of 9.9 dwelling units per acre.

Thursday, May 22nd, 1975,  
Public Hearing, cont'd.

Ald. Howarth inquired of Mr. Insley whether he felt he had any conflict of interest in his capacity as a member of the Municipal Design Panel and Mr. Insley stated that in his opinion he did not see any conflict of interest.

Ald. Garrison asked Mr. Anderson if he felt the residents of this community had any obligation to allow building of family type accommodation at a reasonable cost and Mr. Anderson stated that we should encourage it but does not feel that this type of development as family accommodation is practical.

Ald. Garrison then asked Mr. Anderson whether he agreed that apartments were suitable for family accommodation and Mr. Anderson stated that he did not think apartments were suitable but agreed to the type of homes being proposed for the Essondale property.

Mr. Alex Morrison expressed his opposition to the proposed rezoning stating that he had invested in the area on the basis of a community plan map which had been circulated throughout the Municipality and informing the Hearing that he wants the peace and privacy, which he now has, maintained. Mr. Morrison went on to express concern for all residents of Coquitlam presently in single family areas as he felt the development of townhouses could spread throughout the community and he wishes to see no change until all designated areas for multiple family units are developed as well as all undeveloped areas in the Municipality are fully developed.

Mr. Russell of Dalton Court advised that there was no reason the owners of the property being proposed for development could not fill the entire lot and use it for single family development.

Mr. H. Langenbruch of 1408 Madore Avenue expressed his full agreement with the brief presented by Mr. Anderson in opposition to the proposed rezoning and said he is very concerned with the pollution that could come from this development.

The owner of 1407 Madore Avenue also expressed opposition to the proposed rezoning and felt the development should be fitted into other than single family areas.

Mr. Insley advised that he had been in contact with the B.C. Hydro and the G.V.R.D. with respect to pollution from the development and he had been advised that there is no problem with gas-fired appliances and advised that gas-fired fire places could not burn rubbish as this would block the gas jets of the fireplace very quickly and further, conversion of these units to regular wood burning fireplaces could only be done with the approval of the strata corporation. He advised that should this area be used for single family dwellings, no doubt all would have wood burning fireplaces thus still creating a pollution problem.

Thursday, May 22nd, 1975,  
Public Hearing, cont'd.

Mr. Insley also stated that the School Board is presently buying up homes in the area in order to develop a junior secondary school and this development would only be replacing some of these dwelling units.

The matter of fencing was raised by some residents and Mr. Insley stated that a six foot solid cedar fence on concrete footings would be provided along the east side and the back of the proposed development with no fence on the western side and an open type of fencing along the ravine area.

In answer to some questions from the audience, Mr. Insley stated that all the units will have garbage compacters installed and as well the developer is open to the suggestion to the provision of electric heating throughout the unit and should gas be the medium of heat chosen, the location of the heating stacks would be re-examined by the architect.

The owner of 1398 Madore Avenue inquired further on the matter of fencing and Mr. Insley stated that the whole north perimeter of the proposed development will be fenced with a solid board fence.

The owner of 1395 Madore Avenue inquired as to how a fence could stop noise from the development and Mr. Insley stated that the play area would be in the inner area of the development and the units themselves could act as a buffer and further, the construction of these units would possibly even block noise emanating from the swimming pool on Rochester Avenue and also the fence was being designed in such a manner to stop noise from the patios of the units along the back of the development.

The resident at 1394 Madore Avenue expressed opposition to the rezoning stating that children will climb the fence and possibly pollute the creek in this area and further, this development will take away from their private and peaceful enjoyment of the neighbourhood.

A Mr. Jerry Penner, resident of the area, inquired as to how by-laws are made up for strata corporations and Mr. Bychowski stated that the by-laws are made up by the owners of the individual units on a group basis and that the by-laws are amended and added to by this same group but the by-laws must be in accordance with the provincial Strata Corporation Act.

A resident of the area also inquired as to whether it was possible to convert from Strata Title to rental accommodation and was informed that yes, it was possible.

The Secretary advised the Hearing that a letter had been received from Muriel Wedekind of 1420 Rochester Avenue expressing opposition to the proposed rezoning and a copy of that letter is attached hereto and forms a part of these Minutes.

Thursday, May 22nd, 1975,  
Public Hearing, cont'd.

ITEM #2 - Reference No. Z 16/75

This was an application by Alderson Properties Ltd. for rezoning of property located at 2411 Austin Avenue to Two Family Residential (RT-1) for duplex development.

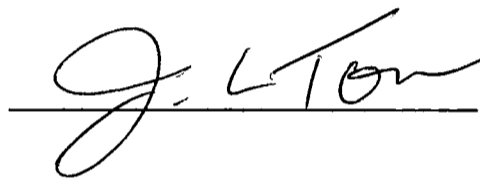
There was no opposition expressed to this application.

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. HOWARTH:

That the Public Hearing adjourn. 10.30 p.m.

CARRIED

  
\_\_\_\_\_  
CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - MAY 22, 1975

ITEM #1 - Z-2-75

This application was considered at the Public Hearing held March 27, 1975, where I reported that this item is for 18 three-bedroom townhouse units on a site which is not designated for apartments, and that the location criteria for townhouses were under study. This study is still under review; however, with regard to community facilities, I can report that there is sufficient capacity at Rochest Elementary School to accommodate children from 18 three-bedroom townhouses; the site is also across the street from a proposed neighbourhood park; and the traffic generated by 18 townhouses would not cause any traffic problems. Another guideline which seems relevant is that of the development fitting into the neighbourhood in terms of subdivision pattern, and allowing for a better housing proposal than possible under conventional subdivision. It appeared that up to 6 lots was possible under the subdivision design approved in 1973 for this site, although the three westerly lots were dependent upon soil conditions. There are four additional considerations being contemplated in the townhouse study - public transit, utilities, architectural design and review under GVRD compact housing checklist. The first three present a favourable picture, while there has been no detailed check with regard to the compact housing checklist.

The Design Committee reviewed the plans for this proposal and commended the applicants on their presentation and the manner in which the development fits into the neighbourhood. They did indicate that they might give consideration to the use of different paving materials in front of the units to break up the large expanse of blacktop and better identify the entrances. They indicated that they would be concerned with vents for gas fireplaces and how these would be handled at the building permit stage. They also suggested that the northerly building be broken up, possibly by providing some variation in elevation.

The Advisory Planning Commission recommended referral to Public Hearing, and Council concurred with this recommendation on February 24, 1975.

ITEM #1 - Z-2-75 con't

At the Public Hearing on March 27, 1975, six residents living at 1404, 1408, 1412 and 1598 Madore Avenue spoke against the application; and one letter from a resident at 1416 Dalton Court was read into the minutes.

Council, on April 7, 1975, failed to give this application first reading. On April 28, 1975, Council reconsidered the application and referred it again to Public Hearing.

In conclusion, the Planning Department finds it difficult to make a recommendation with regard to this development, since the policy for locating townhousing within West Coquitlam is at present subject to study; however, I note that the project appears to look favourable in relation to the kinds of considerations being taken in the study now underway.

ITEM #2 - Z-16-75

This application is for a duplex on a property fronting on Austin Avenue. The application meets the criteria and was recommended for referral to Public Hearing by the Planning Department on that basis. On April 28, 1975, Council concurred with the recommendation and referred this proposal to Public Hearing. Plans have been supplied by the applicant showing the proposed building and how it would be sited on the particular property. I would note that there is a zoned duplex site immediately to the north on Lot 237.

SJ/ci



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D.M. Buchanan  
Planning Director



PROPOSED TOWNHOUSE PROJECT FOR KAI HUI

CONSTRUCTION LTD. - ROCHESTER AVENUE

COQUITLAM, B. C.

ZONING: Request rezoning from RS-1 to RT-2 for proposed 18 unit Townhouse project.

SITE: The site is 2.17 acres on the north side of the I300 - I400 block of Rochester Avenue. Extreme variations in terrain (approx. 88 ft. difference from ravine bottom to top of bank) makes it impractical and unsuitable for conventional single family homes. A naturally treed ravine bounds the west side of the site, while the north and east sides are encompassed by a steep bank. The site is physically separated from all adjacent single family homes by the treed ravine and Lourdes Private School to the west, a vertical separation to the north and east by the extreme change in elevation of the bank and by Rochester Park and the proposed Maillard Junior Secondary School to the south. Therefore, we feel that this site is sufficiently divorced from the existing single family homes to qualify for RT-2 zoning.

PROJECT SIZE: We are proposing 18 two-storey (plus basement) Townhouses which are separated into three separate buildings. The neighbourhood character, in terms of increased population, will not be affected by this project as the proposed Junior Secondary School will be displacing a similar number of families.

DESIGN: In the designing and development of this project we have attempted to consider the requirements and the interests of both the residents of the Townhouses and the existing single family homes. We have also designed the buildings to be

DESIGN: compatible with the site conditions and the overall neighbourhood character.

cont'd.

The site planning concept is to have the units fit into and grow out of the perimeter embankment and at the same time, turn the project inward and actually turn its back on the adjacent residences. This concept provides maximum privacy by directing and encouraging traffic and activities to the central court of the project and out to Rochester Avenue and the park.

Noise is also minimized by this concept by keeping the noisier activities such as children at play and car traffic to the inner court. The slope and landscaping of the north and east banks and the cedar fence above will deflect and absorb what noise may be created in the patio areas.

The buildings have been sited to give the Townhouse residents a view of the river below and at the same time not obstruct the view of the existing homes.

The individual units are offset from each other to create an interesting design and also provide privacy from each adjacent unit at the entrance, patio and balcony areas. Family patios are dug into the bank to the north and east and will be screened with landscaping from the homes above.

Since the Townhouse units are at a lower elevation than the existing homes above, we have introduced sloped cedar shake roofs over the back half of each unit which breaks up and hides what otherwise would be large areas of tar and gravel roofing in view of these homes. The sloped roofs also create an interesting design element and allow clear storey lighting into the north bedrooms.

The main entrance to each unit is at the basement level and is recessed under the balcony for privacy and protection from weather. A planter has been located adjacent to each entrance, which in conjunction with textured paving with cedar dividers will define and separate each individual entrance. The planters will also provide a green relief to the paved areas.

**DESIGN:** The exterior materials are natural cedar shakes on all sloped roofs, boliden salt treated cedar siding and limited stucco panels for contrast of color and texture. The windows, trellises and balcony railings are to be stained a dark contrasting color while the entrance doors and garage doors will be painted a bright color for accent. The above materials have been chosen for natural character which ties the buildings to the treed ravine and for their long life and low maintenance features. The project is designed with offsets, breaks and sloped roofs so that each individual unit reads as a separate element and therefore relates to the single family homes of the neighbourhood.

**SITE &  
LAND-  
SCAPING:**

The site will be fenced to the north, east and west to provide visual and physical privacy to the existing homes. A fence will also be built on the south property line to provide Townhouse residents privacy from passing school traffic.

The area to the north and east of the Townhouses will be naturally landscaped and no pedestrian traffic or activities will be encouraged in this area. The landscaping of this area will be carefully planned so as to shield the patios from the homes above and yet at the same time not block their view of the river.

The central court will have a more refined type of landscaping and will contain a children's playground which is out of view from the homes above. The driveway to the northerly Townhouse units is designed to allow local traffic and fire trucks to turn around.

The ravine will be left natural and developed with a hiking trail and picnic area for the use of Townhouse residents.

**PARKING:** The zoning by-law required two cars per unit or 36 cars. We are providing 18 closed garages and 28 open spaces for a total of 46 cars or 2.5 cars per unit.

INDIVIDUAL  
UNITS:

Each unit consists of 1306 sq. ft. of livable area on two floors plus approx. 550 sq. ft. of basement.

Upper floor:

3 - bedrooms: 13'-9" x 11'-0"  
12'-0" x 9'-6"  
10'-6" x 9'-6"

A full bathroom

An ensuite off master bedroom.

Main floor:

Living room 15'-6" x 14'-6" sunken, gas fireplace.

Dining area 13'-0" x 8'-0"

Kitchen 9'-6" x 8'-0"

Family Room 9'-6" x 7'-9"

Storage Room 6'-0" x 6'-0"

Basement:

Entry 5'-0" x 8'-0"

Garage 10'-9" x 21'-0"

Furnace Room 5'-0" x 8'-0"

Unfinished storage area 16'-0" x 13'-9"

Each unit has a large balcony off the living room and a family patio off the family room.

SITE WORK:

The major site excavation will be approx. 38 ft. from the north property line and 25 ft. from the east property line where less excavation is required.

Site drainage will be engineered to municipal approval and will improve existing storm drainage from the higher property to the north and east.

SUMMARY:

It is our feeling that the above mentioned property should be rezoned to RT-2 for the following reasons:

- Neighbourhood character will be unchanged in terms of loss of privacy, visual intrusion, aesthetic intrusions.

SUMMARY:

cont'd

- Site has physical boundaries to separate it from single family homes i.e. ravine and change in elevation.
- Only 18 units or 9.9 units/net acre.
- No overloading of existing recreational facilities, traffic systems or schools.
- Site is located on edge of neighbourhood.
- Proposed project has been designed with the neighbourhood, site conditions and existing homes in mind.

CARLBERG JACKSON PARTNERS.

ARCHITECTS



# Town & Country Estates Ltd.

524 Clarke Rd. Coquitlam, B.C. Tel. 939-9281

KAI HUI CONSTRUCTION LTD.

Z-2-75

<u>ITEM</u>	<u>PAGE NUMBER</u>
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Neighbourhood Considerations	1 & 2
Parking Ravine Gas Appliances	2
Property Values	3
Proposed Management SUMMARY	4
AREA MAP	Schedule "A"
SCHOOL BOARD LETTER	"B"
GAS POLLUTION	"C"
RATEPAYERS CIRCULAR LETTER	"D"
MONTHLY MORTGAGE FACTORS	"E"
FIREPLACE DETAILS	"F"

Architects: Kenneth Webber  
Robert Ziola

CARLBERG, JACKSON PARTNERS

Strata  
Consultants: Gus Bychowski

DOMINIUM STRATA MANAGEMENT LTD.

Realtors: David Insley

TOWN & COUNTRY ESTATES LTD.

This portion of the submission was prepared by Town & Country Estates Ltd., while the visual presentation is by the architects.

Coquitlam, B.C.,

May 22, 1975.

The Site

2.17 Acres fronting Rochester Ave., between Lourdes School and Rochester Elementary. New MAILLARD junior-secondary school (proposed for community use also) is across the avenue from the Townhouse site.

Why build TOWNHOUSES?

1. This portion of Rochester Ave. is not a "normal" residential environment and is best suited to a compact, comprehensive development which can utilize the many public amenities which are prevalent, whereas detached residential development (RS-1) could have social and economic handicaps.
2. Servicing for RS-1 detached housing is impractical.
3. Coquitlam needs a better mixture of housing choices.

What about the surrounding area?

PLEASE SEE ATTACHED DISTRICT SITE PLAN

The 18 Townhouses are built in three main components, with 8 along the north property line (setback); 6 on the eastern side, and four facing Rochester Ave. and the Park & future jr.-sec. school.

Amenities already existing include;

Large public elementary school with 200 reserve desks.  
Community park and swimming pool  
Lacrosse Box  
Playing fields  
Adventure playground  
Private R.C. School  
Future Jr.-Secondary School & Gymnasium  
Public bus transportation to other services  
All necessary physical engineering services  
Southerly exposure

PLEASE REFER TO SCHEDULE "A" AND "B" ATTACHED

Will the people living along Madore Avenue & Dalton Court be affected?

According to the design layout, the architects have developed a layout and building design that will fit into the unusual site, in order to "preserve" the wide vista, panoramic views presently enjoyed by the people living on these neighbouring streets.

The northerly and easterly site slopes which will be completely fenced with landscaping act as a BUFFER between the townhouses and the neighbouring detached homes. If you refer to the blueprints, you will see the extreme differences in elevations between the townhouse site and the neighbouring properties.

Only those residents on the SOUTH SIDE of Madore and the westerly end of Dalton Court will be able to see the proposed townhouses. These homes are outlined in black on the neighbourhood site plan. The photographs, taken in late fall, show the exact

relationship. Please also note that the trees and shrubs are mainly devoid of foliage, which in spring & summer further SCREENS the lower views from these detached homes.

TRAFFIC,  
KIDS &  
OTHER  
THINGS...

Madore Avenue & Dalton Court are served by their own streets. The proposed townhouses DO NOT impair any local patterns. PEDESTRIANS from the townhouses will use only Rochester Avenue.

Townhouse traffic is routed internally on private drives, with parking in UNDERGROUND garages and in PRIVATE front driveways. Accomodation for another 10 vehicles is provided in the inner court area, OUT OF SIGHT from neighbouring detached homes.

Although the units are designed with 3 bedrooms, many of the units will NOT have small children. A "Tot-Lot" is designed within the sunken, inner garden. This play area is not within the sight-lines of the neighbouring single, detached homes.

THE  
RAVINE  
&  
HIKING  
TRAILS

The architects have tried to preserve the "naturalness" of the wooded ravine area. They will in fact, improve the scarred eastern ravine edge, by fill, planting and crushed gravel footpaths. A small picnic area is shown on the site plan. For children and adults who will live here, this compact nature area can be very exciting. Shielded floodlights will be used to make the area more secure from trespassers & vandals.

WHAT ABOUT  
AIR POLLUTION  
BY THE  
NATURAL-GAS  
APPLIANCES?

REFER TO  
SCHEDULE "C"  
ATTACHED

We have checked with G.V.R.D. Quality Control, where we were given accurate data regarding natural gas factors. Checking further with B.C. Hydro engineering, we asked them to determine annual gas consumption for 18 units. The results are quite interesting. G.V.R.D. Quality Control suggested we also research a comparison with a brand-new 1975 automobile of average horsepower, equipped with Federally approved exhaust emission control devices.

ATTACHED ARE THE RESULTS OF THE COMPARISON SO THAT ALDERMEN MAY RELATE NATURAL-GAS APPLIANCES WITH A SINGLE 1975 AUTOMOBILE TRAVELLING 12,000 MILES PER YEAR IN COQUITLAM.

If possible natural-gas air pollution is of paramount consideration in declining this application, then we obviously must BAN automobiles first!



WILL THE  
NEIGHBOURING  
PROPERTIES  
LOSE VALUE?

(ROCHESTER RATEPAYERS CIRCULAR LETTER IS SCHEDULE "D")

That's the big question for many people. According to the "message" in paragraph 5 of the ROCHESTER RATEPAYERS GROUP circular letter, their "Lifetime Investment" and "Cherished Privacy" is at stake. To answer the big question quite simply, "In our opinion, based on an analysis of comparables, the neighbouring homes on Madore Ave., and Dalton Court WILL NOT diminish in appreciation over the years".

If the proposed townhouses were "on grade" with the neighbouring homes and sharing the same street, then YES!, there might be a basis of great concern.

If the townhouses were DOMINATING the neighbourhood by numbers, or overshadowing the other properties, then "maybe" there would be possible losses.

What has apartment zoning and development (by itself) done to values in other parts of this municipality? Are the homes along Perth Avenue losing value by the North Road developments? Have the new townhouses on Ioco Road affected the better quality neighbouring homes? Would developers like Daon, Engineered Homes, plan NEW sub-divisions with housing type mixes, if it would alter the market values of their planned detached housing?

We submit that a "differential" in market values does exist between detached, quality homes and townhouses. If the townhouses are of better quality (than average) and do not conflict with detached housing streets, then the market values of the detached homes INCREASE with the quality townhouses, because we have comparative values to consider, and market differentials do exist.

By the same rationale, building 6 single family, detached homes in the subject property would be economically unsound, because of neighbourhood influences existing and planned.

Would you pay (invest) about \$70,000 for a new home on Rochester across the street from a large school, public park and pool, and a backyard that needs a lot of special improvement? You'd invest in a quieter neighbourhood like Chineside, Harbour Village or an established area like Harbour Chines.

(PLEASE SEE SCHEDULE "E" FOR COMPARATIVE COST FACTORS)

RESTRICTIONS  
FOR  
TOWNHOUSE  
DWELLERS  
&  
MANAGEMENT

Dominium Strata Management Ltd. of Coquitlam will be asked to prepare the entire required paperwork package if this project is approved by Council.

As specialists in condominiums, they are aware of the social considerations and restrictions desirable for different types of community-ownership projects.

Mr. Gus Bychowski of this firm is available to answer all questions regarding typical restrictive covenants and management of the proposed 18 townhouses.

SUMMARY

Coquitlam Council is being asked to approve this application which meets in every respect the outline for regulations of townhousing, as expressed in Coquitlam By-Law #463.

Through the presentation by our architects, Carlberg, Jackson Partners, and this written brief, we hope to have covered all the pertinent points which are of concern to Council, and we hope that the residents of the neighbourhood will bear the presentation in mind as the various factors relate or don't relate to their properties.

On a SOCIAL & ECONOMIC IMPACT basis, we feel that this project will have a minimum impact on the neighbourhood regarding the effect to existing development.

In the LONG TERM outlook, we feel that this project will be of beneficial impact to the neighbourhood and this portion of Rochester Avenue in particular.

Townhouses are distinctly different from apartments, as are single detached homes different from row housing. Council, though aware of the problems inherent in our local apartment areas (schools, recreation, open space) is being asked to permit this innovative family-type housing in a family-type neighbourhood. By income break-down, residents of the proposed townhouses will FIT with the surrounding area, the schools won't be jammed, the streets won't be made impassable, the air won't be polluted and INVESTMENT factors in the neighbourhood won't diminish.

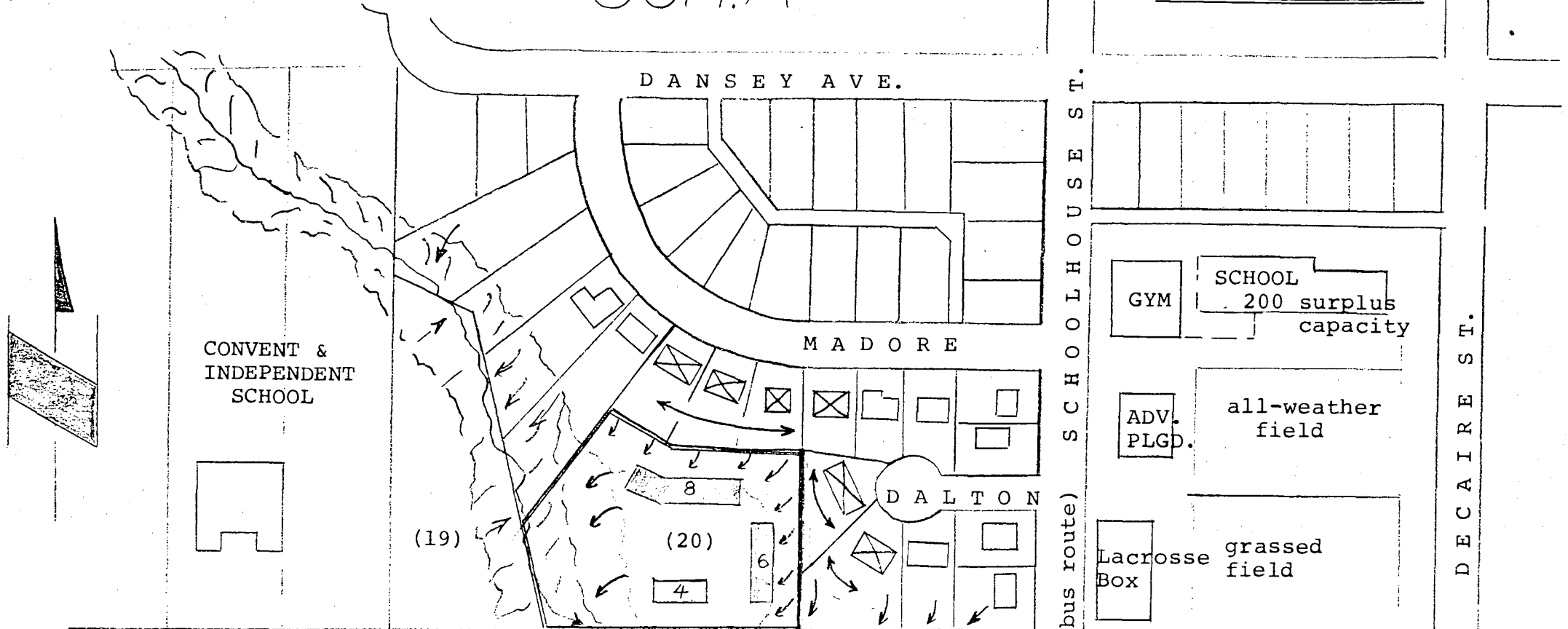
COMPACT  
HOUSING

...according to the G.V.R.D. pamphlet introduction;  
"Compact Housing is essentially an alternative between the large lot detached home and the three-storey apartment building. It is an attempt to provide the positive attributes of the traditional single-family home in a manner that uses less land space"

We feel that our project is superior through design and siting to anything yet built within District 43. Through proper management, it will function in harmony with the area. Thank you for your consideration to this application.

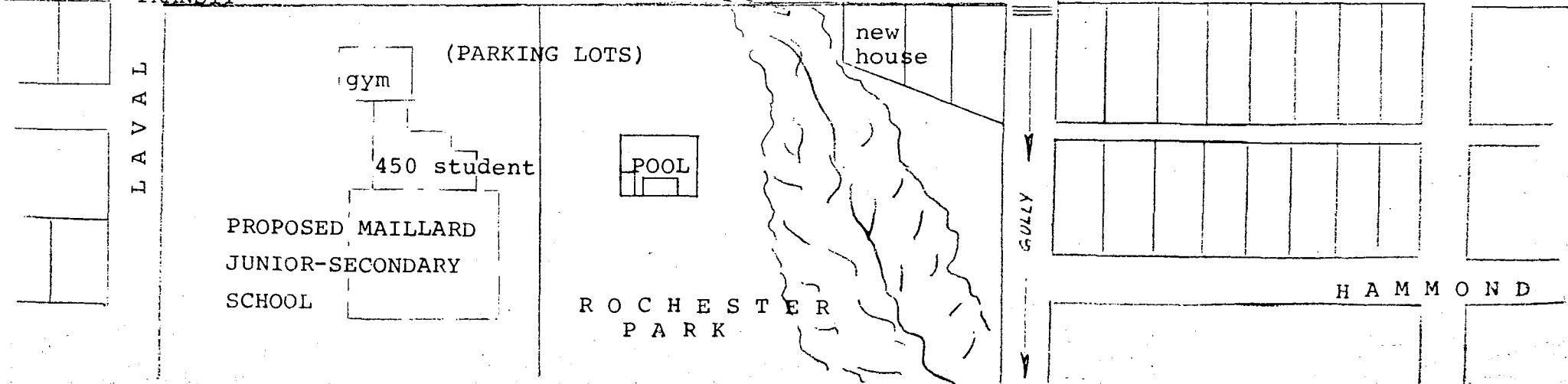
# SCH.A

SCALE 1" = 200 feet



PUBLIC TRANSIT (20 mph zone)

ROCHESTER AVE.



SCHOOL DISTRICT No. 43 (COQUITLAM)

550 POIRIER STREET,  
COQUITLAM, B.C. V3J 6A7

May 12, 1975

Mr. R. D. Insley  
Town & Country Estates Ltd.  
524 Clarke Road  
Coquitlam, B. C.

Dear Mr. Insley:

This will acknowledge your letter of May 8th, regarding the enrolment trend at Rochester Elementary School.

The enrolment at Rochester Elementary School by grades, as at April this year, was as follows:

Kindergarten	48
Grade 1	46
2	51
3	52
4	50
5	78
6	63
7	57
Special Class	10
Total	<u>455</u> ACTUAL

The Public Schools Act does not define a legal class size, but the Department of Education building regulations do designate the maximum and operating capacities of each school. The Rochester Elementary School has a maximum capacity of 723 pupils and an operating capacity to accommodate 652 pupils. As you can see, with the current enrolment of 455 pupils and the projected enrolment in September of this year of 446 pupils, there is plenty of surplus capacity at this school.

MODIFIED DESIGN CAPACITY

Your comment with regard to school enrolment generally is true, that is, that the growth in elementary school enrolment in the School District has slowed down considerably and, in fact, the elementary school enrolment has fallen during the last few years, as illustrated by the following enrolments:

(Continued).....

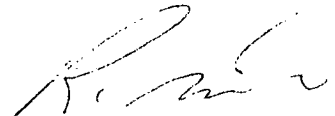
Mr. R. D. Insley  
May 12, 1975  
Page 2

September, 1974	-	15,352
" 1973	-	16,128
" 1972	-	16,589
" 1971	-	16,828
" 1970	-	16,889

This is indeed a change in the trend over that which existed a few years ago. During the period covered in the enrolment figures above, the municipalities have issued building permits on an average of 900 per year and yet the enrolment is still decreasing.

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM)

  
R. C. Smith,  
Secretary-Treasurer

RCS:bu

Natural Gas appliances

In today's housing market, natural gas furnaces and fireplaces are generally used. They provide clean efficient heat (furnaces) and are comparatively speaking, competitive with other heating forms. It is often referred to as "The perfect fuel" because of its almost 100% efficiency and cleanliness.

Checking with the Greater Vancouver Regional District's Quality Control Division, we were provided with the pollutant rates for burned natural gas, automobile emission factors for the non-polluting 1975 models and equation factors applicable.

We further discussed the maximum consumption factors for domestic natural gas furnaces of 80,000 BTU (input) which would be selected for the townhouses. B.C. Hydro extrapolated the consumption rates based on 300 heating days per year, for both heating furnace and living room gas-log fireplaces. Multiplying the figures by 18, which are number of units we applied the GVRD sourced data and came up with the following facts:

<u>Emmission pollutant</u>	<u>18 Townhouses or: 5,400 heating days x 4 hrs. X 25 MPH= 540,000 miles/yr.</u>	<u>1 Auto., 1975 model with pollution-free controls @ 12,000 miles per year 12,000 miles/yr. ( 45:1 ratio)</u>
domestic particulates	44.46 lbs.	unknown
sulphur oxides	1.4 "	
CARBON MONOXIDE	46.8 "	662 lbs.
hydrocarbons (methane)	18.7 "	52.98 lbs.
N.O.X. (Nitrogen family)	<u>187.2 "</u>	<u>82.12 lbs.</u>
Total pollutants in imperial weight	<u>298.6 lbs.</u>	<u>797.10 lbs.</u>

The 18 townhouses will burn approximately 2.34 million cubic feet of natural gas per year and discharge less than 300 lbs. of material, yet, a single, 1975 approved automobile of average horsepower, will discharge 2.6 times greater pollutant material. Older automobiles will have discharge emissions of a much greater weight.

When asked if natural gas emmissions will cause sore throats, red eyes and asthmatic problems among the neighbourhood, the Hydro technical engineer said only if it will cause warts on your toenails.

The allegation by Mr. Anderson that residents of the townhouses would use their ceramic log fireplaces (gas) to burn garbage does not have any credibility due to the fact that ANY foreign material in the ceramic log would quickly clog the burning jets.

Aside from gas jet blockage, the "B-vent" exhaust chimney is of insufficient diameter to pass any discharge smoke properly other than the heated and invisible gas/air mixture. We can elaborate on this factor by relating a "B-vent" to a standard wood burning fireplace flue.

In conclusion, our investigation has proved beyond any reasonable doubt that domestic gas-fired appliances are NOT harmful to the environment or people in the immediate vicinity. Expert witnesses may be furnished upon request to confirm the above findings.

In the matter of refuse disposal, garborators are planned for each unit with garbage compactors available at low extra cost.

We do question however, the fact that most of the neighbouring single detached homes have 2 WOOD BURNING (or garbage) FIREPLACES. According to GVRD these DO result in smell and smoke problems, as well as providing "fly ash" particle fall-out. According to the Quality Control (air pollution control) Inspectors, they very seldom receive genuine reports of problems with ANY pollution from INDUSTRIAL & COMMERCIAL GAS-FIRED BURNERS. Occasionally, someone will see a "white water vapour plume" and report it as air pollution, but tests and investigation prove these to be only water vapour.

We trust that the above will satisfy the Council as to the FACTS of the matter.

ATTENTION!

ATTENTION!

ATTENTION!

ATTENTION!

HOMEOWNERS ATTENTION !

REZONING from SINGLE-FAMILY to MULTIPLE-DWELLING use is being considered by your Municipal Council for this AREA!!

A PUBLIC HEARING was held on March 27, 1975, to REZONE the 1300-1400 block Rochester Avenue for MULTIPLE-DWELLING, and at the April 7, 1975, Council meeting this was narrowly defeated by concerned Rochester Ratepayers.

HOWEVER, Mayor Tonn has used a little known section of the Municipal Act to VETO this decision and the REZONING application will now go back to a PUBLIC HEARING so the developer has a SECOND chance!

The owner of this property a Mr. Hui Fook Heng, proposes to build an 18 UNIT CONDOMINIUM on this site !

As a resident of the Rochester Ratepayers area please indicate your TOTAL and COMPLETE opposition to ANY rezoning of your area to Multiple-dwelling zoning from SINGLE-FAMILY zoning.

PROTECT YOUR LIFETIME INVESTMENT AND CHERISHED PRIVACY OF SINGLE-FAMILY ZONING and sign the petition of protest when it is brought to your door.

REMEMBER, if only one multiple-zoning is allowed within the area bounded by Marmont, Austin, Laurentian, and Rochester, this exclusive SINGLE-FAMILY zoned area will shortly be fragmented and inundated with APARTMENTS AND CONDOMINIUMS.

ATTEND the PUBLIC HEARING at the Municipal Hall on May 22, 1975. 7.30 P.M. sharp.

STAND-UP and express your disapproval to the Councilmen !

SEND LETTERS of PROTEST to the Municipal Council opposing ANY rezoning in our area if you cannot attend the meeting !

BUT DO IT !

YOU MAY BE NEXT !

Circulated by your concerned,  
ROCHESTER RATEPAYERS GROUP,

936-3598 for info.

Rochester Ratepayers Association meeting at

Rochester School in the library.

Tues. May 6 at 8 p.m.

PLEASE ATTEND !

Think it over.

Your home is probably worth over \$50,000. in today's market! Maybe you bought that home in 1965 when they sold for around \$19,000. Or maybe 1962 when they were about \$14,500!

How about in 1972, when \$30,000 bought you a nice 3 bedroom home with dining room, living room, family kitchen and maybe even 1½ bathrooms. In 1975, that same house is about \$65,000.

If you were buying your house in todays market, could you afford it?

Unlike the '60's when mortgage rates were in the 8% range, todays buyers pay interest rates of 10½ to 12%, on top of a house price which is maybe 200% or more than what you paid when you bought!

Today, young couples trying to get started have little hope in buying a house like yours. In fact, only 8-10% of young couples can buy a detached house like yours. A recent press statement by authorities indicated that in 1980 (that's just 5 short years away!) only 6% of new buyers will OWN their home. The others will lease, rent or live in subsidized government housing. You know of course, that YOU are the type who pays the taxes to the government so that they can spend it.

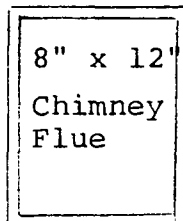
If you were buying today, for the first time, could you qualify to receive mortgage approval? Could you afford a house? Compare YOUR budget with the following factors.

Price of Unit *landscaping incl. in townhouse	Townhouse <u>1,308 sq.ft.</u>	3 BR Home on <u>RS-1 Lot (similiar features)</u>
	\$52,000.	\$70,000.
CASH-- Down payment required	<u>-13,000</u>	<u>-17,500</u>
Balance by mortgage	<u>\$39,000.</u>	<u>\$52,500.</u>
Monthly payments by conventional mortgage	\$376.35	\$506.63
Monthly taxes	27.00	46.00
Monthly sewer/water	4.50	4.50
	<u>\$407.85</u>	<u>\$557.13</u>
Income required to qualify for mortgage	\$16,150/yr.	\$22,062/yr.
This breaks down to a gross income of;	\$1,345.83/Month	\$1,838.50/Mo.
If only <u>one</u> parent is employed, their <u>hourly</u> income must exceed-	<u>\$8.41/Hr.</u>	<u>\$11.49/Hr.</u>

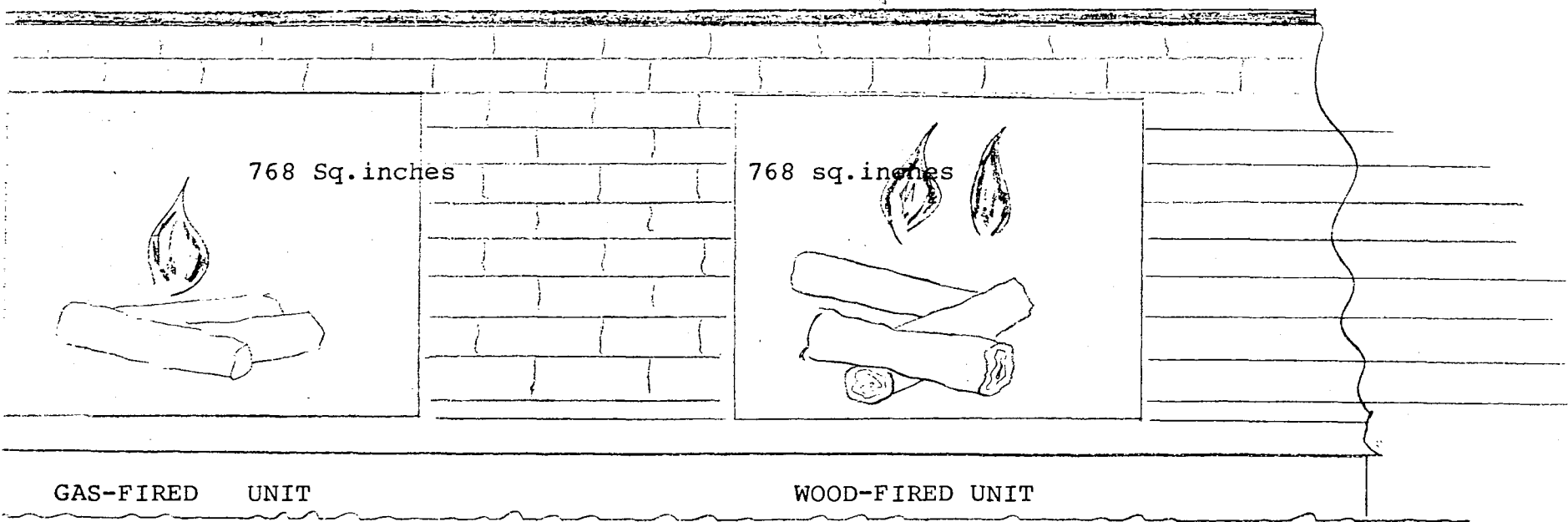
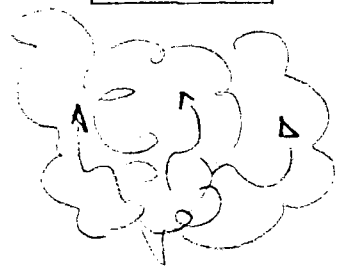
COULD YOU AFFORD THESE HOMES?



Area: 50.27 sq. inches  
or  
6.51% of opening



Area: 96 sq. inches  
or  
12.5% of opening



IN NORMAL FIREPLACE CONSTRUCTION, THE EXHAUST FLUE IS REQUIRED TO BE A MINIMUM OF 10% OF THE FIREPLACE FRONTAL OPENING. UNDER NORMAL DRAFT CONDITIONS, THE WOOD BURNING UNIT WILL NOT SMOKE "BACK" INTO ROOM.

THE ABOVE SKETCHES ILLUSTRATE THE EXHAUST SYSTEMS OF GAS-FIRED AND WOOD-FIRED. AS YOU MAY SEE, BURNING ANY FOREIGN MATERIAL IN THE GAS-FIRED UNIT WILL RESULT IN "SMOKING" BACK INTO THE ROOM. WOOD-FIRED POLLUTES THE AIR TO A VERY MUCH GREATER EXTENT THAN GAS-FIRED UNITS.



1420 Rochester Avenue  
Coquitlam  
New Westminster, B. C.  
V3K 2X5  
May 7, 1975

His Worship, James Tonn  
Mayor of the District of Coquitlam  
Municipal Hall  
1111 Brunette Street  
Coquitlam  
New Westminster, B. C.

Dear Mr. Tonn,

As you will note from my address above, I am resident in the area presently under consideration by the Municipal Council to be changed from a Single-Family to a Multiple-Dwelling zoning.

I would like to go on record as opposing this change. I moved to Coquitlam just a year ago, to an area which I appreciated as being a single-family zone and would be very much opposed to anything otherwise. There are certain areas being considered for condominiums not far from here--i.e., Burke Mountain and behind Essondale. Why can't we restrict Multiple-Dwelling to these, and those who want multiple dwelling will gravitate there. Those who want Single-Family will remain in the areas designated as such.

Kindly enter this protest at the Municipal Council hearing to be held on May 22nd at 7:30 p.m.

Thank you.

Sincerely,

*M. Wedekind*

Muriel Wedekind

Mr. Mayor and Councilmen;

My name is George Anderson of 1412 Madore Avenue, and my colleague is Mr. Alex Morrison, we are representing the Rochester Ratepayers group.

I would like to preface this brief, with the remark that while this brief relates to the 1300 - 1400 block Rochester, the expressions herein stated applies to our opposition to rezoning in our entire area.

We do not want to waste your time, and I am sure you do not want to waste ours, therefore we suggest Council forget rezoning in ANY area of single-family zoning, and provide for PROPER ZONING in any newly developing areas.

Coquitlam HAS many undeveloped and developing areas, and here we suggest Council should provide for the proper and orderly planning of zoning policy.

If this policy is not consistent, then we suggest our presentation to-night, should be considered a MANDATE for you to ensure we do have a CONSISTENT policy.

and now to our brief .....

BRIEF  
REGARDING REZONING  
APPLICATIONS

IN

SINGLE - FAMILY

ZONING

WITH

PARTICULAR REFERENCE

to

1300 - 1400 BLOCK ROCHESTER AVENUE.

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Brief

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Community plan map (October 1973)

Municipal Act sections 695 & 698

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Dalton Court sale notice (Van. Sun)

Land Registry #96

Residents Petitions.

Planning Report #3-2-2-75

Subdivision Plan September 20, 1973.

Franklin fireplace advert.

Exhibit "A"

"B"

"C"

"D"

"E"

"F"

"G"

"H"

"I"

"J"

"K"

Rochester Ratepayers

May 22, 1975.

(Exhibit "A")

BRIEF AGAINST REZONING 1300 - 1400 BLOCK ROCHESTER AVENUE FROM SINGLE-FAMILY RESIDENTIAL TO MULTIPLE-FAMILY LOW DENSITY APARTMENT.

Sir:

INTRODUCTION

The residents surrounding the area in question are unanimous in their rejection of any intrusion of MULTIPLE-DWELLING units in this area.

The said residents were not aware MULTIPLE-DWELLINGS were in fact being considered by Council for this area and had purchased their homes on the understanding that the area was to exclusively remain SINGLE-FAMILY zoned as shown in maps prepared and distributed by Council throughout the Municipality during 1967 & 1969.

ANY SUCH REZONING IS AGAINST THE WISHES OF THE RESIDENTS OF THE AREA, and it was for this reason this brief has been drawn up.

It is evident upon study of the rezoning laws that any such rezoning would be totally CONTRARY to the existing COMMUNITY PLAN and guidelines established by Council as of this date.

UPON THIS PRINCIPLE ALONE, ANY REZONING MUST FAIL!

However in order to further support our contention that rezoning in this particular area is wrong, we elaborate further on this matter with the following:

NEED OR GREED

On April 11, 1975, the Vancouver Sun headlined an article titled, "DANSON FORSEES TROUBLE". Canadian Urban Affairs Minister Barney Danson said; "These cities spreading and deteriorating over another two decades, offer us the TRAGIC prospect of providing the very worst ENVIRONMENT in which human beings have ever been raised". "the developed world has no choice but to respond- the question is not whether, but how and how quickly." Is this the future Council is intending for us?

A week earlier another report in the newspaper quoted facts that houses were EMPTY all around the lower mainland, and until the economy picks-up or the prices of homes comes down, it would remain this way because people cannot afford to purchase homes.

We state this to refute statements that housing is CRITICAL. It is the RIP-OFF MONEY that is holding back housing, not lack of interest, lumber, manpower or available land.

Coquitlam HAS planned housing behind the Riverview Hospital and on Burke Mountain that completely negates any suggestion a townhouse is necessary on the 1300 - 1400 block Rochester Avenue because housing is critical.

Mayor Tonn, during the April 7, 1975 Council meeting is quoted in the minutes (page 6) as follows; "Mayor Tonn expressed his feelings that there is already much being done to alleviate the housing shortage with the developments proposed for the Essondale Lands, Burke Mountain and the B.A.C.M.

developments." (exhibit "B")

We concur with this feeling wholeheartedly.

Council prepared and approved for release a "COMMUNITY PLAN MAP" that was printed in October 1973. (exhibit "C")

This map was released presumably sometime after its printing date and CLEARLY, (in colour yet ) shows areas where Council intended MULTIPLE-DENSITY housing to be permitted.

Now, it is usually understood by the citizens of Coquitlam that we SHOULD be able to count on our Councilmen NOT to change these guidelines at every whim of land developers especially when the map is only ONE YEAR AND SIX MONTHS OLD!! The ink is hardly dry before Council is changing policy !

Granted, the explanation of the map states that any variation of the map must be SERIOUSLY CONSIDERED by Council under rezoning requirements, but surely, rezoning should ONLY be considered if the proposed rezoning would be a BENEFIT to the citizens of the surrounding neighborhood, and if ANY complaint was received rezoning should be abandoned.

Council cannot be so greedy and lustful for tax dollars that they would use any excuse such as - housing shortage, low-cost housing, enhancing the area, architecturally suitable, fits the site, etc., to FORCE rezoning upon the resident public who object to it?

Sir, these excuses are simply sell-out terms usually associated with the money-hungry developers not politically elected officials.

We now move to the FACTS of the matter under complaint.

ENVIRONMENTAL CONCERNS

We would like to dwell on the environmental problems associated with concentrated dwellings in UNSUITABLE areas such as this.

Obviously no one has considered the air pollution stack effect of building eighteen (18) attached units, 40 feet below nearby housing, and in particular when every unit admittedly will have in addition to a furnace, a fireplace.

This subject has evidently escaped the notice of the Planning Department and Councilmen.

We quote from a brochure released by the City of Vancouver, titled "Nature and Extent of Air Pollution", - "Nuisance - The public nuisance is typically an Urban problem. Incidents of nuisance thus increase with population and growth patterns. As an enforcement tool the public nuisance law is awkward to apply if not frequently ineffective altogether. Public nuisance rulings do not involve emission standards which are as definite as maximum standards. Because small quantities of pollutants create odours or nuisance deposits in some and not in others, no prohibitory levels can be logically established." Well Sir, we wish to prevent this problem BEFORE it starts because there is no SOLUTION afterwards. Only qualified control officers with elaborate equipment can track down violators from within an eighteen

unit apartment complex, and when located, the legal machinery is often useless.

Has anyone seen the effect of eighteen fireplaces burning on a cold winter afternoon ?

Yes, the developer stated the fireplaces would be gas-fired, and possibly could be electric. But did he state the Agreement-for-Sale would guarantee that once owned by the purchaser, they cannot be converted into standard-style fireplaces and capable of burning anything they choose ?

NO ! We submit exhibit "K" as a possibility.

Has anyone seen the effects of weekend barbecuing from large congested units like this ? This can and will be a problem for those living immediately above this complex.

Two obvious problems associated with this type of housing are;

(1) Particulate fall-out - this will result from burning of rubbish, papers, presto-logs, etc., in gas-fired fireplaces, or indeed, fireplaces converted to standard-style by the owners at a later date, with or without permission. After all, using presto-logs makes the fireplace more homey and natural, doesn't it ?

(2) Odours & Smoke - this results from the burning of garbage, fruit peelings, plastics, etc., in gas-fired fireplaces and the use of barbecues.

You may ask, who would do this ? Well Sir, as a former Air Pollution Control Inspector for the City of Vancouver and later for the G.V.R.D. assigned to the Coquitlam area, I can assure you it is done and will happen. Anyone doubting this statement need only tour the Kitsilano or West End areas of Vancouver during a summer evening to determine the STENCH of burning garbage emanating from these multiple-dwelling areas.

I would hazard a guess that this same STENCH has by now become a problem in the North Road multiple-dwelling area.



How would this problem affect the area under discussion ?

One only needs to determine the wind patterns above the Rochester Park area to envision the problems to be encountered by the residents living immediately above this project, particularly when the heating systems and fireplaces will be discharging at approximately or slightly above ground level of the surrounding homes. SOMEONE WILL ALWAYS BE IN THE FLOW-PATH OF EMISSIONS.

Unlike the Decaire housing project it must be remembered this project was stated to be only 35 feet away from the closest property line.

Let us stop the problem BEFORE the fact not attempt AFTER the fact.

COMMUNITY POLICY

The Community Plan Map (exhibit "C") posted in the planning department and piled on the counter for the public, CLEARLY states it is the "LAND USE POLICIES OF MUNICIPAL COUNCIL" and further states it will FULLY notify ALL tenants and owners in the area affected. The FACT is that the Municipality notified only SEVEN owners immediately adjacent to the property in question - NOT all tenants and Owners in the area AFFECTED.

The notice to residents SPECIFIED the 1300 - 1400 block Rochester Avenue would be rezoned and of the residents around this TWO BLOCK AREA only seven received notices immediately surrounding Lot 20, D.L. 109, Plan 23975 !

Let's scrutinize this COMMUNITY PLAN;

The plan map elaborates upon "STATISTICS".

The figures compiled under "Multiple-Family" shows the areas marked for this type of accomodation, and names the areas designated MULTIPLE-FAMILY as;

AUSTIN, BURQUITLAM, CARIBOO, and DECAIRE. These areas are coloured in yellow so that anyone not colourblind can determine the areas set aside for this type of development.

It also shows that FORTY-FOUR (44) ACRES were available.

We ask WHY ? Why allow Multiple-Family zoning in Single-Family zoning when the designated areas are not FULLY developed ?

If Council is genuinely interested in making housing available, and a developer is prepared to build, why not direct him to the DESIGNATED areas ? Why to single-Family zones ?

What is wrong with insisting the land-owner in question, Mr. Heng Fook Hui, comply with the rules we had to obey ?

He stated at the last public hearing there was an "alternative" to build six homes on the site. Why not use this alternative plan ?

The owner has made no statement that he intends to live on the site himself, and it must be assumed that his interest is in selling for a profit ONLY. He, therefore, has no interest in maintaining the PEACE and HARMONY of the existing single-family neighbourhood.

At the March 27, 1975 Public Hearing it was questioned if Councilmen had the right to determine whether an owner was intending to live in a multiple-unit (duplex) or would be an absentee landlord. It was suggested Council had no business knowing whether a person requesting rezoning was going to live there, or whether he expected simply to make a profit by selling.

We challenge this statement.

When ANYONE intends to invade a single-family zone and disrupt the PEACE, PRIVACY, QUIET, and LIVES of these people to SUIT HIS NEEDS as opposed to the benefits enjoyed by the voting mass of people of the area, we certainly have a RIGHT to question his motives for intruding on this zoning.

The COMMUNITY PLAN MAP also relates to "STUDIES".

This elaborates upon an area East of Hickey Street, where it is stated, "Moderate cost housing on VACANT Municipal land is being considered." We suggest Council deal with the Owner in question with the view of trading land so the Municipality can obtain this property for extension of Rochester Park.

This would allow the Parks Department to more fully develop the park for tennis courts, child care centres, etc., for the BENEFIT of the area residents and future school students of the proposed junior high school.

We are sure rezoning for this use, if deemed necessary at all would be more acceptable to the residents of the Rochester area, and more of an asset to the Community.

We direct you to section 695 of the Municipal Act wherein it makes reference to a Community Plan. (exhibit "D")

695; States-

"IN THIS PART OR IN ANY BYLAW ADOPTED UNDER THIS PART, COMMUNITY PLAN MEANS AN EXPRESSION OF POLICY - etc. "

We must assume then that the map circulated by Council IS an "expression of policy".

This being so.

We direct you to section 698 of the Municipal Act.

Here, it refers to a Community Plan as being PARAMOUNT .

698; States-

(1) "THE COUNCIL SHALL NOT ENACT ANY PROVISION OR UNDERTAKE ANY WORKS CONTRARY TO OR AT VARIANCE WITH THE OFFICIAL COMMUNITY PLAN OR A PLAN ADOPTED UNDER DIVISION 6 OF THIS PART." (NOTE, Division 6 is repealed.)

While not sure if this plan is the "official" plan, nevertheless Council leaves the voter with the impression the map as circulated and still available IS the official plan map, and as stated in section 695 it MUST be construed as an expression of policy and therefore subject to section 698, BEING PARAMOUNT.

Again we say.

UPON THIS PRINCIPLE ALONE, REZONING MUST FAIL.

MUNICIPAL ACT REQUIREMENTS.

## Division (3) ZONING

702 (2) states; (exhibit "E")

In making regulations under this section, the Council shall have due regard to the following considerations;-

- (a) "The promotion of health, safety, convenience, and welfare of the Public"

This obviously denotes the RESIDENT PUBLIC not the developer.

- (b) "The prevention of overcrowding of land and the preservation of the amenities peculiar to any zone."

Let us list the AMENITIES that Council has kindly given to the residents.

- (1) The District bought into a developed housing area bounded by Decaire, Schoolhouse, Rochester, and Madore and built a school in the middle of a single-family zone.
- (2) The District built a swimming pool, bringing more congestion and noise.
- (3) The District bought up the Catholic School property and developed more playground area.
- (4) The District placed a noisy lacrosse box on the Rochester School site.
- (5) The District plans a Junior High School adjacent to Rochester Park. More congestion.
- (6) NOW, Council conceded to consider forcing an eighteen (18) unit Townhouse in the form of three SIXPLEXES upon us. NOW WE COMPLAIN!!

We suggest Council has not taken DUE REGARD to preserve our amenities, our welfare, our health or convenience.

At a Ratepayers meeting held in the Rochester Elementary School on May 6, 1975, one of the residents complained that to place children in the swimming classes, one must wait in a line-up for hours because of the overcrowding of this amenity.

This applies to public swimming hours also as children are frequently allowed into the pool on a "one-in" "one-out" basis. The residents point was that allowing for a possible 50 or more children living in townhouses would further lead to overcrowding of the pool and park facilities.

Is this preserving amenities or conveniences ?

Council will only succeed in crowding us with more and more of the hurry-up frustrations of society, that we attempted to avoid by residing in a single-family area.

AND BECAUSE OF THIS WE ARE BECOMING ANNOYED !

702 (2) (a) refers to SAFETY -

We feel safety will obviously DECREASE in that traffic will INCREASE with a townhouse development that will provide for  $2\frac{1}{2}$  parking stalls per unit as stated. A possible 45 cars!

Anyone notice where residents and visitors park around the existing multiple-dwelling areas ? Visualize Rochester Avenue lined up with parked cars on Saturday and Sundays.

This can only add to the INCREASING congestion now resulting from the use of Rochester Park and Pool, Lady of Lourdes School, and Rochester Elementary School.

A Mr. Dave Insley, who attended the Ratepayers meeting to represent the developer, and is also a member of the Municipal Design Panel, reported to this meeting that the parking lot for the proposed Junior High School was designed to be directly across the street from lot 19, and used in conjunction with the Park, Pool and anticipated Recreation uses of the new school facilities.

This again will OVERCROWD and OVERLOAD the land area with traffic in this area more seriously than we anticipated, and was not disclosed at the last Public Hearing.

IS THIS DUE REGARD as specified in the Municipal Act section 702 (2) and 702A ?

A child was struck down by an automobile near Rochester School, and very recently a man was struck down on Rochester Avenue in front of the Rochester Park.

WILL 45 MORE CARS ADD TO SAFETY ?

702 (2) (c) States;

Council must consider the securing of adequate light, air, and access.

As to air quality, we have already noted that ENVIRONMENTAL problems will result from the stack-effect of building immediately below our homes.

Particularly when it was shown on the development plans the rooftops would be below or level with the surrounding homes ground level.

COUNCIL MUST CONSIDER THIS FACT.

702 (2) (e&f) States;

Council must give due regard to the character of the zone, existing buildings, suitability of the zone, and the conservation of property values.

We point out that the developer announced prices of the proposed units to be \$52,000 to \$55,000 as of the date of the Public Hearing, and direct you to Exhibit "F", where it is shown that a home presently for sale on Dalton Court (just above this site) is valued and listed for sale at \$71,500.

This indicates the townhouse units are inferior to the surrounding homes in that they are valued at 1/3 LESS than those in the area.

Will this affect the value of the surrounding homes ?

YOU CAN BET IT WILL !

Mr. Insley stated at the Ratepayers meeting that he had noted a home on Rochester Avenue immediately to the south-east of this site has been on the sale market for eight months and is not sold yet. He suggested this was because the area is too public because of the nearby park.

IF THIS BE SO, what chance will this homeowner EVER have to sell his home if a MULTIPLE-DWELLING project is built right across the street !

AND, WHAT WILL THIS DO TO OUR SURROUNDING PROPERTY VALUES ?

We accept the park area as an amenity, we will not accept a townhouse unit as anything other than what it is. A place where first-time owners innocently buy into strata-title homes because they are desperately grasping for a roof over their head. These foolish people later find they can buy single-family homes in nearby municipalities, at comparable prices, and refuse to invest their savings in maintaining their unit, because as soon as economically possible they move to a nice quiet single-family area. Surprising ! Not if you are honest with yourself.

Should Council not believe property values will be affected, I will personally offer my property, located at 1412 Madore Avenue, to the District at fair market price, in order that the District can determine the RISK FACTOR one (1) year after a townhouse complex is filled.

What better offer than this ? An opportunity for the District to share the profits with the citizens.

The writer of this brief personally moved, no, was forced to move, from a home at 1054 King Albert Avenue, (fully paid for, and sold at less than market price) during 1967 because of Council's policy at that time to rezone the area and allow apartments to be built in this area.



I was considerate for those that must live in multiple-dwellings once, please, not again.

Adjacent property to this site (lot 19 west) is also owned by an apartment developer, who was at the March 27, 1975 Public Hearing, and when asked if he would entertain townhousing on his property indicated YES he was indeed interested.

WHERE WILL COUNCIL DRAW THE LINE ?

702A of the Municipal Act states;

(1) "In exercising the provisions of this section, the Council shall have due regard to the following considerations in addition to those referred to in subsection (2) of section 702."

(a) "The development of areas to promote greater efficiency and quality."

We suggest investigation of this site indicates while providing more housing per lot, will cause OVERCROWDING of the area, with subsequent LOWERING of quality of housing compared to those in the area.

THIS IS CONTRARY TO THE TRUE INTENT OF THE ACT.

We point out the residents surrounding the site in question have an investment of well over ONE MILLION, TWO HUNDRED AND SIXTY THOUSAND DOLLARS (\$1,260,000) in their homes.

THIS QUALITY MUST REMAIN PROTECTED BY THE MUNICIPALITY.

(b) "The impact of development on present and future public costs."

This is hard to determine without a crystal ball, however similar sites indicate nothing is gained by the Municipality and vandalism, and other social ills are more closely related to congested living areas, all at positive costs to the taxpayers.

(c) "The betterment of the environment."

Betterment! Absolutely nothing, in fact it will destroy some of the enjoyment of the environment for those living immediately above this site as previously noted.

(d) "The fulfillment of Community goals".

It appears Council have not yet determined what the goals are. Yet, from the PROTEST shown by the single-family areas, it IS NOT FULFILLING THEIR NEEDS by invading their peace and harmony with multiple-density units.

(e) "The provision of necessary public space."

AGAIN, nothing achieved, and in fact IDEAL PUBLIC PARK SPACE will be destroyed forever.

LAND REGISTRY ACT REQUIREMENT.

Section 96 of this Act (exhibit "G") strongly states that any anticipated development must not injuriously affect the ESTABLISHED amenities of the adjoining or adjacent properties, and such development should not be against the public interest.

We suggest the attached petition (exhibit "H") CLEARLY states the public feels this project is against their interest and feels it's interest should supercede that of the potential 12 new families. We state 12 families because as the developer stated at the public hearing he HAS an alternative plan whereby six (6) single-family units could be erected on this site.

We suggest Council direct the developer to proceed with the ALTERNATIVE PLAN with the full blessings of Council and I am sure the area residents will welcome the new neighbours occupying the six (6) new homes.

THE PLANNING REPORT.

We direct you to the Planning Report dated March 27, 1975, Item #3-Z-2-75. (exhibit "I")

The first sentence reads, "THIS APPLICATION IS FOR EIGHTEEN THREE BEDROOM TOWNHOUSE UNITS, ON A SITE NOT DESIGNATED APARTMENT AREA."

This statement indicates the Planning Department of the Municipality of Coquitlam, considers Townhouses as APARTMENT SITES. This should CLARIFY Councils interpretation of Townhouses. (also see zoning bylaw page 2, "apartment use" & page 9, designation RM-1)

For those on Council who are relatively new, and declared at the March 27, 1975 meeting they were not sure of the District's Townhouse policy, we point out this report also DISCLOSES the fact that Council HAD a policy for Townhouses in 1970 (5 years ago) and this has been referred back to the department for further study.

We might also here advise you that the Community Plan Map "legend" refers to multiple-dwelling and does not specify either duplex, or apartment housing, simply MULTIPLE. In plain words, this means "more than one family".

We also suggest that for Council's information, if they are wanting a definition of Townhouses they think

in terms of NOT duplex, NOT fourplex, but of SIXPLEXES.

Consider now, of placing MULTIPLES of three (3) and four (4) of these on a site. In this case a total of eighteen (18) units!

THIS IS NOT ONLY INTRUSION INTO SINGLE-FAMILY ZONED AREA BUT INVASION!

With this matter purportedly under study, would it not be premature for Council to make any decision in this regard ?

The Planning Director further states in his report, "Another guideline that seems relevant is that of the development fitting into the neighborhood in terms of subdivision pattern and allowing for a better housing proposal than possible under conventional subdivision."

We seriously question the Directors criteria for deciding subdivision patterns if he considers multiple-family dwellings are compatible with single-family homes, when historically it can be shown that battlelines have been drawn up throughout the Country when industrial, commercial or multiple- dwelling zoning enroaches into a single-family area.

How the Director can say this will allow for a BETTER housing proposal than possible under conventional subdivision we cannot understand either, in light of the unanimous rejection of this housing by the residents in the single-family zoned area. Better for whom? The Director should re-evaluate his criteria.

The Director points out in the report that in 1973 an APPROVED subdivision design was prepared for this site. (exhibit )  
( "J" )

Our information is that a cul-de-sac road was proposed and that only 3 guaranteed lots could be placed on the site - this is confirmed by the planning report which states; "Although the three westerly lots were dependent upon soil conditions."

Anyone viewing this site with BASIC ENGINEERING logic will see that these lots would require EXTENSIVE piling and shoring-up to be usable as livable property.

The entire area has NO topsoil, being a former gravel pit, and due to years of erosion, only the hard pan remains. A few years ago because of dangerous overhang the banks were sloped off, and because the bulldozers (D-16's) could not break the hard-pan, dynamite was used cracking the foundations and plaster of the abutting homes.

Obviously to excavate this area for Townhousing as shown on the plans, this same method will be necessary, creating problems for the residents again, only this time more residents will be involved.

By insisting on single-family erection the existing terrain can be terraced, with considerably less excavation and inconvenience.

This will BEAUTIFY and ENHANCE this area more in fitting with surrounding homes because it will be necessary to replace the topsoil in order to plant lawns and shrubs associated with single-family homes.

ANYONE who appreciates the STERILITY of black-top to the beautification of single-family housing has lost his appreciation of suburban living, famous to the name of the District of Coquitlam.

The Planning Director however, exonerates himself in his conclusion, by CLEARLY stating it was, "difficult to make a recommendation with regards to this development since this matter of Townhouse policy was presently under study."

We recommend the Planning Department be directed to give more consideration and study to the ENVIRONMENTAL

problems to be encountered by any multiple-unit planned for a hillside, particularly when the site is to be FITTED into a filled-in ravine such as this case.

To the writer's knowledge, the plans of all units built in Vancouver are approved by the Air Pollution control people before plans are given final approval, and this would have merit in Coquitlam.

A STARTLING fact of this issue is that some Councilmen were taken-in by an artists drawing of this complex, as was the planning department in commending the developers "presentation", yet, any connoisseur of art is well aware that by the use of depth and perspective a picture can be completely DISTORTED.

In this case the artist has blown-up a photo of the area, left it in black and white, and superimposed his coloured conception over the area of the site to distort the perspective.

He also shows a "hiking trail", that appears to be as long as the WESTWOOD RACETRACK, when in reality a person of average strength could stand in one spot like a sidehill mountain goat and throw a twenty pound bean-bag to any area of this idiotic "hiking trail". Next, they will throw-in a pair of hiking boots to every purchaser of a unit.

To show you our statements are true, we show you OUR artists conception of this same area, showing a birds-eye-view of this complex, and also our conception of the ALTERNATIVE plan that is available to the developer.

We sponsor the ALTERNATIVE plan as being acceptable and LEGAL under the bylaws of Coquitlam.



PLAN MAILLARDVILLE SURVEY.

The Plan Maillardville survey sponsored by C.H. & M. C. and the Municipality endorses the opinions we express herein as stated in a report of this survey that covered an area as far north as Austin Avenue and within our area.

This report stated, " From our population survey we observe that the great majority of residents prefer single-family detached housing to all other types - some were hostile to all types of development." "The objectives of our plan and accompanying programs are the following;

- preserve the special character of the area.
- minimize population increase in already urbanized areas.
- preserve and restore the number of moderately priced single-family dwellings."

Sir, we wholeheartedly agree with these points as being fully applicable to our area within this survey.

If Mr. Hui Fook Heng as he suggests has an "Alternative" of erecting six single-family units in compliance with the above statements, Council should ENCOURAGE this!!

SOCIAL IMPACT.

The social problems and frustrations created by rezoning single-family areas to multiple-dwelling areas MUST be considered by Council.

It is well documented that when the "RAT SYNDROME" structure is allowed to occur in any area, CRIME, AGRESSION, and FRUSTRATION AND GENERAL BEHAVIOUR OF HUMAN BEINGS DRASTICALLY changes for the WORSE !

The tendency of humans to arrange relationships in some form of a "caste" system are well known to us all, and that those (rightfully or wrongly) of a lower hierarchy are subjected to serious social ostracisms, particularly the children who, "live in that dumpy old place". Any memories ?

It must be remembered, even children proudly boast they live in THEIR OWN home with THEIR OWN back yard.

We suggest Council should not provide any reason (if they can avoid it legally) for identification of "in-groups" or "out-groups" by forcing conflicting groups to live together because of the emotional appeal of a developers story of "critical housing shortage". THIS IS FALSE, and everyone knows ECONOMICS is the problem.

Mr. Dave Insley, at the Ratepayers meeting stated that on any week-end one can find thousands of homes listed for sale, and supported the theory that money IS the only thing holding up housing.

Please, DO NOT force innocent families grasping for home ownership, to become the "SCAPEGOATS" of a social problem created by the industry, to satisfy a members dream of becoming rich fast.

We all know the appeal of the expression, "When in Rome do as the Romans do", and this theory applies to the residents of Coquitlam equally as well.

Psychologists agree that CONFORMITY is not only a good way to get along but it is also, for most people, the CONGENIAL way.

In our society this is established by the judgement of the MAJORITY, and in this case, we feel we have established without a shadow-of-a-doubt that the MAJORITY wish and indeed demand the Rochester area to remain EXCLUSIVELY SINGLE-FAMILY ZONED.

Let Mr. Heng Fook Hui, declare his intent as being one of co-operation, conformity, and social harmony with present neighbors.

He bought a parcel of single-family zoned property knowing full well it's zoning sometime in 1973, and therefore must have planned to build within the zoning laws. OR DID HE ?

Could he have had in the back of his mind the thought that he could successfully rezone this land and place 18 units on it ?

Could he have been thinking of the MASSIVE PROFIT to be made by buying this parcel at single-family prices and selling it with multiple-dwelling units on it ?

Is greed his motive ? \$950,000 worth ?

We TRUST our elected Councilmen and Mayor will seriously consider this thought.

Ref. psychology of adolescent development/ Kuhlen.  
P. 86-146 & 552-597.  
introduction to psychology  
Hilgard/Atkinson  
P. 574-601

CONFLICT-OF-INTEREST.

We now turn our attention to conflict-of-interest.

Could a person buy single-family zoned property in the District, knowing full well they may be in a position to slip-through a rezoning of the property to multiple-dwelling use ?

CAN THIS HAPPEN IN COQUITLAM ?

Hopefully NO! Possibly yes.

While investigating the registrar of companies records and inquiring throughout the district of the background of the developers history in this industry, it was noted that Mr. Dave Insley acts as the developers representative and indeed he did so at the Ratepayers meeting. He also admitted that he is a member of the Design Panel, established as group "B" under the Advisory Planning Commission bylaw of the Municipality.

This then indicates an implication of conflict-of-interest, and while other inquiries indicates that Mr. Insley absents himself during any discussions involving matters he is directly involved in at A.P.C. meetings, nevertheless a doubt can very easily exist in the minds of the residents.

We do not recall any mention in the Planning Department report as submitted to the Public Hearing, that anyone had declared interest and abstained from participation, nor do we recall this being mentioned by any other party at this hearing.

No doubt in normal zoning bylaw proceeding this matter would not be of great significance, except to a competing real estate agent, however in the matter of a REZONING situation it should be mandatory that interested persons declare themselves publicly and immediately.

This doubt in our minds is sufficient reason to deny rezoning and should in fact ensure that only the subdivision plan as approved September 20, 1973 (exhibit "J") for single-family zoning be approved in future, unless the alternative of park use is considered for this site.

CONCLUSIONS.

Since the Public Hearing of March 27, 1975, we have had a member of the Rochester Ratepayers group attend Council meetings and note the consistency of Councilmen towards Municipal policies.

We are glad to report that ALL Councilmen at one time or another have agreed that the established policies MUST be followed.

Here then are some of the comments, and while not verbatim, we believe the interpretations are on point:

Trucks belong in industrial zoned areas, the "policy" MUST be followed.

Since when has "criteria" been changed ?

The apartment review in 1974 to scatter them is not possible in developed areas, "we must follow the Community Plan" distributed to the residents.

The citizens accepted the Community Plan and "need some consistency in protecting their investment" and I hope Council supports "consistency."

An overall planning review is now appropriate.

This area "was zoned RM-2 and should be used as such."

I am in favour because "zoning policy should be consistant"

I would rather be wrong FOR the citizens than be wrong against them.

DO YOU RECOGNIZE YOUR STATEMENTS, and do you support consistency for the BENEFIT of the Coquitlam citizens ?

We do not intend to exercise "mob rule", but rather to exercise our "DEMOCRATIC RIGHTS" to protest what we feel is an INTRUSION upon our CHERISHED PRIVACY of the single-family zoning.

The day exercising our right to protest what we feel is unilateral action by our elected officials, for the benefit of a developer, is dis-allowed because of mob rule declaration, it will be a sad day for Canadians living in Coquitlam.

We know you will give this brief sympathetic and serious consideration, when we explain the ownership of our homes was our LIFETIME AMBITION, and will probably be the LARGEST SINGLE INVESTMENT we will ever make.

Therefore ANY suggestion or attempt to rezone this area to invade our PRIVACY, PEACE, and WELL-BEING will be met like any attack upon a "MAN'S CASTLE", with the utmost of resistance, and rightfully so.

Respectfully submitted.

George Anderson.

on behalf of Rochester Ratepayers.

"B"

REPORT OF PLANNING DIRECTOR DATED MARCH 26TH, 1975  
DUPLEX AT 2271 CAPE HORN AVENUE (ADOPTION OF BY-LAW NO. 455)

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. BEWLEY:

- 482 That the "District of Coquitlam Zoning Amendment By-Law No. 455, 1975" be reconsidered, finally passed and adopted and the Seal of the District affixed.

CARRIED UNANIMOUSLY

REPORT OF PLANNING DIRECTOR DATED APRIL 1, 1975  
CRITERIA FOR LOCATING DUPLEXES WITHIN ONE FAMILY HOUSING AREAS

MOVED BY ALD. GARRISON  
SECONDED BY ALD. FILIATRAULT:

- 483 That the 600 ft. measurement described under Duplex Criterion #5 apply to both sides of a street.

MOTION DEFEATED

Ald. Bewley, Ald. Gilmore, Ald. Howarth, Ald. Filiatrault opposed.

Alderman Gilmore spoke in favour of not restricting the number of duplexes to be allowed in one-family housing areas. He stated he did not feel duplexes would endanger the property values in the surrounding area and pointed out that there is a desperate housing shortage.

Alderman Sekora suggested Council might consider rezoning portions of Maillardville for duplexes in areas where some of the older homes will soon be torn down and redevelopment will begin.

Alderman Howarth expressed concern regarding the proposals for duplexes within the northern portion of Eagle Ridge by the Planning Department, however Alderman Garrison assured him that this development would not be affected because it is a new development and not a redevelopment.



Mayor Tonn expressed his feeling that there is already much being done to alleviate the housing shortage with the developments proposed for the Essondale Lands, Burke Mountain and the B.A.C.M. developments.

MOVED BY ALD. GILMORE  
SECONDED BY ALD. BEWLEY:

- 484 That the question of the 600 ft. measurement described under Duplex Criterion #5 be referred to the Advisory Planning Commission for their consideration.

CARRIED UNANIMOUSLY

# DISTRICT OF COQUITLAM

C

OCTOBER, 1973

## COMMUNITY PLAN MAP

The coloured map on the next two pages illustrates the land use policies of the Municipal Council for that part of Coquitlam south of the Barnet Highway. This "Community Plan Map" is similar to the "Apartment Plans" that were distributed to citizens in 1967 and 1969, with minor changes and more information added.

The "Community Plan Map" is not a zoning map; rather, it is a guide Council will use in deciding on specific rezoning applications. Where any rezoning application is being given serious consideration, Council will call a Public Hearing and fully notify all tenants and owners in the area affected.

### Statistics

The areas shown on the "Community Plan Map" will accommodate 60,000 people in 12,350 single - family homes, 550 duplex units and 4,700 multi-family suites. (Further multi-family areas could be designated in the Maillardville Study Area - see "Studies" below). The number of acres designated for commercial, apartment and industrial development on the Plan Map is shown in the following figures; the first column shows the number of acres designated while the second column

shows how many of these acres are still available for development:

	Desig.	Avail.
<b>COMMERCIAL</b>		
Retail	72	15
Service	81	51
Total	156	66
<b>MULTIPLE-FAMILY</b>		
Austin	31	14
Burquitlam	37	9
Cariboo	30	17
Decaire	12	4
Total	110	44
<b>INDUSTRIAL</b>		
Total	1,240	1,100

(Further industrial land could be designated in some of the "Study Areas.")

### Studies

This year a Federal Grant was obtained to do a planning study of the Maillardville neighbourhood. A "Plan Maillardville" office has been set up at 946 E Brunnette Avenue and public meetings are scheduled this fall to discuss the future of the area.

In the South Cape Horn Area, Council is in the process of deciding what future land use and street patterns are most suitable.

East of Hickey Street, moderate cost housing on vacant municipal land is being considered.

On the Coquitlam River adjacent to the Lougheed Highway, access and land use problems have to be resolved.

### Transportation

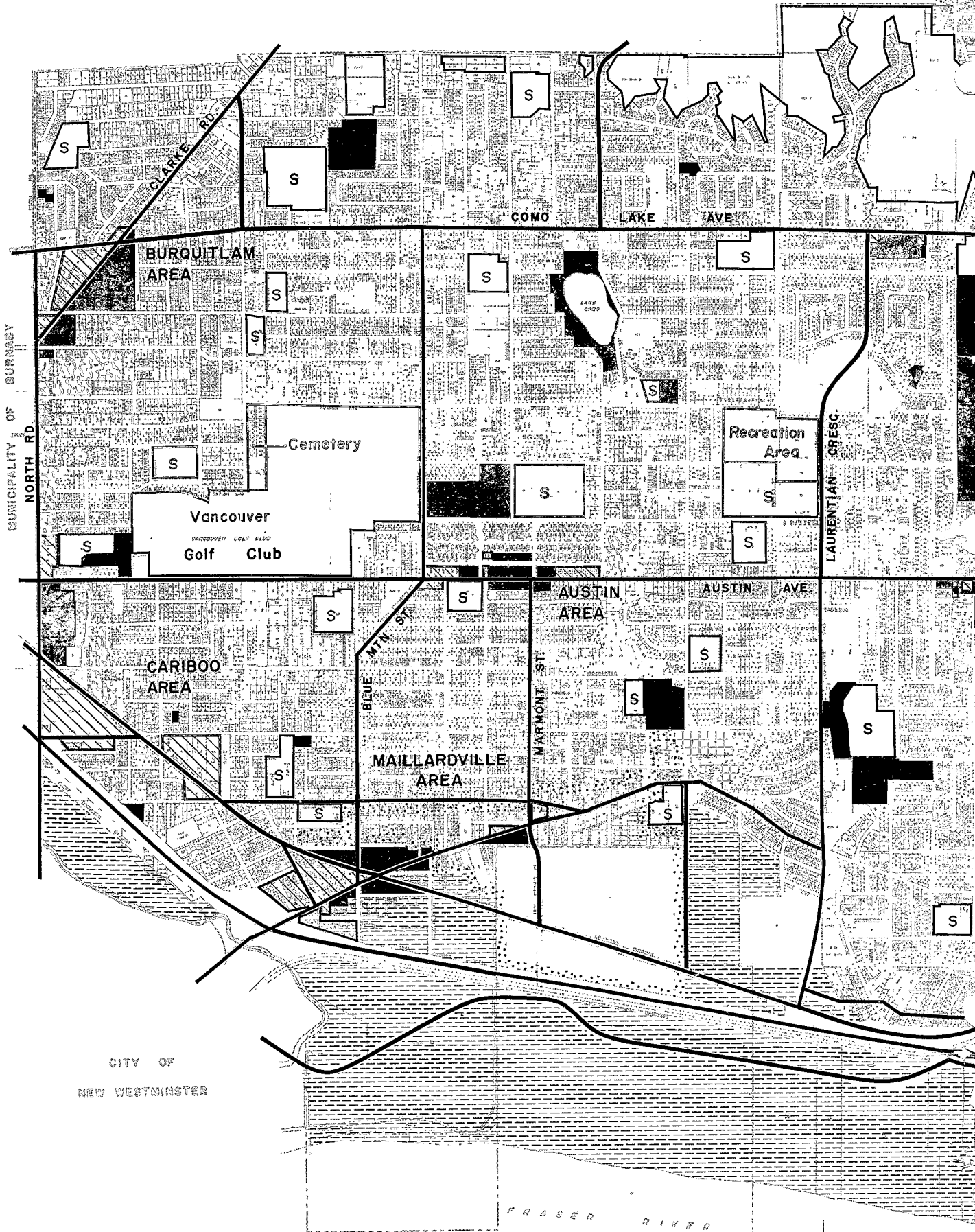
Bus transit is now a reality in Coquitlam. However, streets are still required to carry the buses, and the many trips still made by car. The major arterial streets shown on the "Plan Map" are slightly different from those shown in the 1969 Apartment Plan:

- Schoolhouse Street is no longer to be an arterial north of Austin Avenue but will be south of Brunnette to the Lougheed Highway.
- North Road south of Como Lake Avenue is shown as an arterial.
- Sherwood Avenue is deleted.
- King Edward Street is added.
- Mariner Way and the Austin and Mathewson Avenue extensions are shown more accurately in their planned locations.





CITY OF PORT MOODY



MUNICIPALITY OF BURNABY  
NORTH RD.

BURQUITLAM  
AREA

Cemetery

Vancouver  
GOLF CLUB

Recreation  
Area

CARIBOO  
AREA

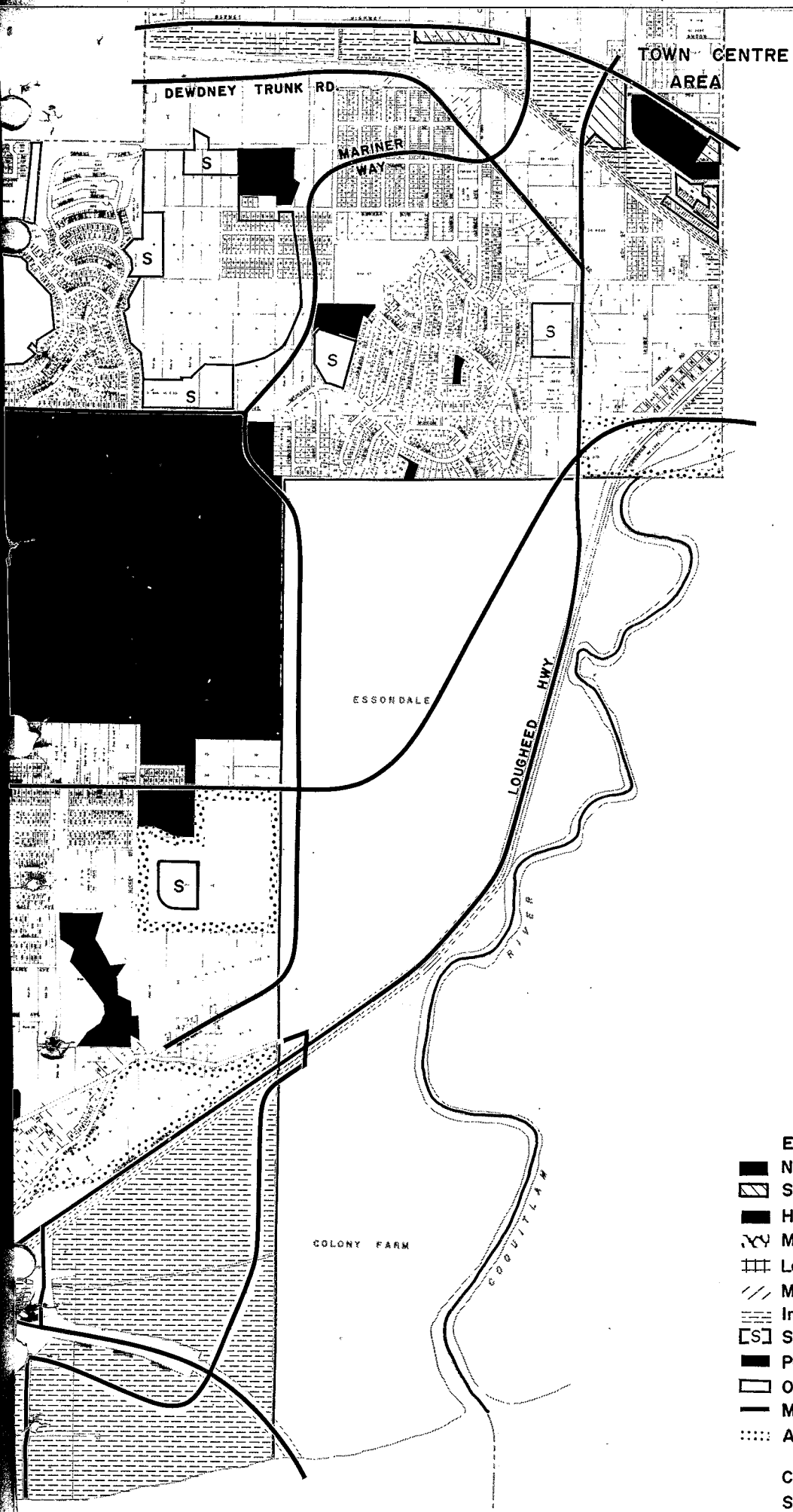
MAILLARDVILLE  
AREA

AUSTIN  
AREA

AUSTIN AVE

CITY OF  
NEW WESTMINSTER

FRASER RIVER



## COMMUNITY PLAN MAP

### LEGEND

- Existing and Proposed Development
- Neighbourhood Commercial
- ▨ Service Commercial
- High Density Apartment
- ▨ Medium Density Apartment
- ▨ Low Density Apartment
- ▨ Mobile Home Park
- ▨ Industrial
- [S] School
- Park
- Other Open Space and Civic Use
- Major Arterial Street
- ⋯ Area Under Study

Coquitlam Planning Department  
 Scale 1" = 2,000' October 1973

# TOWN CENTRE PLAN

In early September, Council brought forward the Advance Plan for the Coquitlam Town Centre Area.

The Plan calls for the establishment of the CPR mainline as a commuter railway and the establishment of a 48 acre commercial core with four department stores. Other commercial areas bring the total devoted to commercial uses up to 100 acres. 34 acres of this total are service commercial land.

## Population

The Town Centre will serve 80,000 people in 1976 and over 170,000 in the next 15 to 20 years. The Community Centre on Lincoln Avenue would serve the 46,000 persons forecast in the area west of the Coquitlam River and north of the CPR by the 1990's. The commercial core will draw people from Port Moody to Maple Ridge.

## Housing

1,800 dwellings are planned for the Town Centre in a mix of one-family dwellings, mobile home parks, low-density apartments, townhousing and other apartments.

## Schools and Parks

Glen School and a new high school site will be right next to the Town Centre core. Three other elementary school sites exist in the area plus a junior high school site at the north end of Johnson Street. The School Board is considering two other sites adjacent to the Coquitlam River. Three major parks exist in the area. Two further small scale parks are also being proposed.

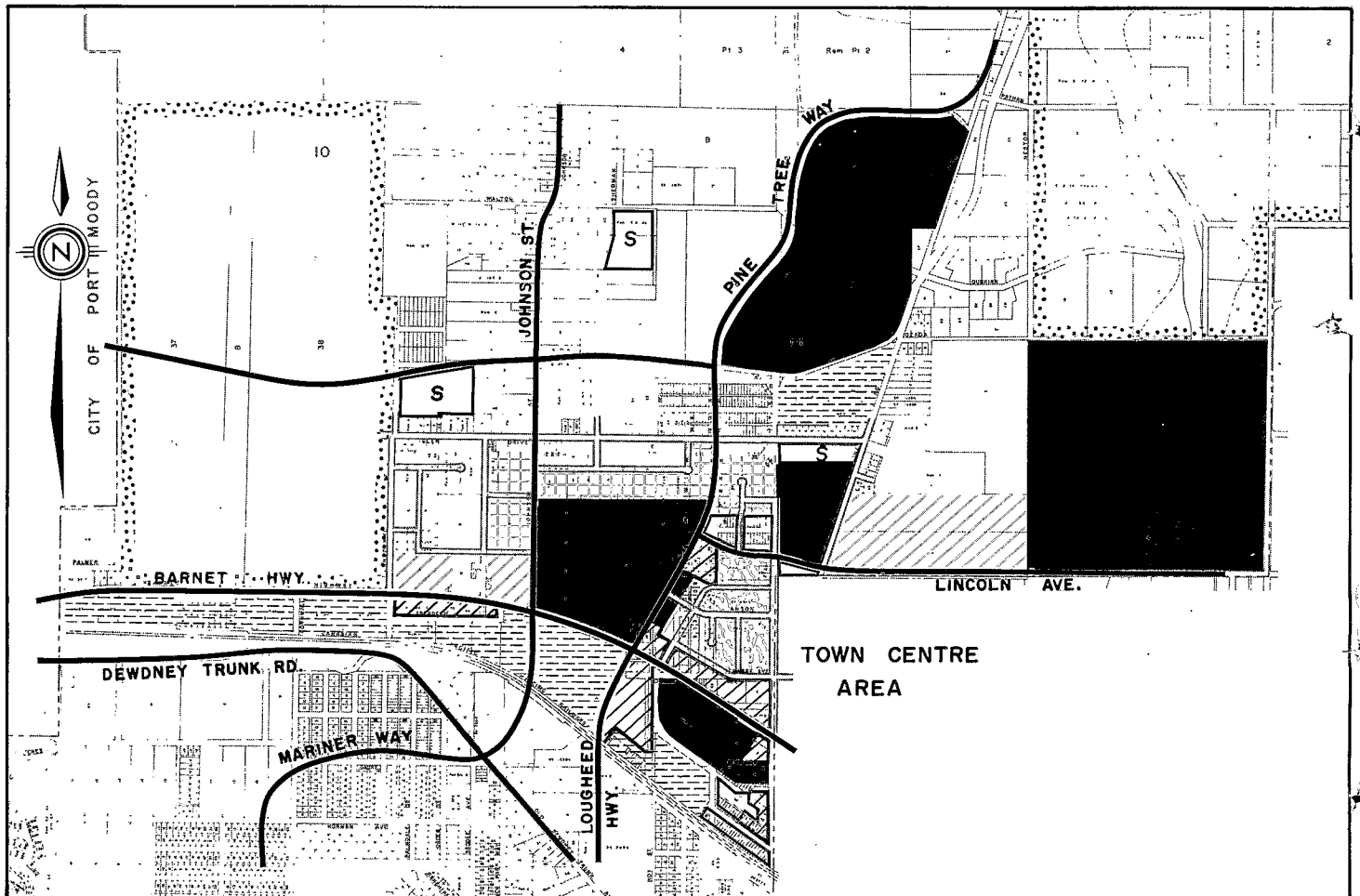
## Industry and Jobs

Shown in blue are 39 acres of industrial land. The commercial and industrial areas combined will bring a large number of new jobs for present and future Coquitlam residents.

## Studies

The area west of Lansdowne Street adjacent to the City of Port Moody is currently under study.

Along the Coquitlam River, study is underway to determine what the development pattern should be, given the flood hazard.



## PART XXI

## COMMUNITY PLANNING

By-laws not  
to apply to  
certain land.

**694.** No by-law adopted pursuant to this Part, excepting Division (5), applies to land designated in a tree-farm licence, or to land constituting a forest reserve pursuant to the *Forest Act*, or to land designated in a tree-farm certificate under the *Taxation Act* so long as the land continues to be so designated or reserved. 1971, c. 38, s. 50.

*Division (1).—Official Community Plan*

Interpretation.

**695.** In this Part or in any by-law adopted under this Part, "community plan" means an expression of policy for

(a) any use or uses of land, including surfaces of water; or

(b) the pattern of the subdivision of land;

and either or both may apply to any or all areas of the municipality. 1957, c. 42, s. 692; 1958, c. 32, s. 304; 1961, c. 43, s. 36.

Preparation  
of plans.

**696.** The Council may have community plans prepared or revised from time to time, and they may be expressed in maps, plans, reports, or any combination thereof. 1957, c. 42, s. 693; 1961, c. 43, s. 37; 1968, c. 33, s. 164.

Designation.

**697.** (1) The Council may, by by-law adopted by an affirmative vote of at least two-thirds of all the members thereof, designate any community plan prepared under section 696 as the official community plan or as a part of the official community plan.

(2) A by-law adopted under subsection (1) does not come into force and effect until it has received the approval of the Lieutenant-Governor in Council. 1957, c. 42, s. 694; 1958, c. 32, s. 305; 1961, c. 43, s. 38.

Plan para-  
mount.

**698.** (1) The Council shall not enact any provision or undertake any works contrary to or at variance with the official community plan or a plan adopted under Division (6) of this Part.

(2) Subsection (1) does not empower the Council to impair, abrogate, or otherwise affect the rights and privileges to which an owner of land is otherwise lawfully entitled. 1957, c. 42, s. 695; 1961, c. 43, s. 39.

Plan not a  
committal.

**699.** (1) An official community plan does not commit the Council or any other administrative body to undertake any of the projects therein suggested or outlined.

(2) The adoption of a community plan does not authorize the Council to proceed with the undertaking of any project except in accordance with the procedure and restrictions laid down therefore by this or some other Act. 1957, c. 42, s. 696; 1961, c. 43, s. 40.

Division (3).—Zoning

Zoning.

702. (1) The Council may by by-law (hereinafter referred to as a "zoning by-law")

Regulating uses in zones.

- (a) divide the whole or a portion of the area of the municipality into zones and define each zone either by map, plan, or description, or any combination thereof;
- (b) regulate the use of land, buildings, and structures, including the surface of water, within such zones, and the regulations may be different for different zones and for different uses within a zone, and for the purposes of this clause the power to regulate includes the power to prohibit any particular use or uses in any specified zone or zones;
- (c) regulate the size, shape, and siting of buildings and structures within such zones, and the regulations may be different for different zones and with respect to different uses within a zone;
- (d) without limiting the generality of clause (b), require the owners or occupiers of any building in any zone to provide off-street parking and loading space for such building, and may classify buildings and differentiate and discriminate between classes with respect to the amount of space to be provided, and may exempt any class of building or any building existing at the time of adoption of the by-law from any of the requirements of this clause.

Further regulations concerning the public.

(2) In making regulations under this section, the Council shall have due regard to the following considerations:—

- (a) The promotion of health, safety, convenience, and welfare of the public:
- (b) The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone:
- (c) The securing of adequate light, air, and access:
- (d) The value of the land and the nature of its present and prospective use and occupancy:
- (e) The character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses:
- (f) The conservation of property values:
- (g) [*Repealed.* 1971, c. 38, s. 51.] 1957, c. 42, s. 699; 1958, c. 32, s. 306; 1961, c. 43, s. 41; 1968, c. 33, s. 165; 1970, c. 29, s. 20; 1971, c. 38, s. 51.

Development areas.

702A. (1) In exercising the provisions of this section, the Council shall have due regard to the following considerations in addition to those referred to in subsection (2) of section 702:—

- (a) The development of areas to promote greater efficiency and quality:
- (b) The impact of development on present and future public costs:
- (c) The betterment of the environment:
- (d) The fulfilment of community goals: and
- (e) The provision of necessary public space.

E

VANCOUVER SUN: SAT., APRIL 5, 1975 \*\*\* 83

**HOUSES FOR SALE**  
**COQUITLAM & DISTRICT**  
**NEW HOUSE 2-4**  
 King Albert Ave.  
 Homes in Parkland  
 home, 3 bdrms. with 3  
 str. ensuite, and walk-in  
 vaulted ceilings in L/R &  
 C brick F/P. Very Ige.  
 t. with dishwasher &  
 full bsmt. Ideal for in-law  
 lge. rec. area. Asking  
 with exist. \$50,000 first  
 at 10%. View this  
 with Earl Scott 936-  
 m McVeigh 936-6195.

**30 Claremont**  
**Open 2-5 Weekend**  
**FIRST OFFERING**  
 old — 3 bedroom — 2  
 me. Lovely condition.  
 room with bar. Gas  
 stoves, & drapes included.  
 \$900. See it! Buy it!  
 In attendance 277  
 w North Rd. to Como  
 turn left on Como  
 (d street to right.)  
 Trust. 273-6181

**OPEN WKND. 1-5**  
**HERE'S VALUE**  
 \$84,700 F.P.  
 Executive home approx.  
 1/2 ac. main floor. Lge. liv-  
 ing built to fit baby grand  
 wood kitchen. Full bsmt.  
 (fice, rec. rm, bdrms.,  
 n & ample storage. This  
 situated on lge. 85x165  
 ed lot. Across from Van-  
 derloof Course. 760 Austin.  
 ris.  
 8927 Office 524-8621  
**TOP REALTY**

**MILLION**  
 Immaculate 3 bdrm. (2  
 with f/place, plush w/w  
 en suite, large wrap-  
 up deck & carefree land-  
 Top location in Harbour  
 area! Only \$74,900. drive  
 Beacon St. (do not dis-  
 ters), call Gerry Wil-  
 0-3456 or 594-8421.  
 rizons west realty

**COQUITLAM**  
 of rare river property  
 Coquitlam River. Only  
 from Van. Over 600 feet  
 wide babbling steelhead  
 river. A 4 room home  
 amongst the trees makes  
 Garden of Eden. Ask-  
 0, but owner will list-  
 ers.  
 434-2616. 522-9778.  
 eperated Mtge. Co.

**HOUSES FOR SALE**  
**COQUITLAM & DISTRICT**  
**338**  
**CUSTOM DESIGNED**  
**VIEW HOMES**  
**PORTSIDE**  
 Port Moody — 3 blocks south of  
 St. Johns St. on Moray St. 931-  
 2220.  
**DARTMOOR HIGHLANDS**  
 Coquitlam — turn north off  
 Cape Horn Ave. at Matheson.  
 931-2635.  
**WILDWOOD PARK**  
 Pitt Meadows — Loughheed Hwy.  
 Right on Harris & follow Nu-  
 West signs. 465-5921.

**NU WEST**  
 594-7511  
**SUPER CUSTOM**  
**Open Weekend**  
**CHINESIDE**  
 Generous use of stone and var-  
 nished cedar sets off this deluxe  
 home on a breathtaking view lot.  
 Over 2500 sq. ft. of lovely living  
 area. Must be seen — hard to re-  
 sist.  
**2318 ONEIDA DRIVE**  
**OPEN WKND: 1-4:30**  
**BURT FERGUSON** 939-1098  
**AL MILES** 941-6464  
**McCullough & Assoc.** 936-7251

**Open 1-4**  
**10% MORTGAGES**  
**ONLY \$56,900**  
 Only 2 left — quality built, 3  
 bdrms., full bsmt., en ste.  
 plumb., w/w carpets, thruout,  
 carports, sundecks. Port Coq.  
 area of new homes, turn right on  
 Glade Court off Prairie Rd.,  
 you'll be glad you did. Trades  
 considered. Call Geo. Barrett,  
 521-6264, off: 939-6666.

**Coronation Realty**  
**NEW LARGE FAMILY HOME**  
**Open Tomorrow 2-5**  
 1632 Angleo Ave. Pt. Coq.  
 (1 blk of Coast Meridian)  
 Excel. value at only \$49,900. Buy  
 one or two. Beautiful 1200 sq.  
 ft. basmt home! Quality through-  
 out. Natural flr. to ceil. stone f/p.  
 En suite. All this plus a large lot  
 in quiet but convenient area. Call

**7% MORTGAGE**  
 See this 3 BR. lge. livingrm., din-  
 ingrm., kitchen & eating area, 1  
 1/2 baths, rec.rm. in compl. fin-  
 ish. bsmt., w/w both levels, 2  
 f/p's. Well kept. Tastefully  
 decorated. Lge. fenced lot. Close  
 to 3 schools. Rec. Center, pools,  
 shopping, buses, & nature park.  
 Just move in. No work to do.  
 \$62,000. ph Dave Johnston  
 939-2365.

**HOUSES FOR SALE**  
**COQUITLAM & DISTRICT**  
**338**  
**ROYAL TRUST**  
**2743 Daybreak**  
 Open Wknd Not Sat. 2-4:30  
 Beautiful 2-yr. old 3 B.R. split  
 level. Completely finished.  
 Loads of goodies inside and out.  
 Priced in the 70's. Fred Jensen  
 939-3638 or 525-2011.

**Hobby Farm**  
 Nr. Burke mountain. Lge. 3 B.R.  
 home with 2 fireplaces. Lge. liv-  
 ing & D.R. with bar kitchen. Fin-  
 ished rec. room. On 4.3 acres  
 Vendor will carry A/S with large  
 down payment. Asking  
 \$150,000. Paul Adams 939-5960  
 or 525-2011.

**Builder's Dream**  
 View this 3 bdrm, full bsmt. bun-  
 galow at 2347 Como Lake Ave.  
 Tremendous value at \$55,000.  
 Solid oak floors and bright lge.  
 kitchen with mountain view C/P  
 and room for 4 cars. Allan N.  
 Mul 437-7059 or 438-9123 or  
 525-2011.

**OPEN HOUSE**  
 1:30-4:30 WKND  
 1579 HAVERSLEY  
 Be pleasantly deceived by this  
 beautiful 3 bdrm. family home.  
 Outwardly it looks like a cottage  
 but has over 1,600 sq. ft. of liv-  
 ing area, not including a fully  
 finished bsmt., 2 fireplaces & 2  
 bathrooms all on a 1.3 acre of  
 landscaped beauty. For more in-  
 formation contact:  
 Roy Mulholland 941-2222 or  
 Team Realty Ltd. 522-4611

**Wall & Redekop**  
**LARGE FAMILY HOUSE**  
 on 3420 Edinburgh St. Pt.  
 Coq. Open tomorrow 3-5 p.m.  
 66'x120' corner lot. 1300 sq.  
 ft. f/p. Must be sold. Try your  
 offer or trade! G. Barowsky  
 876-8207, 437-3771.

**HOUSES FOR SALE**  
**COQUITLAM & DISTRICT**  
**338**  
**ROYAL TRUST**  
 985-8231  
**HARBOUR CHINES**  
 Open Tomorrow 1-5  
 1801 Harbour Drive  
 You must see inside this large,  
 spotless, family home situated on  
 a 90x143 ft. Ravine Lot. Sun-  
 kitchen has wall oven, counter-  
 range and E.A. 3 B/R (Master en-  
 ste.) L/R and D/R with W/W  
 over hardwood. Open stairway  
 to 4th B/R, laundry 3 pce wash-  
 room and 30x13 rec. room. Cov-  
 ered sundeck plus party size  
 patio with lighting elec. Barbe-  
 que and fish pond. Approx. 2600  
 sq. ft. finished. priced in low  
 80's. Call Pat Scott. 929-3865.

**COLLEGE PARK**  
**PORT MOODY**  
 Just listed M.L.S. 3 bdrm. home  
 with ensuite and full bsmt. 2  
 F.P. Quiet cul-de-sac area of ex-  
 pensive homes. Close to schools,  
 trans. & 5 min. from Loughheed  
 Mall. Take over 1st mtg; of  
 \$42,000 at 10% or increase 1st  
 mtg; to \$50,000 at current int-  
 rate. \$61,900. Kerry D. Dix  
 936-8464.

**Newcombe Realty Ltd.**  
 5635 Cambie St. 266-9121  
**BY OWNER**  
 \$2900 Dn. 10 1/2% 1st Mtge. 3  
 BR. fin. bsmt. dble. garage.  
 Drive by 608 Shaw Ave. Coq.  
 Asking \$62,900. Ph. 939-4859  
 or 687-5162 to view.

**PRICE REDUCED**  
 for quick sale. Builder anxious.  
 Must sell new 3 bedrm. 1270 sq.  
 ft. 3 bedrm. reversed plan, w/w  
 carpet, C.P. & S.D. aluminum sid-  
 ing. Only \$61,900. Turchak Rlty.  
 437-1434 or 298-4042.

**HOUSES FOR SALE**  
**COQUITLAM & DISTRICT**  
**338**  
**ROYAL TRUST**  
 985-8231  
**HARBOUR CHINES**  
 Open Tomorrow 1-5  
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 You must see inside this large,  
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 range and E.A. 3 B/R (Master en-  
 ste.) L/R and D/R with W/W  
 over hardwood. Open stairway  
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 patio with lighting elec. Barbe-  
 que and fish pond. Approx. 2600  
 sq. ft. finished. priced in low  
 80's. Call Pat Scott. 929-3865.

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 Just listed M.L.S. 3 bdrm. home  
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 F.P. Quiet cul-de-sac area of ex-  
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 trans. & 5 min. from Loughheed  
 Mall. Take over 1st mtg; of  
 \$42,000 at 10% or increase 1st  
 mtg; to \$50,000 at current int-  
 rate. \$61,900. Kerry D. Dix  
 936-8464.

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**BY OWNER**  
 \$2900 Dn. 10 1/2% 1st Mtge. 3  
 BR. fin. bsmt. dble. garage.  
 Drive by 608 Shaw Ave. Coq.  
 Asking \$62,900. Ph. 939-4859  
 or 687-5162 to view.

**IDEAL STARTER**  
**TRY 500 DN.**  
 Delightful two bedroom bungal-  
 ow set on 66-foot lot in good  
 area of Port Coquitlam close to  
 schools and transportation. Util-  
 ity room off kitchen. Stove and  
 fridge included. Separate carport  
 and workshop. Asking only  
 \$42,900. Call Gene Hicks 936-  
 4785 (res) or 939-9281.  
**TOWN & COUNTRY ESTATES**  
 Port Coquitlam, Sparkling 1  
 year old, 3 bdrm, driveway in,  
 daylight bsmt. Try \$5,000 dn.  
 \$48,900 full price. Mrs. Catter-  
 mole, 752-6541, Westwood Re-  
 alty.

**NEW DELUXE HOMES**

- 1250 to 1750 sq. ft.
- Try 10% down.
- Large view lots.
- Will build to suit.
- Choose your floor
- Trades welcome
- plan.

**PRICES FROM \$59,900 to \$74,900**

**OPEN 12 TO 5**

These beautiful homes are located in Mary Hill — follow  
 Loughheed Hwy. to Pitt River Rd. — follow Pitt River Rd. to  
 Mary Hill Rd. turn right on Mary Hill Rd. to Western Drive,  
 turn left on Western to 1553 Elinor Cres., our office on site.

Bob Athey Office 524-9511 Res. 291-0775  
 Bill Kramer Office 273-3161 Res. 929-2194  
 Jim Israni Office 291-2821 Res. 433-6598

**CANADA PERMANENT TRUST**

"G"

1960

LAND REGISTRY

CHAP. 208

Grounds for  
refusing  
approval of  
subdivision.

**93.** In considering an application before him for subdivision approval, the approving officer may hear objections from any interested persons, and may refuse to approve the subdivision if in his opinion the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties or would be against the public interest. R.S. 1948, c. 171, s. 96; 1954, c. 18, s. 6.

G

134 NAMES

PETITION  
to

711

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

Mrs. L. Parker	1522	Haversley ave	Coquitlam
Mrs. A. Huberman	1550	Haversley Ave	Coquitlam
Mrs. K. Browne	1560	Haversley Ave	Coquitlam
<i>[Signature]</i>	1561	Haversley ave	Coquitlam
<i>[Signature]</i>	1590	Haversley Ave	Coquitlam
Harold Dalton	1589	Haversley Ave	Coquitlam
G. Gorn	1569	Haversley Ave	Coquitlam
Helga Enns	1569	Haversley Ave	Coquitlam
J. Wm. Mills	517	Furby Ct	Coquitlam BC
Ann. Mills	517	Furby Court	Coquitlam BC
C. Skade	521	Furby Court	Coquitlam
Mrs. Soroka	525	Furby Court	Coquitlam
Mr. C. A. Jillo	524	Furby Court	Coquitlam
Norma Jillo	524	Furby Court	Coquitlam
Steve	520	FURBY CT	COQ
F. Voce	520	Furby Ct.	Coquitlam
M. Stoupe	1530	King about St	W. Gallagher
J. Belanger	1550	King about	577 School house J.M. Gallagher 517 School

H



PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide by our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

Mr. J.R. Wheeler	483 Glenholme Street
Mrs. P. Rossi	484 MONTGOMERY STREET
Mr. J. Hardy	462 Montgomery St.
Mrs. A. Hardy	462 Montgomery St.
Mrs. Harris	458 Montgomery St.
Mrs. L. Stucky	452 Montgomery St.
Mr. L. Stucky	452 Montgomery St.
Gordon	460 Glenholm St.
Mrs. Cole	456 Glenholme St.
Mr. R. Cole	456 Glenholm St.
R. Mlcaik	448 Glenholme St.
R. Links	1909 Rhodene. See
P. Jonbert	1913 Edgewood ave.
M. Zebuch	427 Glenholme St.
M. Sauneman	429 Glenholme St.
Mrs. Mrs. J.A. Walker	438 Montgomery St.
Bozdanich	430 Montgomery St.
Clayson	430 " "
Mrs. Horie	424 Montgomery
R. Daugherty	407 Glenholme St.

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

92

54

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

Shirley Rager

2223 GALE AVE

~~Shirley Rager~~

333 Mundy St. Coq.

Norma Savage  
Jan Savage

333 Mundy St. Coq.

Phoasney

2241 Gale Ave

H Davis

225 Male Ave

P. Davis  
B Moberg

2250 Gale Ave.  
2244 Gale Ave

E Krensater

404 Bynge St.

G Krensater

404 Bynge St.

HT Brown

408 Bynge St.

Mrs J. McKinnon

2261 Male Ave.

Ken Gellie

2270 Portage Ave

Evans

2276 Portage Ave.

J. Sherry

2282 Portage Ave.

J. Spence

2288 Portage Ave.

J M Spence

2288 Portage Ave.

PETITION  
to  
COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

Rev Hofmann	492 MONTGOMERY St. Coq.
Janice Hofmann	492 Montgomery St.
Jane Senkoff	479 Glenholme St. Coq.
Yga Lazar	472 Montgomery St. Coq.
Claire Lazar	" " " "
C. Surmiak	468 Montgomery
Deer Gordon	461 Glenholme Street
P. Lucina	475 Glenholme St.
W. Gordon	461 Glenholme St.
S. Sabahi	452 Glenholme St.
D. Roberts	454 Glenholme St.
E. Rhodes	1905 Rhodena ave;
Man of Munro	1906 F. Hocher Ave.
John Munro	1906 Rhodena
Anders Wortley	419 Glenholme St.
Rockie Grant	433 Glenholme St.

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

Vera Jory

1522 Rochester Avenue

Don Jory

1522 Rochester Avenue

Jim Reed

1634 AUSTIN AVE

Just Reed

1634 Austin Ave

J. Whitford

1399 Madore Ave

U.S. Deun

1421 Madore Ave

C.W. Borb

1403 Madore

Laura Babity

1411 Madore Ave

Marie Moore

1577 Charland Ave

Pauline Zosak

1404 Madore Ave

Wm Langenbrin

1408 Madore Ave

Henry Langenbrin

1408 Madore Ave

R L Wells

1407 madore Ave

Tri Sottek

363 Schoolhouse St

Mrs. L. Anderson

1412 Madore Ave

W. T. Green

1420 Austin Ave

Mrs. J. Green

1420 Laurentian Ave

7 pages

N. Cousins

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

152 names

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

A Severson

1126 austin cog

Audrey Hutchison

1300 Austin Ave. Cog.

Boyle Bricker

1147 Austin Ave, Cog

[Signature]

1199 Austin

[Signature]

1199 Duster Ave

Bernard Boileau

449 Marmont St

Mary Fickelstein

540 Rochester St #113

Mrs T Stanley

1119 austin ave cog

[Signature]

1066 austin ave cog

T. Lock

1066 austin ave cog

[Signature]

446 marmont st cog

[Signature]

446 marmont st

Jean Andre

416 Marmont St

[Signature]

1059 Rochester

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

82.

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street and Rochester Avneue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

*Nellie Curtis*  
*Lauraine Mueller*  
*Linda Jones*  
*Mel Rank*  
*Lele Rubato*  
*Shirley McLean*  
*D. Grafton*  
*Bonnie Grafton*  
*Beatrice Rogers -*  
*V.E. Rogers*  
*Kenneth W. Ross.*  
*Shirley Ross*  
*Myra Young*  
*D. Foster*  
*H. Foster*  
*E. G. Anderson*  
*Cross In Idaho*

*1575 Dansey Avenue.*  
*1541 Dansey Avenue,*  
*1521 Charland Avenue*  
*1118 Rochester Ave.*  
*1120 Rochester Ave.*  
*1378 Dansey Ave*  
*1571 Madore Ave.*  
*1571 Madore Avenue*  
*1518 - Rochester ave.,*  
*1518 Rochester ave.*  
*1127 Rochester AVE.*  
*1127 Rochester Ave*  
*1400 Dansey ave*  
*1573 Charland Ave,*  
*1573 Charland Ave*  
*1412 Madore Ave.*  
*1562 Madore Ave*

77

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

*[Handwritten signature]*  
Pat Russell  
Eley

1416 Dalton Crt.  
1416 Dalton Crt.  
1398 Madore Ave

*[Handwritten signature]*  
John Wood

1398 Madore Ave

*[Handwritten signature]*  
John Wood  
Jim O'Brien  
Joy O'Brien

1582 Madore Ave

*[Handwritten signature]*  
Mary Bennett  
Kyrille Hamilton

1570 Madore Ave  
1394 Madore Ave  
1394 Madore Ave

*[Handwritten signature]*  
Kai Hansen

1400 Madore Ave

*[Handwritten signature]*  
John Rankin

1396 Madore Ave

*[Handwritten signature]*  
Dick Abbott

1682 Dansey Ave

*[Handwritten signature]*  
Les Cousins

1722 Dansey Ave

*[Handwritten signature]*  
Cathy Cousins

1410 Dansey Ave

*[Handwritten signature]*  
Mrs. B. Wamboldt

1401 Dansey Ave

*[Handwritten signature]*  
Muriel Wamboldt

1401 Dansey Ave Cof.

1405 Dansey Ave Cof.

1420 Rochester Ave, Cof.

1520 CHAMBERS AVE

PETITION  
to  
COQUITLAM MUNICIPAL COUNCIL

21

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

Cherie Oliver	1418 Madore Ave, Coq
Edward W. Olin	
Skinner	1421 Madore Ave Coquitlam
Ieri Yappk	363 Schockhouse St
Shuley Varrel	430 Schockhouse St
A. Pineau	1413 - Charland
K. Uotak	1407 Charland
L. Uotak	1407 Charland
D. Moore	1382 ✓
R. Moore	1392 ✓
B. Pellerin	1189 Rochester Ave
R Boswell	850 Porter St
J Boswell	830 Porter St
H McMillin	931 Standen Ave
B McMillin	931 Standen Ave

16



PETITION  
to

## COQUITLAM MUNICIPAL COUNCIL

(35)

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE	ADDRESS
<del>W. Morgan</del>	2223 Gale Ave. Coq.
<del>W. Morgan</del>	2224 Gale Ave., Coquitlam
L. Longfellow	2224 Gale Ave., Coq.
Mrs. Ingrid Mander	2232 Gale Ave. Coq.
Mr. George Mander	2232 Gale Ave. Coq.
P. M. Allen	2238 Gale Ave. Coq.
Mrs. L. Fack	2272 Gale Ave. Coq.
B. Baer	2272 Rob Ave. Coq.
T. Quigley	2274 Gale Ave. Coq.
H. Quigley	2274 Gale Ave. Coq.
<del>W. Zimm</del>	2290 Gale Ave. Coq.
M. Karpenka	2217 Haverley Ave.
S. Karpenka	2217 Haverley Ave.
P. Karpenka	1120 Rochester Ave.
J. Fedorak	302295 PORTAGE AVE.
S. Fedorak	2295 PORTAGE AVE.
R. Niman	428 Byng St.
O. L. Greene	2261 Stanwood Ave.

PETITION  
to  
COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION to ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

<i>W. Sumner</i>	508 Praycott St.
Wynn Putnam	512 Draycott St.
Charlotte Jansow	516 Draycott St.
Erny Salovech	517 - Draycott St.
Shen Weis	521 - Draycott St.
Lucy Carter	525 DRAYCOTT
<i>W. Carter</i>	✓
Ann Parkinson	524 Draycott Street.
David Ellis	529 <del>Draycott Street</del>
Hazel Anderson	532 Draycott St.
Phyllis McKane	537 " "
D. Roberts	554 " "
W. Duff	558 " "
J. Johns	559 " "
Lies Jensen	587 " "

G. Babbitt

61 names

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

Murray Deally  
J. B. [unclear]

705 Robison St. Coq.  
[unclear] [unclear] St. [unclear] P. [unclear]

F. Argent

705 Regan, Coq.

Dwayne C Babbitt

1411 Madore Ave Coq

Lorna Richmond

1573 Dansey Ave

Virginia Knutson

1568 Dansey Ave.

[unclear]

1575 Dansey Ave.

Roy & Gladys Nickless

1574 Dansey Ave.

Jennis Spens A

1579 Dansey Ave

Keritha Morris

560 Cochrane Ave

Abe K [unclear]

1570 Dansey Ave

[unclear]

1600 Dansey Ave

Allan Kennedy

1620 Dansey Ave.

Yvonne Hanson

1632 Dansey Ave

Chen Adams

1642 Dansey Ave Coq

Maria Adams

1692 [unclear] Coq.

ITEM #3 - Z-2-75

This application is for eighteen three-bedroom townhouse units on a site not within a designated apartment area. We originally reviewed the question of the location, as per the original criteria in a 1970 report on locating townhousing within the different residential neighbourhoods of West Coquitlam. However, since that time, the matter of these criteria has been referred back to the Planning Department, and is currently under study. I can report in regard to the specific application that there is sufficient capacity at Rochester Elementary School to accommodate children from the eighteen three-bedroom units. It is also clear that the site is across the street from a proposed neighbourhood park. Another guideline which seems relevant is that of the development fitting into the neighbourhood in terms of subdivision pattern, and allowing for a better housing proposal than possible under conventional subdivision. It appeared that up to six lots was possible under the subdivision design approved in 1973 for this site, although the three westerly lots were dependent upon soil conditions. There are probably other factors which are important in reviewing this project, but we have no

- 2 -

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - MARCH 27, 1975

ITEM #3 - Z-2-75 con't

concluded a review as to what should be taken into account in reviewing townhouse projects in an update of the 1970 recommendations.

The Design Committee did review the plans for this proposal and commended the applicants on their presentation and the manner in which the development fits into the neighbourhood. They did indicate that they might give consideration to the use of different paving materials in front of the units to break up the large expanse of blacktop and better identify the entrances. They indicated that they would be concerned with vents for gas fireplaces and how these would be handled at the building permit stage. They also suggested that the northerly building be broken up, possibly by providing some variation in elevation.

The Advisory Planning Commission recommended referral to Public Hearing, and Council concurred with this recommendation on February 24, 1975.

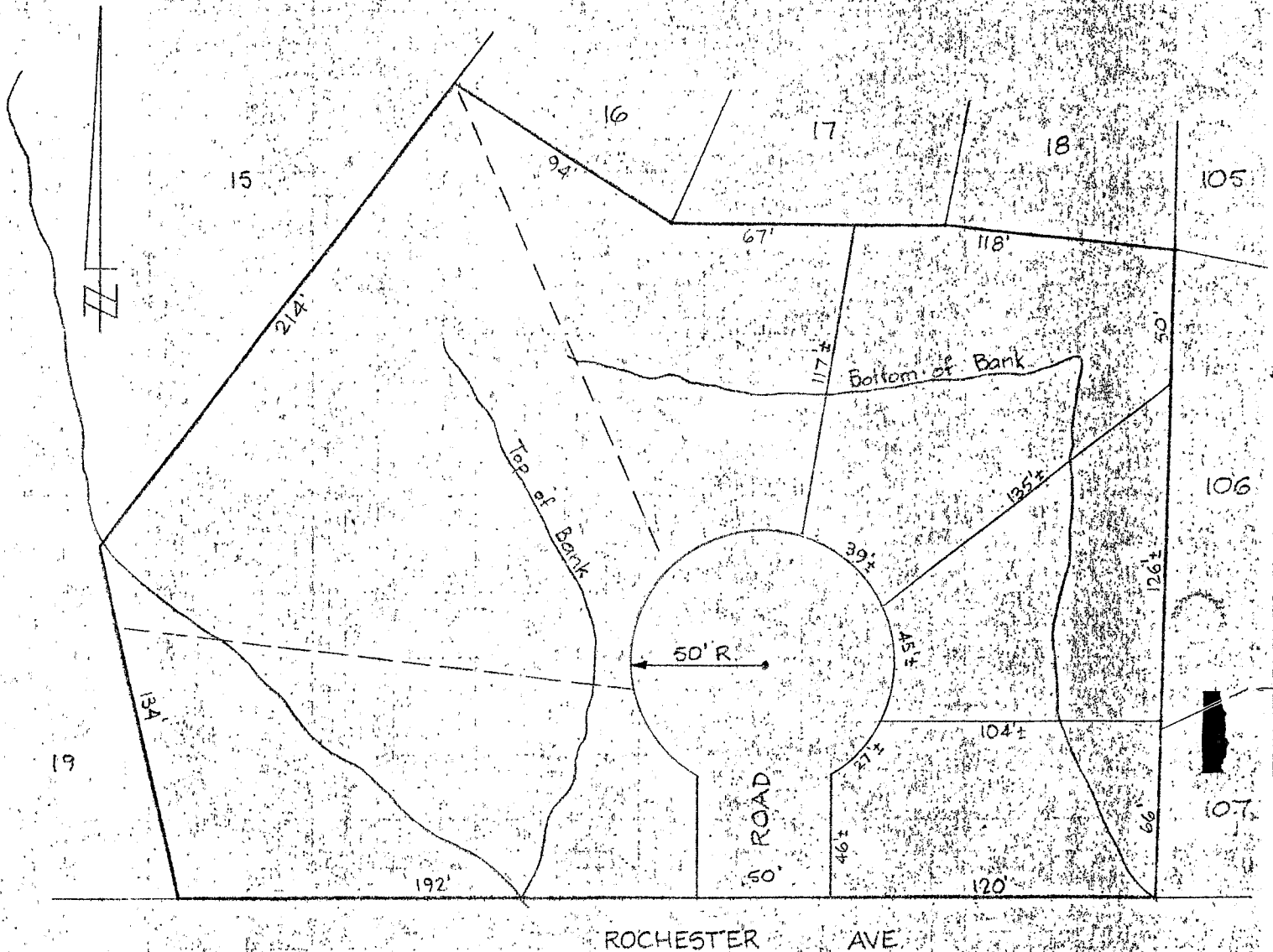
In conclusion, the Planning Department finds it difficult to make a recommendation with regard to this development, since the policy for locating townhousing within West Coquitlam is at present subject to study.

*D.M. Buchanan*

D.M. Buchanan  
Planning Director

# SUBDIVISION OF LOT 20, D.L. 109, PLAN NO. 23975

Owner :- VAGAR CONST. LTD.



NOTE :- 1) Dashed lines indicate proposed future subdivision.

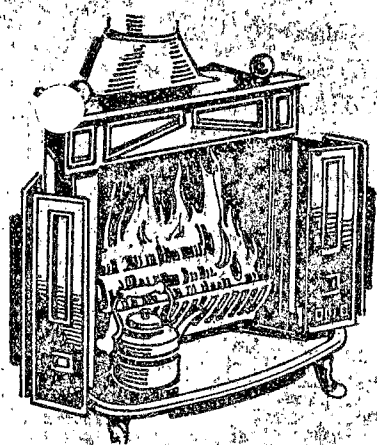
This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

<b>CORPORATION OF THE DISTRICT OF COQUITLAM</b>		
SUBDIVISION PRELIMINARY APPROVAL		
<i>Approved with conditions</i>		
DATE <i>Sept. 20/73</i>		
<i>S. Jackson for Planning Director</i>		
DRAWN G.N.M.	SCALE 1"=60'	DRG. NO. 8-2681 D

"K"

INSTALL YOUR OWN !!!

## Add extra warmth with a Franklin



Keep your home fires burning with a Franklin

# \$199

34" w x 22 1/2" d. x 30" high Franklin has all the features of the larger model. 42R042 205

### Our largest Franklin

It's our largest model. It measures 42 1/2" w x 24 1/2" d x 31 3/4" high. Solid cast iron. 42R 042 207 ..... ea. \$399

### 31x31x27" Franklin

Takes logs up to 16" long. With all the fine features of the larger models, including solid cast iron construction. 42R 042 006 ..... ea. \$179

*Smoke pipes for the above Franklins sold separately*

Sears: Plumbing and Heating (42) Phone Enquiries: Burnaby 433-3211; Richmond 278-5542; Surrey 588-0811; North Vancouver 985-7722. Advertised Prices in effect through Saturday, May 10 while quantities last

## Simpsons-Sears Ltd.

Park Free While You Shop Sears: 4750 Kingsway, Burnaby; Richmond Square, Richmond; Surrey Place, Surrey; Capilano Mall, 943 Marine Dr., North Vancouver

K

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

Murray Daily  
P. S. Pfeifer

705 Robinson St Coq.  
201 College St. W. P. Moody

F. Argent

705 Regan, Coq.

Dwayne C Babbitz  
Lorna Richmond

1411 Madore Ave Coq  
1573 Dansey Ave

Virginia Knutson  
[Signature]

1568 Dansey Ave.  
1575 Dansey Ave.

Roy & Gladys Nicklen

1574 Dansey Ave.

Dennis Spens A

1579 DANSEY T-RUE

Roswitha Morris

560 Cochrane Ave

Abe K. [Signature]

1580 Dansey Ave

[Signature]

1600 Dansey Ave.

Allan Kennedy

1620 Dansey Ave.

Yvonne Hansen

1682 Dansey Ave

Edna Adams

1692 Dansey Ave Coq

Maria Adams

1692 Dansey Ave Coq

SIGNATURE	ADDRESS
* Mrs June Brigham	1740 Dansey Ave.
Mrs Grace Tubbs	1763 Dansey Ave
Fred Tubbs	1763 Dansey Ave
* Rod Forten	1773 DANSEY AVE
Doreen Volbek	469 Laurentian Crescent
D. K. Shub	1793 DANSEY AVE COQUILHAN
S. B. Burgess	1768 Austin Ave, Coq.
Peter Simpson	1724 Rush W.
Pearl Simpson	1724 Austin Ave
F. E. Wagner	1702 Austin Ave.
G. J. Wagner	1702 Austin Ave.
D. MacMurchee	1578 Rochester
Alan	1572 ROCHESTER
Mrs G. G. G.	1640 Rochester
Mrs M. Jones	400 Madison St Coq.
Mrs. D. Chase	919 Reading Coq.
Keith B. Pih	403 Laurentian Coq.
John Bardette	404 Laurentian Coq.
J. J. J.	414 Laurentian Cres



Peter 3824 Inverness St.

H. Begg 414 Laurentian Ave. Cog.

B. Kintewich 414 Laurentian Cog.

H. Walker 1771 Madore Cog

Ross McDonald 1781 Madore Ave. Cog.

Isabel McDonald 1781 Madore Ave Cog.

J. R. Lyth 1770 DANSEY AVE COG

J. de Lyth 1770 Dansey Ave. Cog.

Mrs J. Kitchin 1760 Dansey Ave Cog.

John Stames 2275, LATIMER AVE, COG.

R. J. Smith 1750 DANSEY

H. A. Wright 1739 Dansey Ave

B. Querin 1728 Dansey Ave.

J. St. Querin 1728 Dansey Ave

J. Fowler 1711 Charland Ave.

Lillian Fowler 1711 Charland Ave.

E. Dawson 1702 Dansey Ave.

Madeline Mockford 1795 Charland Ave.

Alex Mockford 1795 Charland Ave.

B Hill 1718 AUSTIN AVE.

Lessie Hill 1718 Austin Ave

SIGNATURE

ADDRESS

Mrs J. S. Shaw

1531 Dansey Ave Bay.

John M. Shaw

" " "

Berry Shaw

" " "

Brent M. Mearns

" " "

Beverly Anderson

1412 Madore Ave, Coquitlam.

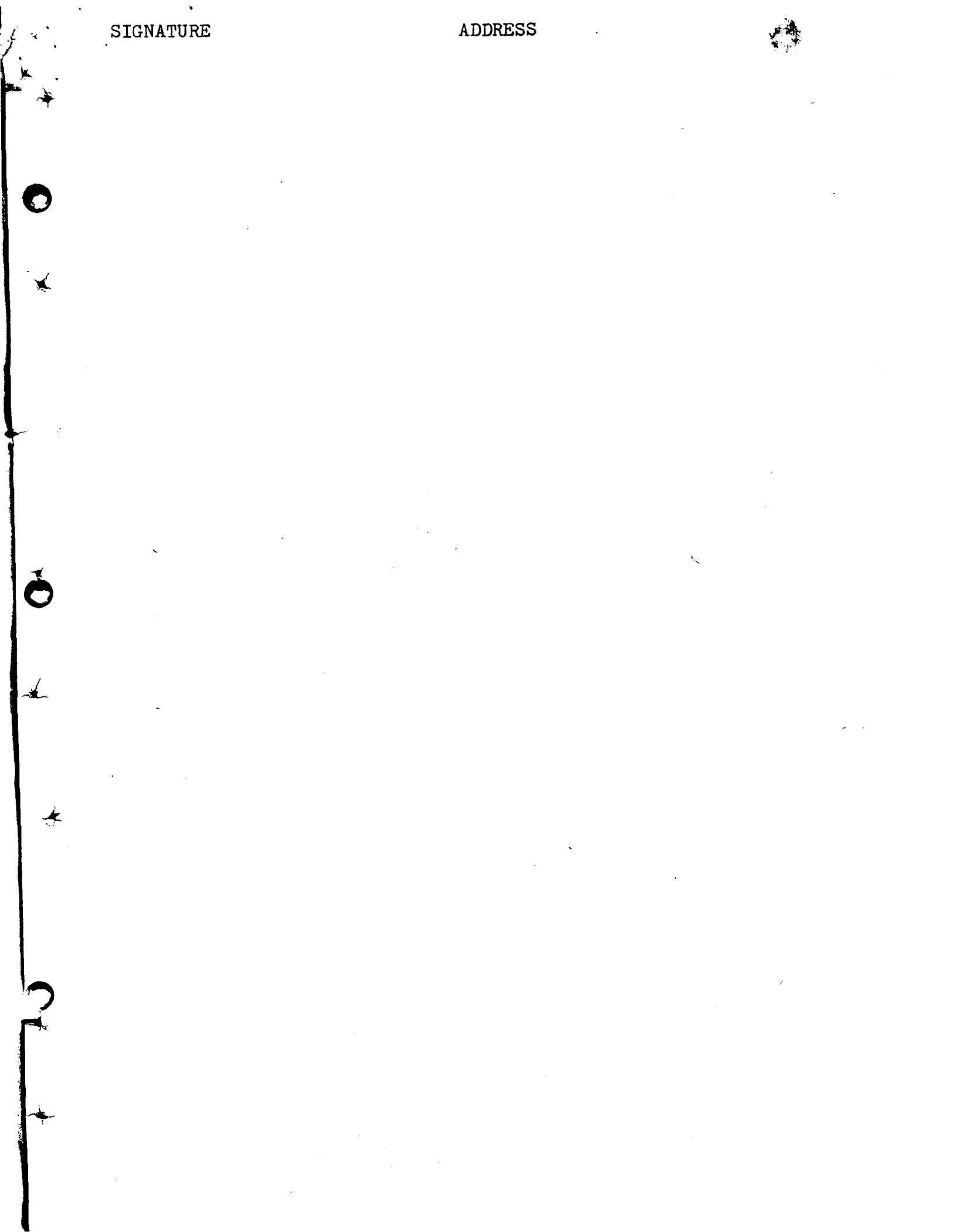
5

SIGNATURE

ADDRESS

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ADDRESS

Donald R. N. E.

125

PETITION  
to  
COQUITLAM MUNICIPAL COUNCIL

21

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

Cherie Oliver

1418 Madore Ave., Coq.

Edward W. Oliver

Express

1421 Madore Ave Coquitlam

Neri Yaffe

363 Schoolhouse St

Shirley Varrel

430 Schoolhouse St.

A. Finnan

1413 - Charland.

L. Utub

1407 Charland

L. Utub

1407 Charland

D. Moore

1382 ✓

R. Moore

1392 ✓

R. Moore

1392 ✓

B. Pellerin

1189 Rochester Ave.

R Boswell

830 Porter St

g Boswell

830 Porter St

H. McMilling

931 Stanton Ave

B McMilling

931 Stanton Ave

SIGNATURE

ADDRESS

\* J. Kenney  
 M. Kenney  
 O M. Chisholm  
 \* W. Whitford  
 G. Kelly

900 Spence St.  
 900 Spence St.

1211 - Bartlett Ave, Coy.  
 1399 Madore Ave,  
 1502 Rochester Ave

SIGNATURE

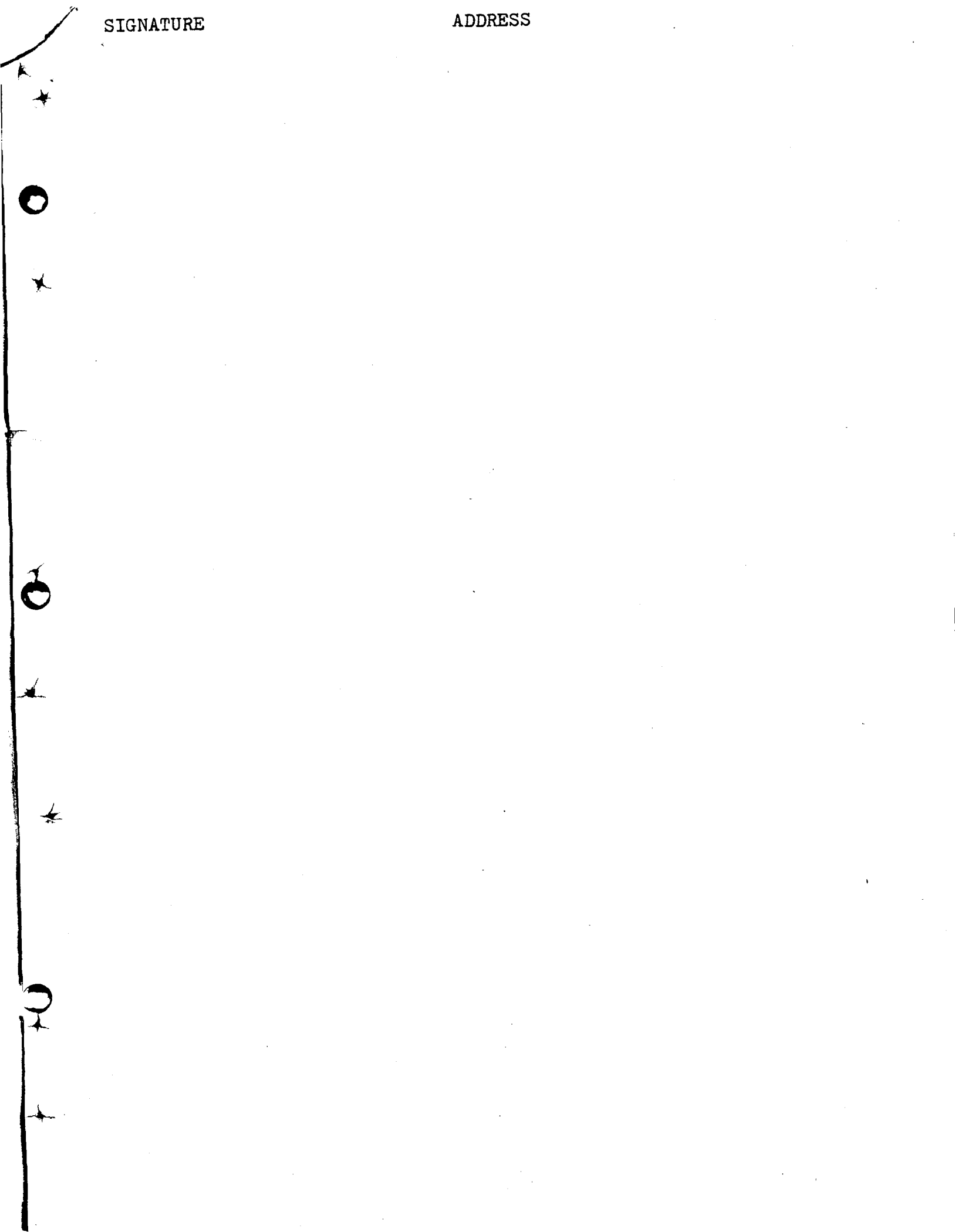
ADDRESS





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77

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

*Pat Russell*  
Pat Russell  
Key

1416 Dalton Cr.  
1416 Dalton Cr.  
1398 Madore Ave.

*A. Day*  
A. Day  
Merriss

1398 Madore Ave.  
1582 Madore Ave.

*John Wood*  
John Wood  
Jim O'Brien  
Joy O'Brien

1570 Madore Ave.  
1394 Madore Ave.  
1394 Madore Ave.

*Mary Bennett*  
Mary Bennett  
Myrtle Hamilton

1400 Madore Ave.  
1396 Madore Ave.

*Kai Hansen*  
Kai Hansen  
Lola Rankie

1682 Dansey Ave.  
1722 Dansey Ave.

*Dick Abbott*  
Dick Abbott

1410 Dansey Ave.  
1401 Dansey Ave.

*Lee Cousins*  
Lee Cousins  
Janeth Cousins  
Mrs. B. Wamboldt  
Muriel Westlund

1401 Dansey Ave. Cog.  
1405 Dansey Ave. Cog.  
1420 Rochester Ave., Cog.

*John C. Stepha*  
John C. Stepha

1520 Parkman Ave

## SIGNATURE

## ADDRESS

* R. Jacobson	1567 MADORE AVE COQ.
J. Marshall Taylor	1724 Charland Ave Coq.
Guril Saunders	1391 Madore Ave.
* Monty P. Hursey	1632 CHARLAND Ave. Coq.
Fred Saunders	1391 Madore Ave Coq.
Sue Ann	1395 Madore Ave Coq.
H. Bork	1403 Madore Ave. Coq.
Judy Evans	1395 Madore Ave. Coq.
C. H. Babbitt	1411 Madore Ave Coq.
Linda Schlater	1417 Madore Ave. Coq.
Jim Schlater	1417 Madore Ave. Coq.
* Binay Johnson	1419 Madore Ave. Coq.
Charles Johnson	1419 Madore Ave. Coq.
Thain Graves	406 Schoolhouse St., Coq.
Pete Ackerman	1424 Dalton Ct
Ed. H. Tomney	406 Schoolhouse St.
O. B. Groves	406 Schoolhouse St.
Julio R. Hayes	1020 CHARLAND AVE. COQ.
* Angele Laliberte	1418 Charland Ave. Coq.
Barbara Brown	1400 Charland Ave.
Stacy M. Taylor	1324 Charland Ave Coq.
* Fred Silvester	1424 Dancy St.
Queen Silvester	1424 Dancy.

## SIGNATURE

## ADDRESS

Mrs Lois Abbott	1410 Dansey Ave, Coq.
* Mrs Annie Price	1391 Dansey Ave Coq.
R. G. McCullough	1394 Dansey
B. McCullough	1394 Dansey Ave.
DW Duquette	1374 Dansey Ave
Bernadette A. Duquette	1374 Dansey Ave., Coq.
L.R. Hudson	440 Karp ct.
Janet Hudson	440 Karp Crt.
Annette Lemieux	444 Karp Court Coq.
M. J. Hunter	441 Karp Court Coq
Marilyn Hawcher	" " "
Eleanor Karp	448 Karp Court Coq.
Vally Karp	448 Karp Court
Ernie McLaen	1378 Dansey Ave.
* Fred Connor	1386 Madore Ave.
Louise Connor	1386 Madore Ave.
Agnes Kaverchuk	1386 Madore Ave.
Grant Robinson	1390 Madore Ave.
Carol Robinson	1390 Madore Ave.
Robert Hales	1383 Dansey Ave.
R. Hales	1383 Dansey ave.
R. Price	1391 Dansey ave
F. Jewell	1395 Dansey Ave
A. Jewell	1395 Dansey Ave.
Karen Jewell	1395 Dansey Ave

## SIGNATURE

## ADDRESS

\* *[Signature]*  
 \* *[Signature]*  
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 \* *[Signature]*

1415 DANSEY AVE  
 1415 Dansey Ave  
 1418 Dansey Ave  
 1404 Dansey Ave  
 1404 Dansey Ave  
 1400 Dansey Ave  
 1424 Dalton Ct.  
 1421 Dalton Ct.  
 1421 Dalton Ct.  
 1423 Dalton Court.  
 1423 Dalton Court

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May 1975.

## PETITION

to

82.

## COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street and Rochester Avneue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmem and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

## SIGNATURE

## ADDRESS

Mollie Curtis	1575 Dansey Avenue.
Lauraine Mueller	1541 Hansy Avenue,
Dorinda Wood	1521 Charland Avenue
W. J. Rank	1118 Rochester Ave.
Arlene Kubator	1120 ROCHESTER Ave.
Shirley McLean	1378 Hansy Ave.
D. Grafton	1571 Madore Ave.
Bonnie Grafton	1571 Madore Avenue
Beatrice Rogers	1518 - Rochester ave.,
H. E. Rogers	1518 Rochester ave.
Kenneth M. Press.	1127 Rochester AVIE.
Shirley Ross	1127 Rochester Ave
W. J. Young	1400 Dansey ave.
P. Foster	1573 Charland Ave,
H. C. Foster	1573 Charland ave
E. G. Anderson	1412 Madore Ave.
Mrs. M. Chula	1562 Madore Ave

## SIGNATURE

## ADDRESS

Joan Lifford	1566 Madore Ave
Bob Ferret	1575 Madore Ave.
<del>W. S. L.</del>	1579 MADORE
○ Pearl Lowood	1570 Madore
June Harris	1574 Madore Ave.
<del>Joseph H.</del>	1574 Madore Ave.
Jeanette Hughes	1587 Madore Ave.
E. Lifford	1566 Madore Ave
Luda Smellie	1579 Madore Ave
Nelson W. Webster	1578 Madore Ave
<del>Wilma Simpson</del>	1582 <del>Madore Ave</del>
○ G. Darry	1586 Madore Ave
J. Eastlich	403 MADISON ST
* J. J. Eastlich	403 Madison St.
B. Greenwood	408 Madison St.
<del>Drummond</del>	408 MADISON ST.
<del>B. Greenway</del>	412 MADISON ST.
May Greenway	412 MADISON ST.
L. Sullivan	416 Madison St.
D. Stout	420 Madison St.
○ C. Akester	424 Madison St.
B. Nelson	431 Madison.
H. Leachman	423 Madison
* E. Leachman	423 Madison
D. Reschner	1751 Madore Ave

## SIGNATURE

## ADDRESS

J. Knight	1751 MADORE AVE
L. Yanko.	1761 Madore Ave.
E. Yanko	1770 Madore Ave.
R. J. Frances	1750 Madore Ave
Judi Harris	1750 Madore Ave.
Donna Buning	415 Madison St. Coq. B.C.
Wendy Miras	411 Madison St. Coquitlam B.C.
P. D. Miras	411 Madison St. Coq. B.C.
Cecil Best	434 WINONA ST. Coq.
Gail Shaw	431 Winona St.
Gant Shaw	431 Winona St.
Helen Layng	427 Winona St. Coq.
Bonny Layng	427 Winona St. Coq.
Shirley S. Inlayson	423 Winona St. Coq.
Ireda Lawrence	415 Winona St. Coq.
Carol Mackenzie	410 Winona St. Coq.
Elizabeth Hart	411 Winona Coq.
Russ Hart	" " "
Ms. P. A. Hall	1650 Rochester Ave.
Laura Kemp	403 Winona St.
Doris Lawrence	401 Winona St.
Helen Lawrence	401 " "

## SIGNATURE

## ADDRESS

Ms. J. Jowett

J. Baptist

R. Kennedy

Al Darts

Jan Darts

Mael Hylands

Marilyn Hylands

Louise Niska

Carl & Niska

Heather G. Ellis

~~Bill~~

J. W. Schonert

M. B. Schonert

Bruce C. Ledge

Swinder Nisser

Rene F. Nison

Bob Edwards

1591 Thomas Ave. Cog.

1081 Thomas ave cog.

1381 Thomas Ave, Cog

1571 Thomas Ave Cog.

157 Thomas Ave. Cog.

1361 Thomas Ave Cog.

1561 Thomas Ave. Cog.

1560 Thomas Ave Cog

1500 Thomas ave Cog.

1551 Thomas Ave. Cog.

✓ ✓

1595 Hammond Ave, Coquette

✓ ✓ ✓

1586 Hammond Ave Cog.

1587 HAMMOND AVE Cog.

1579 Hammond ave. Cog.

1578 Hammond Ave Cog.

1578 Hammond Ave Cog.

SIGNATURE

ADDRESS

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ADDRESS



7 pages  
D. Cousins

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

152 names

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

G. Severson	1126 austin cog.
Audrey Atchison	1300 Austin Ave. Cog.
Hayle Bricker	1147 Austin Ave, Cog.
H. B. [unclear]	1199 Austin
J. [unclear]	1199 Austin Ave
Bernard Bolleau	449 Marmont St
Mary F. [unclear]	540 Rochester St. #113.
Mrs T. Stanley	1119 austin ave cog.
Jean Lohr	1066 austin ave cog.
T. Lohr	1066 austin ave
J. B. [unclear]	446 marmont st. cog.
James R. [unclear]	446 marmont st
Jean Andre	416 Marmont St.
Mrs D. [unclear]	1059 Rochester.



Mr Beausoleil	358 Marmont St
J. Van Nerven	1100 Rochester Ave
G. Van Derwin	1100 Rochester av
W. Strayki	1134 Rochester Ave
Lena Strayki	1134 Rochester Ave. Coq.
S. McAlpine	1140 Rochester Ave Coq.
Sybil Carlson	1152 Rochester Ave. Coq.
David B. Lavoie	1190 Rochester Ave Coq.
Deanna B. Lavoie	
Eugene M. Gaudet	1200 Rochester Ave. Coq.
Maretha Taylor	1149 Rochester Ave. Coq.
Constance Rougeau	1150 Rochester Rd.
A. Rzy	1143 Rochester Ave
Mary Keen	1143 <sup>1/2</sup> Rochester Ave.
Betty Lopez	1135 Rochester Ave. Coq.
W. E. Brown	1135 Rochester ave. Coq.
Penny Neufeld	1133 Rochester Ave. Coq.
Donna Neuncombe	1131 - Rochester Ave. Coq.
Gladys Mater	1115 Rochester Ave Coq.
M. K. Mater	1115 Rochester Ave. Coq.
Charles Sauve	1111 Rochester ave Coq
M. L. Sauve	1111 Rochester ave Coq
Harvey	1109 Roches Ave Coq.
Mrs J. L. Berggren	1103 Rochester Ave Coq.

SIGNATURE

ADDRESS

R. S. Cooper	1101 Rochester ave
M. Laroguel	413 Marmont
F. Casson	407 Marmont
P. Dainius	419 Marmont st.
John K. Lavatt	423 Marmont St. Coq.
Dierdy U. Lavatt	423 Marmont St. Coq.
Jerry Jurick	427 Marmont St. Coq.
Edwina Jurick	427 Marmont St. Coq.
Bill Anaka	435 Marmont Coq.
Meto Glover	1100 Charleud Ave Coq.
Mr & Mrs R. Haland	445 Marmont St. Coq.
R. Haland	445 Marmont St. Coq.
Mrs M. Boileau	449 Marmont St Coq.
Lee Choan	1131 Rochester ave
Mr. & Mrs. R. Lamont	1123 Rochester Ave.
J. Van Brakel	1122 Rochester ave.
D. Van Brakel	1122 Rochester ave.,
J. Von Brakel (Dr)	1122 Rochester ave.,
J. Jandt	1200 Rochester Ave., Coq.
J. Brandschert	1141- Rochester Ave. Coq.
L. McBean	435-A Marmont St. Coq.
Ken McBean	435 * MARMONT ST Coq
Milly Samuelson	1069 Dansey + Marmont

## SIGNATURE

## ADDRESS

SIGNATURE	ADDRESS
Dear Brother	1147 Austin Ave.
J. Stanley	1119 Austin Ave.
Mrs. W. Knuedel	438 Marmont Street
Mr. Bee Knuedel	438 Marmont St.
Mrs. W. J. Arnold	408 Marmont St.
Mr. W. Arnold	408 Marmont St.
Arnold Messers	404 Marmont St.
Mr. J. L. Berggren	1103 Rochester
R. Hebeles	1104 Charland Ave.
G. Hebeles	1104 Charland Ave.
W. Johnson	1108 Charland Ave.
R. Johnson	1108 Charland Ave.
B. Billington	1112 Charland Ave.
A. Wirmeling	1116 Charland Ave.
A. Wirmeling	116 Charland Ave.
B. Belodan	1120 Charland Ave.
E. Trickett	1132 Charland Ave.
C. K. P.	1138 CHARLAND AVE.
E. Coss	1140 Charland Ave.
Mark Varga	1155 Charland Ave.
Dianne Clark	1145 Charland Ave.
Kane Brisseau	1139 CHARLAND AVE.
Evan Brisseau	1139 Charland Ave.
Victor Muller	1137 Charland Ave.
Emma Muller	1134 Charland Ave.
A. Rubin	1131 Charland Ave.
A. Rodman	1131 Charland Ave.
Mr. & Mrs. J. Turner	1117 Charland Ave.

## SIGNATURE

## ADDRESS

Mrs M. King  
Mrs. P. Cahill

Dr. Hugo Lengyel

Coor to

D. J. Kahar

D. Jenkins

D. Jenkins

E. Reinders

Mr. Taylor

B. Vanier

L. Sangha

D. Briggs

L. Hudson

B. C. Hudson

Reed Simpson

Marge Brown

Louise Mutter

Ray Wagner

Linda Wagner

Fred Wagner

Pat Weiss

Yoshiko Mizuki

Fony Gerussi

Birde Gerussi

1117 - Ashland Ave.

1111 Ashland Ave

1100 Charland Ave

120 Charland Ave

1108 Dansey Ave. Coq.

1112 Dansey Ave. Coquitlam

1112 Dansey Ave. Coquitlam

1114 Dansey Ave. Coq.

1117 Dansey Ave Coq

1132 Dansey Ave Coq.

1150 Dansey Ave Coq

1158 Dansey Ave Coq.

1162 Dansey Ave, Coq.

1162 Dansey Ave. Coq.

1166 Dansey Ave. Coq.

1165 Dansey Ave. Coq.

1163 Dansey Ave. Coq. B.C.

1155 Dansey Ave

1155 Dansey Avenue

1155 Dansey Ave.

1149 Dansey Ave.

1143 Dansey Ave.

1139 Dansey Ave.

1139 Dansey Ave.

## SIGNATURE

## ADDRESS

Lynne Johnston  
Rick Johnston

1125 Nancy Ave, Coq.  
1125 Nancy Ave Coq.

Lynn McLachlan

1104 Madore Ave, Coquitlam, B.C.  
~~1104 Madore Ave~~ Coq. B.C.

James Cooper  
of Parfitt  
Regina M Parfitt

1106 Madore Ave. Coquitlam B.C.

Walter J Danyluk

1132 Madore, Coquitlam-

Margaret Danyluk

1132 Madore Ave Coq.

Mr Dupuis

1138 Madore Ave Coq.

Anta Sattel

1138 Madore Ave. Coq.

Chris Sath

1154 Madore Ave Coq.

H. Kerenowit

1162 Madore Ave Coq.

1162 Madore Ave. Coq.

W. Sobry

1164 MADORE AVE COQ.

Shelley West

1161 madore ave.

J West

1157 Madore Ave.

Lucille Sampson

1154 Madore Ave

Chuck Sampson

1153 Madore Ave. Coq.

Ann Sather

1153 madore ave. Coq.

Ruth Sather

1141 madore Ave Coq.

Lorraine J Lennie

1141 madore ave.

Wesley

1137 madore Ave Coq.

B. Peterson

1111 MADORE AVE COQ.

M. Alfano

1115 Madore Ave Coq.

1111 MADORE AVE Coq.

1107 Chelard Ave Coq.

Mr L. R. G. G. G. G.  
Mrs M. Amster  
O. J. Meers

Mrs J. Shirley  
Mrs <sup>Anna</sup> John Samograd.  
John Samograd

Don Joby  
D. Mike

L. Jurgon

J. Jurgon

Jim Chuchak

H. La Fite

Louise Lafortune

Nick Shmelch

1154 Dansey Ave.  
1154 Dansey Ave.  
11419 Dansey Ave

1158 Madore Ave  
1165 madore Ave.  
1165 Madore Ave  
1161 Madore Ave.  
1145 - Madore.

1107 Madore Ave. Cog.

1107 Madore Ave, Cog.

1107 Madore Ave Cog.

415 Marmont St.

415 Marmont St.

1126 Rochester Ave Cog

9.9. L. Babbitts

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the area bounded by Marmont Street, Austin Avenue, Laurentian Street, and Rochester Avenue, TOTALLY AND COMPLETELY OPPOSE ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain this area SINGLE-FAMILY zoning.

SIGNATURE

ADDRESS

Vera Jory	1522 Rochester Avenue
Don Jory	1522 Rochester Avenue
Jim Reed	1637 AUSTIN AVE
Janet Reed	1634 Austin Ave.
P. Whitford	1399 Madore Ave
J.S. Duen	1421 Madore Ave
C.W. Bork	1403 Madore
Lair Babbitts	1411 Madore Ave.
Marie Moore	1577 Charland Ave.
Pauline Zocak	1404 Madore Ave.
Lair Langenbrink	1408 Madore Ave
Henry Langenbrink	1408 Madore Ave
R L Wells	1407 madore Ave
Di Soffek	363 Schoolhouse St
Mrs. L. Anderson	1412 Madore Ave.
Walter Evans	1420 Austin Ave
Mrs. L. Evans	1420 Rochester Ave

## SIGNATURE

## ADDRESS

Mr & Mrs Mandank	1532 Austin
Mr & Mrs. H. King Jordan Rd.	1551 Charland Ave.
	1541 Charland Ave.
Mrs Mrs A. Young	1546 Charland Ave.
Mr & Mrs G. L. Coon	1530 Charland Ave.
Mrs Anna Stephen	1520 Charland Ave.
Frank Stephen	1520 Charland Avenue
John Petersen	1521 Charland Ave.
Claudia Lemay	1510 Charland Ave.
Mr. Ray Lemay	1510 Charland Ave.,
F. J. Guest	1511 Charland Ave.
Mr Baglo	1500 Charland Ave.
Mrs R Baglo.	1500 Charland Ave.
Mr & Mrs Mooney	452 Schoolhouse St.
Gene Staff	445 Schoolhouse St.
Norm Staff	445 Schoolhouse St.
Dorothy Matson	1500 Dansey Ave.
Low Grecker	1506 Dansey Ave.
Norman R Kelly	1516 Dansey Ave.



Mrs. Thayer S. H. Thayer	1521 Dansey
J. Shan	1531 Dansey
A. Penney (Mr & Mrs)	1526 Dansey
Mr. & Mrs. Humphreys	178. Decaire St.
Mr & Mrs J. W. Senger	479 Decaire St. 979-1943.
Mr & Mrs. B. Nagin	431 DECAIRE ST.
Mr & Mrs. J. Cole	1563 Madore Ave
H. M. Helling	1535 ROCHESTER AVE.
J. Ferris	1712 Rochester Ave.
J. Ferris	1712 Rochester Ave
Ed B. Kuyshie	342 Nelson St. C. G. G.
B. Kuyshie	342 Nelson St. C. G. G.
K. Turpin	1725 Rochester Ave.
A. Bullygin	1750 Rochester Ave
Kathy Neilson	1768 Rochester Ave.
Jean West	1792 Rochester Ave.
Jean McDonald	392 Laurentian Cresc.
Wm. McDonald	392 Laurentian Cresc.
J. LaFrance	1777 Rochester Ave.
Mr & Mrs. Hauvelink	1740 Rochester Ave.
Mrs. Doreen Haus	1726 Rochester Ave
J. Reynolds	1592 Rochester
Mr & Mrs Dies	1615 Rochester Ave

Mrs H Dorgelo	1579 Rochester Ave. Coq.
H P. Arnal	1539 Rochester Ave. Coq.
J R Arnal	1539 Rochester Ave., Coq.
Mrs. K. Heuling	1535 Rochester Ave Coq.
G H Fortin	1526 Rochester ave. Coq.
Mrs K Fortin	1526 Rochester ave. Coq.
Lillian Kelly	1502 Rochester Ave. Coq.
M. Emerson	1501 Dansey Ave., Coq.
<del>W. Emerson</del>	1506 Dansey Ave, Coq.
Geo E. Helms Casavant	1514 DANSEY AVE Coq
W. Geay	1518 Dansey ave Coq
D. Geay	1518 Dansey Ave Coq.
A Wundiam	1520 Dansey ave Coq
M. H. Wundiam	1520 Dansey Ave Coq
Mary L Stark	1551 " "
Dorothy M. Brusco	1585 Dansey Ave. Coq.
Robert Brusco	1585 Dansey Ave Coq.
Aug & Louise Nick	1589 Dansey Ave. Coq.
Joyce & John Lamb	1615 Dansey Ave Coq.
Mrs Lynn & Tony Vecchia	1625 Dansey Ave Coq.
Emery & Margaret Friesen	1685 Dansey " "
D J Reese	1705 DANSEY ave Coq.
Colin Reese	1705 DANSEY ave Coq.

~~S. A. led~~ (George S. Aled)

1716 CHARLAND AVE. COG.

J. Penner (JERRY PENNER)  
L. CAROL

1719 Charland Ave. Cog.

Mrs. E. Penner (PENNER)

1719 Charland Ave, Cog.

Mrs. M. Longquist

1731 Charland Ave, Cog.

Mrs. Jean Lindsey

1735 Charland Ave, Cog.

J. Lindsey

1731 Charland Ave Cog.

Mrs. + Mrs. B. Bjork

1739 Charland Ave Cog.

Mrs. + Mrs. R. E. Morrison

1740 Charland Ave Cog.

Marie Jones

1775 Charland Ave

Donna Jones

" " Charland Ave Cog.

Beryl Wells

1756 Charland Ave Cog.

Ag Halpape

1766 Charland Ave Cog.

~~Mrs. A.~~

MRS. A. HALPAPE

1766 Charland Ave Cog.

D. E. Claret

1776 Charland Ave Cog.

O. Clement

1776 CHARLAND AVE. COG.

J. Taylor

1724 Charland Ave Cog.

A. Ryan

1715 Charland Ave Cog #6

J. Scully

435 Decaire Street, Cog.

Joseph A. Scully

435 Decaire cog.

J. N. Shortreed

1595 Charland Ave.

Laura Shortreed

1575 Charland Ave.

R. W. Moore

1577 CHARLAND AVE

Judy Nolan

1570 Charland Ave

Jim Nolan

1570 Charland AVE.

SIGNATURE

ADDRESS

~~Wm C Madigan~~

1585 Charland Ave. Coq.

Charles Madigan

1585 Charland ave Coq

J. W. Kazman

1588 - Charland ave coq.

J. Kazman

1588 Charland ave coq.

B. Galloway

1589 Charland ave. coq.

W. Galloway

1589 Charland ave. coq.

L. Marmont

1625 Charland ave Coq.

W. Eklund

1615 CHARLAND AVE COQ.

Margaret Eklund

1615 Charland ave. Coq.

Berna Hamilton

1622 Charland.

Bern Hamilton

1622 Charland ave Coq

Bob Johnson

1646 Charland Ave. Coquette

Andrew Johnstone

1646 Charland Ave. Coq.

W. Penner

1650 Charland West.

E. Pachomchen

1654 Charland Ave.

George Ryzor

1654 Charland ave.

Marian Mc Madigan

1655 Charland Ave.

Genevieve Hill

1663 Charland Ave Coquette KC

William Green

1663 Charland ave. Coq. B.C.

J. N. Petrie

1662 Charland Ave Coq. B.C.

J. Petrie

1662 Charland Ave Coq. B.C.

J. Child

1562 Madore Coq. B.C.

W. A. Lilje

1586 Rochester Ave Coq.

E. Lilje

1586 Rochester Ave. Coq

PETITION  
to  
COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate out TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

<i>W. Zimmor</i>	508 Draycott St.
Wynn Putnam	512 Draycott St.
Charlotte Jansow	516 Draycott St.
Judy Saloveich	517 - Draycott St.
Glen Weis	521 - Draycott St.
Sheila Carter	525 DRAYCOTT
<i>W. W. W.</i>	✓ ✓
* Ann Parkinson	524 Draycott Street.
Dorela Ellis	529 <del>Draycott Street</del>
Hazel Anderson	532 Draycott St.
* Phyllis McKane	537 " "
D. Roberts	554 " "
W. Duff	558 " "
J. Johns	559 " "
I Lues Jensen	587 " "

SIGNATURE

ADDRESS

Mrs A. Easter

596 Draycott St. Coy.

Fred. C. Jones

595 Draycott St. Coy.

G. McPhail

606 Draycott St. Coy.

V. J. Harris

610 Draycott St. Coy.

J. A. Sheppard

613 DRAYCOTT ST.

W. T. Maly  
J. G. Smith

529 LINTON ST.

1300 King Albert Court

R. Leland

502 Linton St.

R. Sedar

535 Linton St.

W. M. Mendenhall

545 " " Coy.

Mrs Irene Hughes

547 Linton St. Coy.

Thomas Hughes

" " "

Marian Hazelwood

542 Linton St. Coy.

Ivan D. Hazelwood

542 Linton St. Coy.

Ross H. Blair

565 Linton St. Coy.

Jennifer Blair

565 Linton St. Coy.

G. Lough

570 Linton St. Coy.

P. Curly

570 Linton St. Coy.

B. Briggs

576 Linton St. Coy.

A. M. Briggs

576 Linton St. Coy.

## SIGNATURE

## ADDRESS

* Babbe Burden	580 Linton
Henry Kurucz	588 Linton ST
Paul Newson	596 WINTON ST
Ed Leichert	1900 Wenslow St.
* M. Craig	618 Linton St.
Bill Koliba	624 Linton St.
Bunby Shapir	631 Gatenbury St.
Edmund	504 HILLCREST ST.
Winifred Green	504 Hillcrest. St.
Gari Kelsey	512 HILLCREST ST.
* Alie Jir	512 Hillcrest St
W. Haste	516 HILLCREST ST.
M. Smith	520 Hillcrest St.
D. Smith	520 " "
Ira Chidlow	533 - Hillcrest St.
* P. Chidlow	533 - Hillcrest St.
Myrtle H. L.	537 Hillcrest St.
Pat Kopp	573 Hillcrest St
Lilly Kopp	" "
* S. Zerris	530 Hillcrest St.

## SIGNATURE

## ADDRESS

Mrs. Wanda French	547 Hillcrest St.
L. A. French	547 Hillcrest St.
L. D. Collins	553 Hillcrest St.
W. F. Collins	553 Hillcrest St.
L. D. Kerr	567 Hillcrest St.
Mr. Howard	581 Hillcrest St.
W. Dunsmuir	588 Hillcrest
R. Dunsmuir	588 Hillcrest St.
Fred Baker	582 " "
Jane Bielech	582 Hillcrest St.
Stan Peterson	578 Hillcrest St.
Ruby McCarney	1134 Smith Ave.
W. Payne	737 Poirier
Mr. Shirley Payne	737 Poirier St.
Jessie Johnson	2127 Kugler Ave.
William Johnson	2127 Kugler Ave.
W. Manning	421 Glenholme St.
R. Manning	" "



May 1975.

 PETITION  
 to

## COQUITLAM MUNICIPAL COUNCIL

35

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

## SIGNATURE

## ADDRESS

<del>Allegans</del>	2223	Gale Ave. Coq.
<del>[Signature]</del>	2224	Gale Ave., Coquitlam
L. Longfellow	2224	Gale Ave., Coq.
Mrs. Ingrid Mander	2232	Gale Ave. Coq.
Mr. George Mander	2232	Gale Ave. Coq.
P. M. Allen	2238	Gale Ave. Coq.
Mrs. D. Bach	2272	Gale Ave Coq.
B. Bach	2272	Rob Ave Coq.
T. Quigley	2274	Gale ave Coq.
H. Quigley	2274	Gale Ave. Coq.
W. Zimm	2290	Gale Ave Coq.
M. Karpenka	2217	Haverley Ave.
S. Karpenka	2217	Haverley Ave
[Signature]	1120	Rochester Ave
J. Fedorak	202295	PORTAGE AVE
S. Fedorak	2295	PORTAGE AVE.
A. Niman	428	Byng St.
O. L. Green	2261	Stanwood Ave.

## SIGNATURE

## ADDRESS

Mrs R. Duncan	2271 Stanwood Ave
Mrs. P. Buchanan	2295 Stanwood Ave.
Plain	2301 STANWOOD AVE.
Don Ferguson	2298 Stanwood Ave
Maurice Esch	2301 Stanwood Ave. Coq.
John G. Dwyer	2289 Stanwood Ave. Coq.
Patricia Dwyer	2289 Stanwood Ave. Coq.
Kenn McElroy	436 BNB ST. COQ.
Jim Pettis	457 Dying St., Coq.
G. K. Gibbs	2374 Shawna Way
W. Sederow	2271 Tolmie Ave.
E. Clemens	2285 Tolmie Ave.
Mrs E. Clemens	2285 Tolmie Ave.
Mr. M. F. Pulek	2293 Tolmie Ave.
A. Cassin	2303 Tolmie Ave.
D. Johnson	2311 Tolmie Ave.
Paul G. Birk	2267 FERRIS AVE

PETITION  
to  
COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

- |                |                         |
|----------------|-------------------------|
| RON HOFMANN    | 492 MONTGOMERY ST. COQ. |
| JANICE HOFMANN | 492 MONTGOMERY ST.      |
| JUNE DEWICKOFF | 479 GLENHOLME ST. COQ.  |
| LYA LAZAR      | 472 MONTGOMERY ST. COQ. |
| ELAINE LAZAR   | " " " "                 |
| C. SURMIK      | 468 MONTGOMERY          |
| Jean London    | 461 Glenholme Street    |
| P. Licina      | 475 Glenholme St.       |
| W. London      | 461 Glenholme St.       |
| S. S. Rudi     | 452 Glenholme St.       |
| D. Roberts     | 454 Glenholme St.       |
| E. Rhodes      | 1905 Rhodena Ave;       |
| Mon J Merritt  | 1906 Rhodena Ave.       |
| John Munro     | 1906 Rhodena            |
| Ander Wortley  | 419 Glenholme St.       |
| Nickie Grant   | 433 Glenholme St.       |

## SIGNATURE

## ADDRESS

SIGNATURE	ADDRESS
John Grant	433 Glenholme
B. MacDonald	444 Montgomery St.
C. Calhoun	x x x x x
Mrs. Violet Macdonald	444 Montgomery St.
J. R. Parnish	428 Montgomery
Esther Pender	" " "
D. Boone	1928 Edgewood
D. A. Boone	1928 " "
Jerry Olur.	1901 Edgewood Ave.
Regina Olur.	" " "
Karel Mickey	1909 Edgewood Ave.
Robert Cruickshank	1988 Edgewood Ave.
Margna L. Cruickshank	1988 Edgewood Ave
Jim M. Glenn	390 Montgomery St. Coq.
Morton Glenn	390 Montgomery St. Coq
A. Pictor	411 Montgomery St. Coq.
J. Pictor	411 Montgomery St. Coq.
D. Skuse	459 Montgomery St. Coq.
C. Fehr	FOR 471 Montgomery St. Coq.
L. Dunson	479 Montgomery St. Coq.
J. Demer	" " "
D. Hamel	1865 Chaland Ave. Coq. B.C.

## SIGNATURE

## ADDRESS

J. Unger	1845 Charland Ave Cog.
Donald Unger	1845 Charland Ave Cog.
George Baker	477 Laurentian Ave Cog.
Marion Baker	477 Laurentian Ave Cog.
P. W. Ives	453 Laurentian Cres. Cog.
S. M. Ives	453 Laurentian Cres. Cog.
Al. Foshers	1800 - Madore Ave. Cog.
Nick Lupis	407 Laurentian Ave. Cog.
J. Pike	403 Laurentian Ave. Cog.
Joe Gaudet	401 Laurentian Cres. Cog.
Cecilia Gaudette	401 Laurentian Cres. Cog.
Chris Mayor	383 Laurentian Cres. Cog.
Dick Mayor	383 Laurentian Cres. Cog.
David Roemer	1801 Laurentian Cres.
R. L. Johnson	1848 Austin Ave Cog.
D. L. Johnson	1848 / Austin Ave. Cog.
A. J. Boyd	1856 Austin Ave Cog B. P.
Rosemary V. Boyd	1856 Austin Ave. Cog. B. C.
Mrs Khan	2080 Austin Rd. Cog. B. C.
M. H. Khan	2080 Austin Rd. Cog. B. C.
Jane Townsend	2030 Austin Coquitlam
Gerald Townsend	2030 Austin Coquitlam
Wendy Sheku	631 Balsalung Coquitlam
Elaine Justado	488 Midvale St.

## SIGNATURE

## ADDRESS

SIGNATURE	ADDRESS	COQUITLAM
Carlos M. Puntak	488 MIDVALE ST.	COQUITLAM
J. Eden	484 MIDVALE ST.	COQUITLAM.
Dr. G. Hermann	472 Midvale Ste.	"
A. M. Bell	436 Midvale St.	"
R. Bell	" " "	"
J. Fraser	440 Midvale St	"
L. M. Fraser	440 Midvale St	"
S. Yamamoto	432 Midvale St.	"
W. Cain	418 Midvale St.	"
J. Eden	484 Midvale St.	"
A. Dunn	2087 Edgewood Ave.	
Kim Elliott	2192 Edgewood ave.	
P. Elliott	" "	
L. Mitchell	2132 Edgewood Ave.	
R. Mitchell	2132 Edgewood Ave.	
Jim McLaughlin	2097 - Edgewood ave.	
Mrs. J. Hill	412 Draycott St. Coquitlam	
Mr. M. Carmichael	" " "	" "
Mr. E. DeBow	424 Draycott St Coquitlam	
L. DeBow	" " "	" "
J. Riddough	428 Draycott St. Coq.	
A. Riddough	428 Draycott st Coq.	

## SIGNATURE

## ADDRESS

SIGNATURE	ADDRESS
Richard Boyd	452 Draycott Coq.
Norma Boyd	452 Draycott Coq.
Sam Ablemonche	458 Draycott Coq.
Ann Bearsto	468 Draycott St. Coq.
SCANA Bearsto	468 Draycott St. Coq.
Doug Wilson	295 Leroy St. Coq.
George Leung	484 Draycott Coq.
Darrell Leung	484 Draycott St. Coq.
Mellie Vesman	480 Draycott St Coq.
Norm McLeod	492 Draycott
Gwen McLeod	492 Draycott
E H Cook	487 Lakeview
Theodoro Cook	487 LAKEVIEW STR.
Henry Robert	472 Lakeview St.
Dave Haese	" " "
Norma Dean	468 Lakeview St.
Mol ederson	462 Lakeview St. Coq.
Margaret Pederson	462 Lakeview St Coq.
Joy Marshall	2197 Austin Ave. Coq.
Janice McLaughlin	2197 Austin Ave. Coq.
Carl Yapple	430 Lakeview Coq.
S. Berard	" "
T. Berard	" "

SIGNATURE

ADDRESS

Mr. W. Emshay	430 Lakerview st
J. E. Starkeyway	424 Lakerview St. Coq.
M. Lowther	420 Lakerview St.
A. Harris	412 Lakerview St Coquitlam
S. Lowson	2152 Edgewood Ave. Coquitlam
V. By Jensen	406 Mundy St Coquitlam
W. D. Zeeby	418 Mundy St. Coq
Patricia Krother	418 Mundy St Coq.
Carol J. Nelson	444 Mundy St. Coq. B.C.
Jeannie Wilson	444 MUNDY ST. COQ.
A. Anderson	446 Mundy St Coq.
E. Musselman	464 Mundy St. Coq.
A. O'Fall	490 Mundy St. Coq.
A. Antroskin	384 Mundy St.
R. Katsama	2136 Kugler Ave.
L. Odorizio	2126 Kugler Ave
E. Odorizio	"
Ms. Weiss	2110 - Kugler Ave. Coq.
Ms. Smith	# 17-675, Whiting Way Coq.
John Dew	2110 Kugler Ave. Coq. B.C.
W. Matt	17-675 Whiting Way Coq.



PETITION

to

COQUITLAM MUNICIPAL COUNCIL

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We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

Shirley Rager

2223 GALE AVE

~~Shirley Rager~~

✓ - ✓

Nona Savage  
Don Savage

333 Mandy St. Coq.

333 Mandy St. Coq.

Phoastney

2241 Gale Ave

H Davis

225 Gale Ave

P. Davis  
B. Moberg

2250 Gale Ave.  
2244 Gale Ave

E Krensater

404 Bynge St.

G Krensater

404 Bynge St.

H T Brown

408 Bynge St.

Mrs. G. McKinnon

2261 Gale Ave.

Ken. Gellie

2270 PORTAGE AVE

Bevans

2276 Portage Ave.

D. Sherry

2282 Portage Ave.

J. Spence

2288 Portage Ave.

J M Spence



2288 Portage Ave.

SIGNATURE

ADDRESS

Mrs + Mrs Blake Walter	2294 Portage Ave.
Phyllis Maitan	2299 Portage Ave.
W. Maitan	2299 Portage Ave.
John A. Sherry	2282 Portage Ave.
<del>Detoxton</del>	424 Byng St.
Julianne Claxton	424 Byng St.
George J. Dymov	2276 Stanwood Ave. 939-1498
Neda Dymov	2276 Stanwood Ave. 939-1498
Wayne D. M. Hood	2282 STANWOOD AVE
Mendy A. Hood	2282 Stanwood Ave. Log.
James Bremner	2294 STANWOOD AVE, COQ.
Earl Bremner	2294 STANWOOD AVE, COQ.
M. Deesen	2288 STANWOOD AVE COQ.
Ed. Clowhey	432 Byng St.
Ally Nitz	440 BYNG - ST. COQ.
W. King	445 Byng St. Log.
Mrs. McMulligan	2245 Tolmie Ave. Coq.
Julia Benenick	2298 Tolmie Ave. Coq.
Arthur	2292 Tolmie Ave. Coq.
John Rowlands	2308 Tolmie Ave.
J. Fane - Duboy	2316 Tolmie Ave. Coq.

Mrs R Hood	1687 Eden Ave	Cog.
Mrs. H. Tappert	1681 Eden Ave	Cog.
Mrs. J. Anatas	1663 Eden Ave.	Cog.
<del>J. Anatas</del>	1669 Eden Ave	Cog.
E. A. Smith	659 Schoolhouse st	Cog.
Mrs E. A. Smith	659 Schoolhouse St.	Cog.
Al C. Hansen	411 TRINITY ST.	
Mrs B. Barnes	410 Trinity St.	
B. Barnes	410 Trinity St.	
<del>E. McDonald</del>	414 Trinity St	Cog.
P. McDonald	414 Trinity St.	Cog.
J. Gye	413 Trinity St	Cog.
M. Gye	413 Trinity St.	Cog.
J. Marsh	416 Trinity St.	Cog.
P. C. Hunter	415 Trinity St.	Cog.
J. Kulnarsky	417 " "	(Cog)
C. Henderson	424 Trinity St.,	Cog.
M. Paine	427 Trinity St.	Cog.
J. Burske	426 Trinity St	Cog.
E. A. Poole	432 Trinity St.	
Mrs J. Poole	432 Trinity St.	

L. Macdonald.	442 Trinity St. Cog.
Alycia Elias	452 Trinity St. Cog.
	452 Trinity St Cog
N. Kohut	2225 Tolmie Ave Cog.
Mrs. K. Myler	2230 Tolmie Ave Cog.
W. Myler	2230 Tolmie Ave Cog.
L. Keast	2231 Tolmie Ave. Cog.
Qualory - D.L. MALLORY	462 BYNG ST
Le. Gray	468 Byng St. Cog
J.W. Cox	474 Byng St. Cog
	486 Byng St. Cog
J.A. Lapierre	480 " " "
M. Anderson	487 Byng St
A.M. Bridge	2261 Warrenton Ave.
L.E. Thomas	2265 Warrenton Avenue
M. J. Rogers	2271 Warrenton Avenue
W. Pearson	823 Jarvis St.
L. Sawyer	2274 Warrenton Ave.
N.H. Dyer	2284 Warrenton Ave.
Mrs. N.H. Dyer	2284 Warrenton Ave. Cog.

SIGNATURE

ADDRESS

Michael Mansfield 2285 Warrenton St.  
Barbara Mansfield " " "

Ron Cob — 2292 Warrenton Ave.

Rob — As above.

Ronnie James Demaniuk 2303 Warrenton Ave.

Darlene Sylvia Demaniuk 2303 Warrenton Ave

Anna G. Wisheart 2302 Warrenton Ave,

Aldo Vecchiato 2311 WARRENTON AVE

Grace Vecchiato 2311 WARRENTON AVE.

Louise Vanderkey 2310 Warrenton Ave

Bill ~~Tarbut~~ 2310 WARRENTON AVE

John Romaniuk 2324 Warrenton Ave

Helen Romaniuk 2324 Warrenton Ave.

Cherry 1400 Wilson Ave.

SIGNATURE

ADDRESS

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PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide by our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

5777. J.R. Wheeler	483 Glenholme Street
Mrs. P. Rossi	484 MONTGOMERY STREET
Mr J Hardy	462 Montgomery St.
Mrs. A. Hardy	462 Montgomery St.
Mrs Harris	458 Montgomery St.
Mrs L. Starks	452 Montgomery St.
Mr L. Starks	452 Montgomery St.
Gordon	460 Glenholm St.
Mrs Cole	456 Glenholme St.
Mr. Ken Cole	456 Glenholm St.
R. Amloak	448 Glenholme St.
R. Links	1909 Rhodens. Ave.
P. Jonbest	1913 Edgewood ave.
M. Zuberch	427 Glenholme St.
M. Saureman	429 Glenholme St.
Mrs Mrs. J.A. Walker	438 Montgomery St.
Shordanich	430 Montgomery St.
Dwyson	430 " "
Mrs Lonie	424 Montgomery
K. Darghant	407 Glenholme St.

## SIGNATURE

## ADDRESS

SIGNATURE	ADDRESS
Charles Cornell	407 Glenholme Dr
Ed Andrews	1952 Edgewood Ave.
Marcie Andrews	1952 Edgewood Ave.
<del>Diana</del> Jack	392 MONTGOMERY ST.
Talbot White	392 Montgomery St.
Diana Inkster	399 Montgomery St.
W. Gandy	419. Montgomery St.
Mrs. Innes	423 Montgomery St.
J. Lloyd	433 MONTGOMERY ST.,
Mrs. Cain	443 Montgomery St.,
Sam Quinsey	461. Montgomery St.
Mrs S Quinsey	461 Montgomery St.
Mrs R Maund	467 Montgomery St. Cog.
Ben Mount.	467 Montgomery St Cog.
R. J. Paine	483 Montgomery St
G. Horne	483 Montgomery St Cog
A. Morse	1905 Charland Ave. Cog.
R. P. Morse	1905 Charland Ave
A. Elhua	1885 Charland. Cog.
Mrs M Elhua	1885 " "
L. M. Ewen	1800 " "
Dave Buzza	461 Laurentian Cres.
Carol Buzza	461 Laurentian Cres.
Wm. Jaschuk	429 Laurentian Cres.
S. Ischuk	429 Laurentian Cres.
Mr & Mrs Wm. Jaschuk	413



\* Harriand Spears 409 Laurentian Cres. Coq.  
 \* W. L. Secora 405 - Laurentian Cr. Coq.

Olga Secora 405 Laurentian Cr. Coq.

W. Lane 399 Laurentian Cres. Coq.

\* N. Lane 399 Laurentian Cres. Coq.

R. Rand 391 Laurentian Coq.

S. H. Rand 391 Laurentian Coq.

L. Phillips 387 Laurentian Coq.

W. L. Byrne 1998 Austin Ave.

Fr. L. Colvins 1998 Austin Ave. Coq.

Mrs. J. Salunga 1950 Austin Ave. Coq.

OB Mrs. B. Haaf 1888A Austin Ave. Coq.

~~David~~ 1888A Austin

\* ~~Am. Peace~~ 2000 Austin Ave.

W. J. F. 2000 Austin Ave.

Debbie 491 - Midvale St.

H. Stein 493 Midvale St. Coq.

T. J. Widner 479 Midvale St. Coq.

m. widner 479. midvale st. Coq.

~~Walter~~ 467 MIDVALE ST.

Steve Dufault 443 MIDVALE ST.

Vera Dufault 443 Midvale St.

Olene Orkison 443 Midvale St.

Pat Kupper 419 Midvale St.

Robert	443 Midvale
Mrs + Mrs Boyk	433 Midvale St.
J Marshall	411 MIDVALE
B Marshall	411 Midvale
R. B. Bond	412 Midvale
Joan Bond	412 Midvale
John Fawcett	2032 Edgewood -
Willard + Ena Natter	
E. Eisert	2090 Edgewood Ave.
D. Lesser	2106 Edgewood Ave.
D. Kemay.	9112 Edgewood Ave.
H Pearson	2122 Edgewood Ave.
K. Kavalinas	407 Draycott St.
M. Kavalinas	407 " "
J. Hampton	411 Draycott
Nick Schuk	423 Draycott Ave.
Theresa Schuk	423 Draycott Ave. Cop.
Lynn Tompton	429 Draycott St. Cop.
Marlene Staples	433 Draycott St. Cop.
Lucille Cypers	443 Draycott St. Cop.
Koretta Barnett	2113. Fairfax Ave. Cop.
J. Keong	457 Draycott St. Cop.
L. Nicklin	461 Draycott St. Cop.
D. L. Cro	471 Draycott St. Cop.

## SIGNATURE

## ADDRESS

D. V. Arso	H 71	Draycott St
A. E. Bremner	2131	Venice Ave
Hatchburn	2113	Venice Ave.
J. Thompson	480	Lakeview St.
Mrs. J. Willett	467	Lakeview St.
<del>George Willett</del>	467	Lakeview St.
G. J. Willett	467	Lakeview St.
Jeannette Beaudry	463	Lakeview St.
H. W. Gleso	759	Lakeview St.
A. J. Repanier	445	Lakeview St. Cog.
Dan Repanier	"	" " "
L. Repanier	"	" " "
* Ken Jones	437	" " "
Ernie Jones	"	" " "
Bob Jones	"	" " "
Sherry Jones	"	" " "
K. Masson	259	Chester Court Cog.
A. Hove	415	Lakeview Cog.
F. Hove	419	Lakeview Cog.
Al Bernard	411	Lakeview Cog.
Anna Bernard	411	Lakeview St Cog.
* Nick Spithourakis	409	LAKEVIEW ST.
Rosalind Spithourakis	407	Lakeview St.

SIGNATURE	ADDRESS
Mr & Mrs D. Currie	410 Mundy Rd
Mr. Wm J Currie	410 Mundy Rd.
Mrs. Judith Schwalb.	416 Mundy St.
Pat Whitehead	422 Mundy St.
M. Clarke	428 Mundy St
J A Myhra	440 Mundy St.
Mrs K. Myhra.	440 Mundy St.
Mrs L Lunn	460 Mundy St
Mrs H. Haussens	496 Mundy Rd.
Wilhelm Haussens.	496 Mundy St.
<del>W. H. H. H.</del>	2165 Kugler Ave.
Mrs. M. R. Hurt	2165 Kugler Ave Cog.
Irene Hall	431 Prairie Ave. Pt Cog.
O. Hurt	2165 Kugler Ave Cog.
Robert Taylor	2165 Kugler Ave Cog.
Cam Eraser	2133 Kugler Ave Cog.
R G Jones	2111 Kugler Ave Cog.
Mrs Matthias	2083 Kugler Ave Cog
Mr. Charles W. R. Matthias	2083 Kugler Ave Cog.
Jack Tiesen	2069 Kugler Ave Cog.
Julie Tiesen	2069 Kugler Ave Cog
Melody Torgunrud	2080 Kugler Ave Cog
Russell Torgunrud	2080 KUGLER AVE COG
Earl Stephenson	2058 " " "
Ann Stephenson	2058 Kugler Ave

134 NAMES

PETITION

to

COQUITLAM MUNICIPAL COUNCIL

We the undersigned resident petitioners of the District of Coquitlam wish to indicate our TOTAL AND COMPLETE OPPOSITION TO ANY REZONING from single-family use to multiple-dwelling use, and ask Coquitlam Councilmen and Mayor to abide with our request to maintain the 1300 - 1400 block Rochester Avenue as single-family zoning.

SIGNATURE

ADDRESS

Mrs. L. Parker	1522	Haversley ave	Coquitlam
Mrs. A. Huberman	1550	Haversley Ave	Coquitlam
Mrs. K. Browne	1560	Haversley Ave.	Coquitlam
<del>Mrs. K. Browne</del>	1560	Haversley Ave	Coquitlam
<del>Mrs. K. Browne</del>	1590	Haversley Ave	Coquitlam
Harold Dalton	1589	Haversley Ave	Coquitlam
B. Gorn	1589	Haversley Ave	Coquitlam
Melba Enns	1569	Haversley Ave	Coquitlam
J. Wm Mills	517	Furby Ct	Coquitlam BC
Wm. Mills	517	Furby Court	Coquitlam BC
C. Skade	521	Furby Court	Coquitlam
Mrs. Soroka	525	Furby Ct	Coquitlam
Mr. C. A. Fillo	524	Furby Ct	Coquitlam
Slovene Fillo	524	Furby Court	Coquitlam
Stoove	520	FURBY CT	Coq.
F. Voce	520	Furby Ct.	Coquitlam
M. Slope	1530	King Albert St	W. Gallagher
J. Belange	1550	King Albert	517 School house St J.M. Gallagher 517 School house St

Tom Belanger	1550 King Albert Ave.
Helen Beaton	1560 King Albert
Dani Belprone	1570 King Albert Ave.
Vercie Belprone	1570 King Albert Ave.
<del>Ed. Jernigan</del>	1580 King Albert Ave.
Esther Jernigan	1580 King Albert Ave.
William Turner	1565 King Albert Ave.
Ed. A. Thorne	1565 King Albert Ave. Cog.
Joan Tallows	545 Berry Coquitlam
Jim Tallows	545 Berry Coquitlam
Jako. J. Klassen	1525 King Albert Coquitlam
Olivia K. Klassen	1525 King Albert Ave. Cog.
R. J. Ramsay	554 Berry St Coquitlam B.C.
R. P. Ladden	1830 Bowman Ave Coquitlam B.C.
Maurice Payer	320 Casey St Cog.
Armand Bedard	343 Laval St. Cog.
Camille Belanger	1052 Wall Ave Cog.
E. O. Lonnell	330 MARINANT ST
W. K. Fosythe	1210 Foster Ave.
A. L. Lorraine	1777 Rockster Ave.
Robert & Ellen Ramsay	553 Berry St Cog.
Mrs. Mary Clarke	557 Berry St. Cog.
Mrs. D. J. Jamieson	559 Berry St Cog.
Mrs. J. Farenholtz	559 Berry St. Cog.

## SIGNATURE

## ADDRESS

* W. Gerard	575 Berry St.
M. Gerard	575 Berry St.
○ M. Code	597 Berry St.
H. Floyd	1550 Wainplover ave.
Mrs. Floyd	1550 Wainplover Ave.
Herth Bennett	611 Berry St.
M. Bennett	611 Berry St.
P. M. Laren	615 Berry St.
○ Mary Rossiter	619 Berry St.
A. D. Baxter	624 Berry St.
* Jeanette Baxter	624 Berry St.
Pat Franke.	623 Berry St.
Marshall Ewasink	627 Berry St.
Faye Ewasink	627 Berry St.
Harry Duff	629 Berry St.
J. Cleathers	632 Berry St.
J. Cleathers	632 Berry St.
J. E. Reed	630 Berry St.
M. Hokanson	630 Berry St.
* John Cleathers	632 Berry St.
David E. Welp	608 Berry St.

## SIGNATURE

## ADDRESS

SIGNATURE	ADDRESS
<i>J. M. Peterson</i>	596 BERRY ST COG.
J. Peterson	596 Berry St. Cog.
Lyle E. Giesin	590 Berry St Cog.
Mrs. R. K. Kwin	558 Berry St. Cog.
A. Harten	556 Berry St. Cog.
M. Neufeld	536 Schoolhouse St. Cog.
Edna Neufeld	536 Schoolhouse St. Cog.
W. Mentelstopp	528 Schoolhouse St. Cog.
Mrs. A. Merselstopp	528 Schoolhouse St. Cog.
Mrs. M. K. Kerney	512 Schoolhouse St. Cog.
Mr. & Mrs. E. R. Ragnel.	505 Schoolhouse St. Cog.
A. Casey	511 Schoolhouse St. Cog.
W. Liddings	539 Schoolhouse St.
George Carson	543 Schoolhouse St. Cog.
W. Sumner	555 Schoolhouse St. Cog.
A. M. Quener	555 Schoolhouse St. Cog.
G. Whalley	821 Baker Dr. Cog.
M. Whalley	821 Baker Dr. Cog.
C. Hamroth	557 SCHOOLHOUSE ST COG.
Mr. W. W. W. W.	557 Schoolhouse - Cog.
Mr. G. M. M. M.	561 Schoolhouse 51-
Mrs. A. W. W. W.	561 Schoolhouse
George J. Lynn	544 MARLOW ST. COG. B.C.
Charles A. Lynn	544 Marlow St. Cog. B.C.
Jessie Lynn	544 Marlow St. Cog. B.C.



## SIGNATURE

## ADDRESS

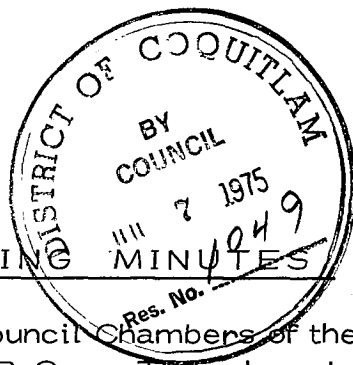
SIGNATURE	ADDRESS
A. James	571 Schoolhouse Street
M. Lindeman	578 Schoolhouse St.
R. R. Porter	575 Schoolhouse St. Co. 15. C.
Geo. H. Morton	575 Schoolhouse St.
A. Downie	572 Schoolhouse St. Co.
Esa Downie	" " " "
William A. Roym	548 Schoolhouse
M. K. Kupper	548 Schoolhouse St.
Leo Petersen	544 Schoolhouse St.
Margitt Petersen	544 Schoolhouse St.
Anna Law	1509 Spruce Ave.
Bill Law	1509 Spruce Ave.
B. Frick	1511 Spruce Ave. Co.
H. H. Holmes	1519 Spruce Ave
G. E. Holmes	1519 Spruce Ave Co.
E. Hain	1523 Spruce Ave Co.
Lo Hain	1523 Spruce Ave Co.
M. Schme	1527 Spruce Ave Co.
DM Roberts	1657 SPRUCE AVE "
Ward	1667 Spruce Ave Co.
M. Nelson	1681 Spruce Ave Co.
B. Wilson	1681 Spruce Ave Co.
S. Carl	1688 Spruce Ave. Co.
W. G. Wren	1684 Spruce Ave. Co.
D. H. Hie	1678 Spruce Ave Co.

SIGNATURE

ADDRESS

D. A. Lee	1678 Spruce Ave.	Cog. Ham
B. Bruner	1672 Spruce Ave	Cog.
B. Bruner	1672 Spruce Ave.	Cog.
Stan Roberts	1660 Spruce Ave	Cog.
Mary Roberts	1660 Spruce Ave	"
P. Bowering	1656 Spruce Ave	Cog.
L. Rommer	1648 Spruce Ave.	Cog.
Jan Fraser	650 Schoolhouse	Cog.
A. E. Fraser	650 Schoolhouse	Cog.
B. Burnside	1500 Eden Ave.	Cog.
B. Anderson	1580 EDEN AVE	Cog.
M. Scott	1640 EDEN AVE.	Cog.
M. Setter	1646 Eden Ave	Cog.
E. Setter	1646 Eden Ave.	Cog.
M. W. W. W.	1658 Eden Ave	Cog.
Flourence Morrison	1664 Eden Ave	Cog.
Dorina Page	1670 - Eden Ave.	Cog.
Bud Pope	1670 Eden Ave	Cog.
J. Deegan	1676 Eden Ave.	Cog.
E. Stephens	1682 Eden Ave	Cog.
C. Stephens	1682. Eden Ave.	Cog.

Thursday, June 26th, 1975,  
Public Hearing - 7.30 p.m.



503

PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, June 26th, 1975 at 7.30 p.m. to deal with applications to amend the Zoning By-law No. 1928 and amending by-laws.

Present were Ald. Filiatrault, Ald. Howarth and Ald. Sekora. Also present were the Director of Planning, Mr. D. Buchanan; and the Municipal Clerk, Mr. F. L. Pobst.

The Public Hearing was advertised in The Columbian on Thursday, June 19th and Friday, June 20th, 1975 and, as well, notices were mailed to all ratepayers' groups in the District.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. SEKORA:

That Ald. Howarth act as Chairman to the Public Hearing and the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

Ald. Howarth assumed the Chair of the meeting and stated he was ruling the meeting out of order and could not proceed without a quorum for the following reasons: Section 704(2):

"A member of the Council who was not present at the Public Hearing may vote on the adoption, amendment, or repeal of a Zoning By-law, provided that an oral or written report of the Public Hearing has been given to him."

This has been the general procedure in the past and ruling from the Chair some years ago stating that a quorum was not needed and has been the general practice of this Municipality.

A Public Hearing is not a meeting of Council, as such, but a committee of Council. However, Ald. Howarth stated that in his interpretation a Public Hearing is conducted by a Committee of the Whole and according to the Procedure By-law and Roberts Rules of Order, a Committee of the Whole requires same quorum as a meeting of Council, that is, four or more members.

Ald. Filiatrault stated that he wished to challenge the Chair.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. SEKORA:

Shall the ruling of the Chair be sustained?

MOTION LOST

Ald. Howarth voted in favour.

Ald. Filiatrault and Ald. Sekora voted in opposition.

Thursday, June 26th, 1975,  
Public Hearing, cont'd.

The Chairman then stated the procedure that would be followed in that those for and against an item on the agenda will be permitted to express their opinions for the guidance and information of Council in dealing further with the matter.

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated June 26th, 1975 and a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 63/74

This is an application to rezone the Rem. of Lot 249, D.L. 367, Group 1, Plan 42352, N.W.D. to RT-1 for construction of two duplexes for strata title by Alley Estates Ltd.

There was no opposition expressed to this application. One person requested information as to the location and it was explained to them by the Planning Director in detail along with maps.

ITEM #2 - Reference No. Z 17/75

This was an application to rezone property that fronts on to Blue Mountain Street and is a portion of the property situated at 875 Blue Mountain Street from One Family Residential (RS-1) to Two Family Residential (RT-1). This property is owned by A. R. Pearson.

There was no opposition expressed to this application.

Mr. Pearson stated that he wished to assist his two daughters who would be needing homes of their own and upon questioning stated there would be 1,100 square feet in each unit.

ITEM #3 - Reference - Truck Route By-law

This was an application to allow for the parking of vehicles of up to 30,000 pounds gross vehicle weight rating on a lot used for commercial, service station or assembly use, or on a lot used for one family residential use or two family residential use, limited to one per dwelling unit and said vehicle being owned by a resident of said dwelling unit.

The Planning Director stated that as complaints and objections had been received by truckers, that it was decided to increase the exception up to 30,000 g.v.w. for parking of vehicles in M-1, M-2 and M-4 zones, on lots used for commercial, service station, or assembly uses, in the form of a church, motor vehicles of up to 30,000 pounds gross vehicle weight rating where a lot used for one of the said uses is located on a municipal truck route designated by the District of Coquitlam Truck Traffic By-law No. 424, as amended, motor vehicles of any gross vehicle weight rating may be parked thereon: on a lot

Thursday, June 26th, 1975,  
Public Hearing, cont'd.

used for one family residential use or two family residential use, motor vehicles of up to 30,000 pounds gross vehicle weight rating limited to one per dwelling unit, and said vehicle being owned by resident of said dwelling unit, and on a lot in an A-3 zone, used for resource or agricultural use.

Section 602(8)(c)(i) shall be repealed and Section 602(8)(d) shall read "shall not include the parking or storing of motor vehicles in excess of 10,000 pounds gross vehicle weight rating, except as provided in 401(3)(g).

At the request of the Chair there appeared no one opposing this application.

Mr. Jack Stevens of 654 Hillcrest Avenue declared himself one of the truckers who had met with Council and Mayor and asked what was meant by GVW. Upon being informed that it was the gross vehicle weight, he stated that there was quite a difference between that, the tariff vehicle weight, and the gross carrying weight and that it should be kept in mind that the gross vehicle weight is strictly the weight of the vehicle with no load. He further stated that no one would bring their loads home with them following the meetings with Council and that 30,000 g.v.w. was not suitable and asked where it came from.

The Planning Director then explained that a survey had been made of Burnaby and Vancouver and in consultation with the R.C.M.P. and Solicitor, the 30,000 g.v.w. was recommended.

Mr. Stevens then requested that the g.v.w. be changed to 80,000 pounds and that the by-law be amended accordingly.

The Chairman stated that any other than g.v.w. would be non-operative as that was posted as a requirement on all trucks.

The suggestion that 54,000 pounds g.v.w. should be considered for all trucks under this by-law was put forward.

Dr. G. McFadden objected to any trucks in a residential area and upon moving to the Municipality he stated he had spent a considerable amount of money and accepted covenants on his property that this would nullify by permitting trucks to park on the properties next to his holdings.

Mr. Dick Oben, 3016 Starlight Way stated that he had at 2800 Barnet Highway opened a lot for the parking of trucks and vehicles and with 2 ½ to 3 acres cleared, well lighted and fenced, he was waiting for this matter to be settled as this was an out for the Municipality and its citizens.

Thursday, June 26th, 1975,  
Public Hearing, cont'd.

Don Graves, 406 Schoolhouse Street, stated that in many cases, as working for the District of Coquitlam, he had been called at 8 a.m. and in taking time to warm up his truck and getting to the Works Yard he was stopped an hour or more for that warm up time.

Mr. Stevens stated that he had his truck parked at a commercial lot and the next morning two tires were flat and this destroyed tires that are very hard to get and the police did nothing to help him out in finding who was doing such vandalism.

Chuck Swan, 2611 Rogate, stated that it would appear that small business are being forced into commercial areas and as they are required to rent stores and take offices, that the truckers are also being forced into commercial lots.

Mr. Stevens then referred to the high cost of parking, fuel and the running up of costs to the truckers and sooner or later they will be out of business. He stated that they agreed with Mayor Tonn that they would carry no load into the residential areas and he could see nothing wrong with having a single axle van of 57,000 pounds being stored on residential property. It is no noise factor and if the Municipality wants to do something about it, they should crack down on the younger ones who are actually disturbing the quiet and rest of the neighbourhood with their jazzed up vehicles.

Mr. Louis Allard, 2612 Rogate, stated that the problem was with tandem dump trucks as a straight residential area where covered with covenant requirements, same should also apply to the Municipality's trucks which make a short cut with the dump trucks between 3 p.m. and 4.15 p.m. when the children are coming out of school past their property.

Mrs. D. Ichlen, 2080 Winslow Avenue, stated that they do not like the handling of this matter by Council and can understand the truckers view to prevent vandalism but that they should not be in a residential area but in a commercial or industrial area. She stated that she has across the street from her a truck that is parked there most of the time and they see the front of it and as it starts the smoke just rolls out of it into the yard next door.

Mr. Ford of 623 Draycott Street stated that he objects to the method of dealing with certain items that have been called for tonight on July 7th. Mr. Ford went on to state that perhaps the Municipality should look at the surrounding areas to see what they do regarding a truck parking in a residential area and their by-laws in this regard.

MOVED BY ALD. SEKORA  
SECONDED BY ALD. FILIATRAULT:

That Mr. Buchanan, Planning Director, be asked for a report on regulations on truck parking in surrounding municipalities and their enforcement.

CARRIED

Thursday, June 26th, 1975,  
Public Hearing, cont'd.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. SEKORA:

That the above resolution be amended and Mayor Tonn be requested for a report on meeting with truckers and others regarding this matter.

CARRIED

At this time the Planning Director read the report that the Mayor had given to Council relative to meetings with ratepayers, truckers and interested persons on Saturday, April 12th, 1975.

The Chair then ruled that the statement that at the meeting with the Mayor they had agreed to run trucks after 6 a.m. and not later than 10 p.m. as a gentlemen's agreement and not covered by any by-law.

Mr. Jack Stevens then stated that this was to be in the by-law when it was drawn.

Another gentleman stated that upon bringing his vehicle to his property he had built an eight foot high board fence at the back of his property and when the gates are on, no one can see his truck. But, if they all did this, he stated he believed all such fences would be a detriment to the Municipality.

At this time question was presented as to who was notified of this Hearing and the Clerk read the list of those receiving notification and it was suggested that the notification to Teamsters Joint Council No. 36 should have been Teamsters Joint Council No. 213 and No. 31 to cover the Teamsters in this area.

ITEM #4 - Reference No. Z 21/73

This was an application to rezone property at the corner of Gatensbury and Austin to RM-3 and P-3, properties described as Lots 149, 150, 151, D.L. 357, Plan 34653 and Lots 1 and 2, Bl. 21, D.L. 357, Plan 7427 for three high rise strata title apartments.

Mr. A. Sigmund of Freeman and Company, Barristers and Solicitors, representing the principals and President of Group Nine Developments Ltd., explained how at one time the company was owned by two shareholders, Mr. Babkowski and Mr. Gliege and that during the course of time an agreement was entered into whereby Gliege would buy out the company and during this term, Mr. Gliege presented a scaled down low-rise plan to the Municipality which was never carried through nor did he purchase the company, therefore, he was not in a position to present to Council a proposal for further development of this property. We are now at the same position we were last June 2nd when the Mayor read a letter at a Public Meeting causing this to be set back until June 26th Public Hearing.

Thursday, June 26th, 1975,  
Public Hearing, cont'd.

That is what we are here for tonight to clear up the legal status of the applicant company and the Gliege Holdings Ltd.

Council should take note that the matter of mortgage foreclosure is in Court this coming Wednesday but the situation does not affect the Municipality and its position. There is a purchaser and the Solicitor, Mr. Sigmund, stated to the hearing that he is willing to reveal to Council the purchasers were this to be approved.

Ald. Howarth, as Chairman, then presented a motion that the Municipal Solicitor be requested to report on the status of the property ownership to Council. There was no seconder to this motion.

The Clerk then read a letter from G. Anderson of the Rochester Ratepayers Association expressing their disapproval of a high rise at this point and made certain suggestions to RM-1 and RM-2 uses of the property.

Mr. Babkowski, Engineer for the project and President of Group Nine Developments, showed a model stating that five acres has been consolidated and answered questions on the turning off Austin and access to the apartments.

The question of barriers, landscaping and noise control was gone into and that the density was approximately 15.6% as against the allowable of 30% land cover. The entrance to the property will be mainly from Gatensbury Street and it was pointed out that in the widening of Austin Avenue a traffic light would be placed at Gatensbury.

The details of the eight storey, three complex total 111 suites of precast concrete slab and claybrick facing with two floor parking, 1.5 cars per suite, and one caretaker for the three buildings on a strata basis, were explained.

The price structure ranges from \$31,000 for one bedroom suites upward to three bedroom, two bathroom penthouse - \$73,000.

Mrs. Preugschat, 1404 Austin Avenue, stated she was opposed to the proposal as it would tax the schools to their capacity and they are now overcrowded and that the width of Austin Avenue is now not carrying the traffic and she doubts whether a four lane will carry it.

Mr. P. Clarke, 1350 Austin Avenue stated that when he compares the density and traffic as against the institution of townhousing, which he described as "chicken houses and boxes" would generate the same density and the same traffic.

He stated that his property value is tied in with this development and that he could not help but favour this planned development as being the better of the two.



Thursday, June 26th, 1975,  
Public Hearing, cont'd.

Mr. Marshall, 1125 Howie Avenue, stated that he would definitely endorse this plan, that no valued proposition could compare to it and that P-3 Community Use was explained that it would be up to the Director's to control its operations and that upon questioning, it was stated that a four foot chain link fence would be constructed around the P-3 area.

A lady who recently purchased 1390 Austin Avenue complained about the screening being removed and that she felt this monstrosity would be terrible and that she was objecting to the development of the area which they had bought, contemplating it to remain a green area.

Mrs. Babkowski, co-designer of the project, stated that she had designed the greenery and that the model, as was shown, be carried out if this development goes forward which, in the end, would be considered a center of the Municipality for beauty and that in their development they would fight for a green area at all times.

Mr. Preugschat stated that he had lived there and paid taxes for 13 years and he can see nothing but created congestion in density of both road and school and it looked as though the Council were looking for the dollars rather than the proper development for the people and he strongly objected to the proposal.

The Planning Director explained the bonding for completion and that Austin will be widened.

The Chairman then explained that the Road Referendum had passed which permitted the borrowing of \$5,000,000 and that the design is underway with services programmed for this fall with the widening next spring.

Menno Boldt, 576 Tipton Street, stated that he had a hesitant attitude toward the development on the grounds of road access and school population.

No further remarks were passed by those in favour or opposed to the project and the Chairman declared the Agenda completed but that the Council Chambers would be open for the public to view the models and plans present.

#### LAND USE CONTRACTS

The last three items on the Agenda having been removed by Council resolution, it was reported that they would be heard on July 7th at 7 p.m. in the Council Chambers with all parties notified in connection with the area and published in The Columbian.

Thursday, June 26th, 1975,  
Public Hearing, cont'd.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. SEKORA:

That the Public Hearing adjourn. 9.45 p.m.

CARRIED

Denis Howarth CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - JUNE 26, 1975

ITEM #1 - Z-63-74

This application was made on December 24, 1974, and was reported on to Council on January 7, 1975. The application is to the east of land which was zoned to permit duplex development in 1971, with the original discussion on density in this area going back to 1967 when Council approved a "stepdown of density between the apartments to the north and the adjoining residential area". This application now before Council would continue the duplex zoning to the ravine at the eastern end of Ingersoll Avenue.

One of the chief concerns with regard to this application was related to soil conditions. There was an earlier subdivision application in 1973 where there was concern with regard to fill on the site and what restrictions there should be on building on this property. Basically, the requirement now is that foundations must be on original till or buildings be on piles driven to refusal. Furthermore, buildings must be sited within 70 feet of the lane on the westerly side of the proposed subdivision.

Another matter was in regard to transfer of lands east of the proposed two lots to the Municipality. The Planning Department has recommended that this area be retained as a natural area since it is largely ravine and relates to a similar area within the City of Port Moody which extends east, i.e. the Chines area. In addition the land is, of course, designated Limited Use Reserve Area RSV-1 in the Official Regional Plan, and an amendment was sought in order to clarify the fact that the boundary line between the Urban URB-1 Area, and the RSV-1 Area be along the easterly side of the proposed subdivision. After considerable discussion, it has been agreed with the applicant that the exact timing of the transfer would be set in an agreement between him and the Municipality, to be entered into prior to final approval being considered of rezoning.

ITEM #2 - Z-17-75

I reported in regard to this application, relating to the criteria employed in locating two-family dwellings within the one-family housing areas of the Municipality, as follows, on April 22, 1975:

- 1) The lot, if created by subdivision, would be in excess of the minimum 8,000 square feet.

ITEM #2 - Z-17-75 con't

- 2) Access would be from the front, but this is not an arterial street north of Como Lake Avenue.
- 3) The lot would be fully serviced by way of subdivision.
- 4) The plans submitted were minimal at first, but later full plans were submitted in order for consideration as to whether they would enhance the general standard of housing in the area.
- 5) There are no other duplexes within 600 feet along this side of Blue Mountain Street. (It was noted that an application for a duplex on a future lot directly east of this property, fronting Kelvin Street, failed to receive Council's preliminary approval by way of three by-law readings, on April 7, 1975.)

ITEM #3 - Truck Parking

This application results from a referral by Council on May 26, 1975. In April 1975, truckers in the Coquitlam area had indicated to Mayor Tonn a concern with the fact that by-laws prohibited parking of motor vehicles exceeding 10,000 lbs. gross vehicle weight rating outside industrial areas. We had also reported that there appears to be a conflict within the Zoning By-law itself in that, under Section 401(3)(g), there is a general prohibition, while Section 602(8)(c) allows for parking within a building. This amendment is designed to remove that conflict.

At first, Council wished to consider a change that would allow the parking of one truck per residence, no parking on the street, and furthermore would allow the parking of vehicles in excess of 10,000 lbs. GVW, not including semi-trailers, at service stations, shopping centres and church lots.

On May 12, 1975 I reported to Council on this, and this was considered at the Council meeting of May 26, 1975. I indicated that on the one hand there appears to be a need for a wider choice of locations to park heavy vehicles, and yet on the other hand there is a concern on the part of residents over the disturbance caused by said vehicles in residential areas. The proposal would utilize a 30,000 lb. GVW designation of the Truck Route By-law, and allow trucks up to that weight on a lot used for one-family or two-family residential use, where the vehicle is owned by a resident of the said dwelling unit. Furthermore, the by-law amendment would allow trucks of up to that weight on lots used for

ITEM #3 - Truck Parking con't

commercial, service station or assembly use in the form of a church. Where such sites were on a truck route, motor vehicles in excess of the 30,000 lb. GVW rating could also be located thereon.

The present Section 401(3)(g) states that the following use is prohibited:

"A use of a lot, street or lane in any zone for an accessory off-street parking use, accessory storage use, off-street parking use or storage use of a motor vehicle exceeding 10,000 lbs. gross vehicle weight rating, except where such lot, street or lane, or portion thereof is within an M-1, M-2, M-4 or M-6 zone."

It is my understanding from the By-law Enforcement Officer that this section has been utilized on numerous occasions since it was placed in the Zoning By-law on January 21, 1974. The by-law has, of course, been enforced on a complaint basis, and the By-law Enforcement Officer indicates that most concern is related to the noise the trucks make when starting up and left to idle for 15 to 30 minutes in order to build up air pressure, and at times when repair work is done on said vehicles at night and on weekends. The By-law Enforcement Officer indicated that if the by-law was to change, the wording should be altered indicating that no repairs, no oil changing on the property, and also that trucks parked on the property are not allowed to let their motors idle.

In closing, the proposal represents a compromise, giving some further choice as to location for parking of trucks when not utilized, and yet still safeguard the residential environment.

ITEM #4 - Z-21-73

This application is a reconsideration of that considered at a Public Hearing on February 27, 1975. It will be recalled that an alternative to this was considered at a Public Hearing on January 23, 1975 involving townhousing, but shortly after that Public Hearing, on February 3, 1975, Council was requested to hold in abeyance By-law No. 457, based on that application. In turn, there was still a dispute between Gliege Holdings Ltd. and Group 9 Developments Ltd. in late May 1975. It is my understanding that we are now going back to plans submitted to the Planning Department on April 30, 1974, which were the seventh revised plans version for three high-rise towers proposed at this site, with a total of 111 units, of which 6 are penthouse units, 39 are three-bedroom units,

ITEM #4 - Z-21-73 con't

63 are two-bedroom units, and three are one-bedroom units. These plans incorporate the provision of a day care centre and the development of the open space area adjacent to the creek running through the property. On April 8, 1974, Council required the applicants to make a legal binding commitment to give the Municipality strata title to satisfactory day care facilities within the project for the sum of \$1.00, and this floor space could then be utilized for rental or lease to a day care operator to serve the general area. It is my understanding that the purpose of this Public Hearing is to hear the evidence from both companies involved with this application in order for Council to determine whether it can give three readings to a by-law which would permit development of the three high-rise towers.

LAND USE CONTRACTS

I noted in my report to Council, dated June 5, 1975, on these land use contracts, that if they could not be completed by the June 23 Council meeting, they could be withdrawn from the Public Hearing. Though they have been taken to the point of preliminary draft, they are still not completely acceptable to the Municipality and applicants. Therefore, we are requesting a special Public Hearing on these land use contracts, to be held on July 7, 1975. This will allow consideration by Council of adopting the land use contract at the Council meeting that same night.

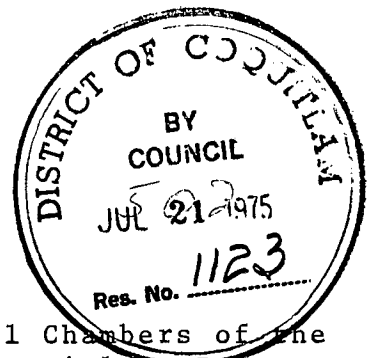
Respectfully submitted,



D.M. Buchanan  
Planning Director

DMB/ci  
June 24, 1975

Monday, July 7th, 1975  
Public Hearing - 7:00 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, July 7th, 1975 at 7:00 p.m. to deal with applications to amend Zoning By-Law No. 1928 and amending by-laws.

Present were the following members of Council: Alderman Garrison, Alderman Filiatrault, Alderman Sekora and Alderman Howarth.

Present were the following members of staff: Mr. D. Buchanan, Mr. H. Castillou, and Mr. T. Klassen.

The Public Hearing was advertised in the Columbian on Monday, June 30th, 1975 and Wednesday, July 4th, 1975 and, as well, copies of the agenda were mailed to all ratepayers groups in the District.

MOVED BY ALD. HOWARTH  
SECONDED BY ALD. FILIATRAULT:

That Alderman Garrison act as Chairman to the Public Hearing and Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

ITEM #A - Reference No. Z-58-74

This was an application to develop 88 townhouse units on 16.7 acres of land situated on Mathewson Avenue and the purpose of the hearing in this regard was to consider a land use contract for the development of the said property.

Mr. Brownlee spoke on behalf of the developers and advised that facilities such as parks, schools and roads are sufficient to handle the expected population of this development. He went on to state that the development will have its own recreation building and its own pre-school nursery, however, no swimming pool will be provided on site.

In answer to a question Mr. Brownlee stated that the matter of siting of actual buildings will be determined on site during construction because of certain topographical problems.

A resident of the area advised that at the Public Hearing of February 27th, 1975 certain residents of this particular area had signed a petition voicing approval of the development and he wished this petition to be read in the records at this Public Hearing and a copy of the said petition dated February 24th, 1975 is attached hereto and forms a part of these minutes.

The Planner advised that the Municipal Solicitor had requested an amendment to the land use contract which would give Council the right to approve any assignment of the land use contract and Mr. Brownlee stated that he would have no objection to such a requirement.

Monday, July 7th, 1975  
Public Hearing, cont'd.

Mr. G. M. Spong of 2611 Rogate Avenue presented to Council a petition from the residents of Dartmoor Highlands and Dartmoor Heights which registered opposition to the proposed development. A copy of the petition is attached hereto and forms a part of these minutes.

Mr. Spong went on to state that the development would greatly increase the density in this area and the residents would like to see a quality development on the same level as the Dartmoor development.

Alderman Filiatrault enquired as to whether the construction of this project would be frame and Mr. Brownlee stated that it would. Mr. Brownlee also advised that all units would be 3-bedroom with 38 units having a potential of a fourth bedroom. Mr. Brownlee also advised that all units have a powder room on the main floor and the master bedroom in each unit has ensuite plumbing.

In answer to a question from a member of Council, Mr. Brownlee stated that the price range for the units having the fourth bedroom finished would be \$56,000. with the lowest priced unit going at about \$44,000. with an average cost of approximately \$52,000. per unit.

Mr. Brownlee also advised that all units would be finished with cedar siding exteriors and have brick around the main entrances.

Alderman Sekora requested the square footage of the units and Mr. Brownlee stated that the four bedroom units would have 1440 square feet and the 3 bedroom units would have 1264 square feet and all units would have full basements unfinished.

Mr. Spong enquired of the developer as to whether the units would be privately owned and Mr. Brownlee stated that they would be sold as condominiums under the Strata Title Act and the maintenance of the units is provided for by a maintenance charge against each unit.

ITEM #B - Reference No. Z-12-75

This was an application by Daon Developments Limited to erect 20 townhouse units at 999 Howie Avenue pursuant to a land use contract and the purpose of this hearing was to consider the said land use contract.

Mr. Cohen spoke on behalf of Daon Developments Ltd. and stated that they wished to develop 40 units on this property as well as 40 units of similar construction on property across the street at 1000 Howie Avenue.

Mr. Cohen stated that all units would have three bedrooms and a floor area of 960 square feet with adjoining units having common walls. He also stated that parking for these units would be provided off of the lane in each case.

Alderman Sekora enquired as to the type of construction and was advised that it would be wood frame two-storey buildings with a market value of approximately \$40,000.



Monday, July 7th, 1975  
Public Hearing, cont'd

The Hearing was advised by Mr. Cohen that the bedrooms comply with C.M.H.C. standards with the small bedrooms having some 75 square feet and the master bedroom having 105 square feet and the bathroom having 50 square feet.

In answer to a question from the Municipal Solicitor the developers agreed to the provision of a clause in both the land use contracts to allow the Municipality the right of approval of any assignment of the said land use contract.

Mr. Kramer, speaking on behalf of Daon Development Ltd., also requested an amendment to the land use contract to provide an "acts of God" clause in order to protect the company.

There was no opposition expressed to this application.

ITEM No. C - Reference No. Z-13-75

This was an application by Daon Development Corporation to develop 20 townhouse units on property situated at 1000 Howie Avenue and the purpose of the Hearing in this regard was to consider the proposed land use contract.

The particulars of this development are identical to those particulars outlined under Item No. B.

There was no opposition expressed to this application.

ADJOURNMENT

MOVED BY ALD. SEKORA  
SECONDED BY ALD. FILIATRAULT:

That the Public Hearing adjourn at 7:50 p.m.

CARRIED

\_\_\_\_\_  
CHAIRMAN

PLANNING DEPARTMENT BRIEF TO JULY 7, 1975 PUBLIC HEARING

The three applications on the agenda of the July 7, 1975 Public Hearing are all proceeding by way of Land Use Contract. The Planning Department has drafted a standard Land Use Contract format for use with these applications, and a copy of the format is attached, as well as the format for the by-law adopting these contracts. The standard LUC format is set up to be used in a manner parallel to normal rezoning procedure, i.e.:

- Preliminary plans are attached to the contract at the time of Public Hearing, so that the public has a firm idea of what is proposed.
- Provision is made for the attachment of working drawings, consistent with the preliminary plans, after the Public Hearing, so that the developer does not have to make this investment until after Council has decided whether or not to proceed to three readings.
- Details of bonding are left to be set after the Public Hearing, based on the working drawings; bonding would follow the existing policies now used with rezoning and subdivision applications.

Assuming that Council were to proceed to three readings, the applicant would then submit working drawings and bonding; upon receipt of these the contract could then be taken to fourth reading and adoption.

The three applications now under consideration are:

Z-58-74 - Oceanshores Developments Ltd.

This application is for 88 townhouse units on a 14.7 acre site at 2664 Mathewson Avenue. 6.6 acres of the site are occupied by a B.C. Hydro transmission line right-of-way, resulting in a net site density of about 11 units per acre. The site would be difficult to develop for conventional subdivision due to its steepness and the Hydro right-of-way.

Council tabled this application on December 16, 1974, since it was not known at that time whether a proposed industrial access interchange on the Lougheed Highway in this vicinity would affect the project's access to Cape Horn Avenue. However, the applicants wished to carry on with Design Committee review at their own risk in the meantime.

The Design Committee first reviewed the project in December of 1974, and tabled consideration pending receipt of more information. At its second review on January 15, 1975, the Committee stated that:

Z-58-74 con't

"Consideration should be given to providing some relief to the overall repetition of the exterior appearance. The project architect might achieve this partially by using different features for a unique design at the ends of the buildings."

The Committee also requested further information on site grades, and the extent of existing tree cover to be retained. At a third review, at the beginning of February, the Committee indicated it would be willing to see the application proceed to Public Hearing, but would expect to see solutions to the problems noted on January 15, at such time as working drawings are submitted.

The Advisory Planning Commission reviewed the application on February 5, 1975, and noted that the proposed project design might have to be altered because of:

- 1) the changes requested by the Design Committee,
- 2) changes in access arrangements if the road pattern in the area were to be changed to accommodate improvements to the Lougheed Highway,
- 3) non-compliance in some respects with the proposed RT-2 townhouse regulations.

The Commission recommended referral to Public Hearing, with the caveat that any substantial changes in project design stemming from the above factors would require that a further Public Hearing be held.

On February 10, 1975, Council did refer the project to Public Hearing by Resolution 192, and by Resolution 193 requested a meeting with the developers. The principals were unable to attend a meeting scheduled for February 24, and the project went to Public Hearing on February 27, together with the proposed RT-2 townhousing regulations. By-law No. 463, contemplating development of the project under RT-2 regulations, was given two readings on March 10, 1975.

However, since the project design did not comply with the proposed RT-2 regulations in some respects, Council, at the same meeting, instructed that the subject site be declared a "Development Area", and that the Planning Department negotiate a Land Use Contract.

The Development Area By-law No. 473, was given three readings on March 17, 1975, and following receipt of Department of Highways approval, was given its fourth reading on May 12. The Land Use Contract was originally referred to the June 26 Public Hearing, but as the legal documentation required for Public Hearing had

Z-58-74 con't

not been completed by the Planning Department in time to meet notice requirements for that date, the application was withdrawn from that Hearing and put on the agenda of a Hearing to be held on July 7, 1975.

The Planning Department has reported in February, and more recently in June, on policies for the accommodation of compact housing types such as townhousing in West Coquitlam; the most recent reports are tabled with the Advisory Planning Commission. The present application is generally in line with the recommendations of these reports, although we would share the Design Committee's concerns about the project design, as noted by the Committee on January 15, 1975.

Z-12-75 and Z-13-75 - Daon Developments Ltd.

These two applications are on opposite sides of the 1000 block Howie Avenue. Each project would involve 20 two-storey strata title units, each with a separate ground floor entrance and private patio area. Both sites are designated for medium-density apartment development in the Community Plan Map and could, with conventional three-storey development, accommodate a substantially higher number of suites under that designation.

While the projects would comply with RM-2 regulations in most respects, the reason for taking a Land Use Contract approach is that surface parking would be provided, having access directly onto the lanes behind each of the two sites. Such parking directly off lanes has generally been discouraged by by-law amendments since 1969, but has been given consideration in these two cases since, in overall terms, these projects would produce some desirable variation in an area that has seen only standard three-storey development to date. The proposed form of development is certainly more suitable for family accommodation than the conventional three-storey approach.

The Design Committee reviewed the preliminary plans for the project on March 26, and was generally enthusiastic, although the Committee had minor reservations as to:

- landscaping in the parking areas,
- acoustic privacy between bedroom windows,
- site utilization,
- possible furniture layouts, given the unit floor plan.

Z-12-75 & Z-13-75 con't

The Advisory Planning Commission reviewed the application on April 2, and while finding the general concept of these applications to be acceptable, recommended that the applicants revise the parking layout. Council concurred with this recommendation on April 2, 1975.

A revised layout, but still with surface parking directly off the lanes, was submitted to the Advisory Planning Commission on May 7, 1975, and by Resolution No. 2964, the Commission recommended that applications Z-12-75 and Z-13-75 now be referred to Public Hearing. Council concurred with this recommendation on May 12, 1975 and instructed staff to prepare Development Area By-laws for the two projects. These by-laws, being Nos. 493 and 494, were given three readings on May 26, and final approval on June 2.

As with application Z-58-74, these two applications had been referred to Public Hearing for June 26, but had to be withdrawn from the agenda of that meeting and rescheduled to July 7, 1975.

While the Planning Department would have preferred a parking layout not having parking spaces backing directly onto the lane, we recognize that the economics of the alternatives would have put the unit prices beyond scope of CMHC's Assisted Home Ownership Programme, or would have resulted in standard three-storey development. We therefore recommend in favour of these two Land Use Contracts.

ET/ci



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Eric Tiessen  
Deputy Planning Director

DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

THIS AGREEMENT made the \_\_\_\_\_ day  
of \_\_\_\_\_, A.D. \_\_\_\_\_

BETWEEN: DISTRICT OF COQUITLAM  
(Hereinafter called the "Municipality")  
OF THE FIRST PART

AND: \_\_\_\_\_  
(Hereinafter called the "Developer")  
OF THE SECOND PART

WHEREAS the Municipality, pursuant to Section 702A of the "Municipal Act" may, notwithstanding any By-law of the Municipality or Sections 712 or 713 of the "Municipal Act", upon the application of an owner of land within a Development Area designated as such by By-law of the Municipality, enter into a Land Use Contract containing such terms and provisions for the use and development of the land as may be mutually agreed upon, and thereafter the use and development of that land shall be in accordance with such Land Use Contract;

AND WHEREAS the "Municipal Act" requires that the Municipal Council, in exercising the powers given by Section 702A, shall have due regard to the considerations set out in Section 702(2) and Section 702A(1) in arriving at the use and development permitted by any land development contract and the terms, conditions and considerations thereof;

AND WHEREAS the Developer has presented to the Municipality a scheme of use and development of the described lands and premises, and has made application to the Municipality to enter into this Land Use Contract under the terms, conditions, and for the considerations hereinafter set forth;

AND WHEREAS the Council of the Municipality, having given due regard to the considerations set forth in Section 702(2) and Section 702A(1) of the "Municipal Act", has agreed to the terms, conditions and considerations herein contained;

AND WHEREAS a Land Use Contract is deemed to be a Zoning By-law for the purposes of the "Controlled Access Highways Act", and whereas a Land Use Contract may not deal with land so situated as to be subject to such "Act" until the said contract is approved by the Minister of Highways;

AND WHEREAS a Land Use Contract may not deal with any portion of the land designated "Floodplain" on the Official Regional Plan until the said contract is approved by the Minister of Municipal Affairs;

AND WHEREAS the Developer acknowledges that he is fully aware of the provisions and limitations of Section 702A of the "Municipal Act", and the Municipality and the Developer mutually acknowledge and agree that the Municipality cannot enter into this Agreement until the Council has held a Public Hearing thereon, in the manner prescribed by law, has duly considered the representations made and the opinions expressed at such Hearing, and unless two-thirds of all the members of the Council vote in favour of the Municipality entering into this contract;

AND WHEREAS this Agreement constitutes Schedule "A" to the District of Coquitlam By-law No. \_\_\_\_\_, 19\_\_.

NOW THEREFORE this Agreement witnesseth that in consideration of the premises and conditions and covenants hereinafter set forth, the Municipality and the Developer covenant and agree as follows:

1. In this Agreement, unless the context otherwise requires:

"Chief Building Inspector" shall be construed to mean and include the Chief Building Inspector for the Municipality, appointed from time to time by the Council of the Municipality, and his duly authorized assistants.

"Design Committee" shall be construed to mean and include Group B of the Advisory Planning Commission of the Municipality, appointed from time to time by the Council of the Municipality, pursuant to By-law No. 50, 1972.

"Municipal Engineer" shall be construed to mean and include the Municipal Engineer for the Municipality, appointed from time to time by the Council of the Municipality, and his duly authorized assistants, or such Consulting or other Professional Engineers as may be appointed to act for the Municipality.

"Planning Director" shall be construed to mean and include the Planning Director for the Municipality, appointed from time to time by the Council of the Municipality, and his duly authorized assistants or such Consultants as may be appointed to act for the Municipality.

2. The Developer is the registered owner of an estate in fee simple of ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of Coquitlam in the Province of British Columbia, and being more particularly known and described as:

(hereinafter called "the land").

3. The Developer has obtained the consent of all persons holding any registered interest in the land as set out in the Consents to the use and development set forth herein, which Consents are attached hereto.

4. The land, including the surface of water and any and all buildings, structures and improvements erected thereon, thereover or therein shall be used for the purposes specified in Schedule "A" hereto and for no other purpose.
5. The land shall not be subdivided except in compliance with and according to the plan and particulars set out in Schedule "B" hereto, provided that minor amendments to the plan may be permitted and approved by the Municipal Engineer, and provided further, that more detailed subdivision and easement plans may be attached to Schedule "B" hereto subsequent to the Public Hearing.
6. No building, structure or improvement shall be sited upon the land except in compliance with the site plans and particulars set out in Schedule "C" hereto, provided that minor amendments to the plans may be permitted and approved by the Planning Director, who may seek the advice of the Design Committee thereon.
7. All buildings, structures, parking and loading spaces shall be constructed strictly in compliance with and according to the specifications, site plans, floor plans, elevation drawings, and colour scheme set out in Schedule "C" hereto, provided however that minor amendments to the plans may be permitted and approved by the Planning Director, who may seek the advice of the Design Committee thereon, and provided further that detailed plans and working drawings, which do not substantially alter the work, may be attached to Schedule "C" hereto subsequent to the Public Hearing.
8. Off-street parking and loading spaces shall be provided, located and constructed in accordance with the plans and particulars set out in Schedule "C" hereto provided, however, that minor amendments may be permitted and approved by the Planning Director, and provided further that detailed plans and particulars which do not substantially alter the work may be attached to Schedule "C" hereto subsequent to the Public Hearing.
9. All landscaping, surface treatments, fences and screens shall be constructed, located, provided and maintained in compliance with, and according to the plans and specifications set out in Schedule "D" hereto provided, however, that minor alterations to the plans may be permitted and approved by the Planning Director, and detailed plans and specifications which do not substantially alter the work may be attached to Schedule "D" hereto subsequent to the Public Hearing.
10. Every highway which will bound, abut or lie within the land, shall be provided with pavements, sidewalks, drainage works, street lighting, sanitary sewers, water works, and underground wiring, designed and constructed in accordance with the standards and specifications set out in Schedules A to G of the District of Coquitlam Subdivision Control By-law No. 1930, 1971, as amended, provided that working drawings and specifications more particularly describing the works to be constructed may be attached to Schedule "E" hereto subsequent to the Public Hearing.



11. As security to guarantee the due and proper performance by him of the works required to be done pursuant to Sections 9 and 10 hereto, the Developer shall and hereby undertakes and agrees to deposit with the Municipality, by certified cheque or in other form satisfactory to the Planning Director and Municipal Engineer, sums of money in amounts and upon terms and conditions satisfactory to the Planning Director and Municipal Engineer, such sums and terms and conditions to be specified in Schedule "F" hereto subsequent to the Public Hearing.
12. The Developer agrees that if the works required pursuant to Section 9 and Section 10, and Schedule "C" and Schedule "D" hereto, are not completed and maintained in good order by the dates to be specified in Schedule "F" subsequent to the Public Hearing, the Municipality may complete the works at the cost of the Developer, and deduct from the deposit held by the Municipality the cost of such completion, and the balance of the deposit shall be returned to the Developer. If there is insufficient money on deposit with the Municipality, then the Developer will pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for completion. It is understood that the Municipality may do such work either by itself or by contractors employed by the Municipality. If the Developer completes the works as set out in this Agreement, then the Municipality shall return the deposit to the Developer subject to Section 15 and Section 18C hereto, and subject to the conditions to be specified in Schedule "F", subsequent to the Public Hearing.
13. The Developer covenants and agrees to pay for the entire cost of the completion of the works set out in Section 10 hereto, and to complete the construction of all of the said works, to the satisfaction of the Municipal Engineer, by dates to be specified in Schedule "F", subsequent to the Public Hearing. If, in the opinion of the Municipal Engineer, the work is not being carried out with due diligence, the Municipal Engineer may, in writing, order the Developer to employ, at the Developer's cost, additional workmen, machinery, tools, plant, equipment, materials, articles and things deemed necessary by the Municipal Engineer for the diligent advancement of the work, and the workmen so provided shall be subject to discharge by the Developer only with the consent of the Municipal Engineer.
14. The Developer covenants and agrees to deposit with the Municipality, by certified cheque, a sum satisfactory to the Municipal Engineer, in respect to inspection fees for the works to be constructed pursuant to Section 10 hereto, and the amount of said sum shall be specified in Schedule F hereto subsequent to the Public Hearing.
15. The Developer shall submit to the Municipality final reproducible as-built drawings of all services as constructed, and as approved by the Municipal Engineer.

16. The Municipality covenants and agrees that upon satisfactory completion by the Developer of the works to be provided pursuant to Section 10, to the satisfaction of the Municipal Engineer, to provide the Developer with written acceptance of the said works, signed by the Municipal Engineer.
17. All works and services (save and except electrical distribution, gas and telephone), buildings, structures, pipes, fixtures, equipment, plants and things, and development constructed, placed, or carried out upon property that is vested in the Municipality or located upon highways presently dedicated, or upon park, walkways, or highways required by this Agreement to be dedicated shall, upon acceptance thereof by the Municipality in writing, become the property of the Municipality, free and clear of any and all claims by the Developer and any person claiming through the Developer, and the Developer shall and hereby agrees to save harmless the Municipality from any and all such claims.
18. The Developer covenants and agrees to:
  - a) Maintain all of the works to be built pursuant to Section 12 hereto in complete repair for a period of one (1) year from written acceptance of the said works by the Municipal Engineer.
  - b) Remedy any defects appearing within a period of one (1) year from the date of acceptance by the Municipality of the works to be built pursuant to Section 10 hereto, and to pay for any damage to other work or property resulting therefrom, save and except for defects caused by reasonable wear and tear, negligence of the Municipality, its servants or agents, or acts of God.
  - c) As security to guarantee the due performance by him of the covenants and agreements set out in subsections a) and b) to this Section, the Developer shall and hereby undertakes and agrees to deposit with the Municipality sums of money by way of certified cheque or in other form satisfactory to the Municipal Engineer, in the amounts and upon the terms and conditions which shall be set out in Schedule "F" to this Agreement, subsequent to the Public Hearing; the said monies shall be deposited with the Municipality upon acceptance by the Municipality of the works required to be built pursuant to Section 10, and shall be deposited prior to the release by the Municipality of the deposits made by the Developer pursuant to Section 11 in respect of the said works. The Developer agrees that if the said works are not maintained by him in complete repair for a period of one (1) year from the acceptance thereof by the Municipality, the Municipality may repair or replace the works at the cost of the Developer, and deduct from the deposit held by the Municipality the cost of such repair or replacement. If there is insufficient money on deposit with the Municipality, then the Developer will pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for repair or replacement. It is understood that the Municipality may do such work either by itself or by contractors employed by the Municipality. Upon the expiry of one (1) year from the acceptance of the works by the Municipality, the Municipality shall return to the Developer any unused portion of the deposit.

19. Subject to Section 18 hereto, on the expiration of one (1) year from the date of acceptance, the Municipality shall become solely responsible for the operation, upkeep and maintenance of any works and services, buildings, structures, pipes, fixtures, equipment, plants and things accepted by it pursuant to Section 16.
20. The Developer covenants to save harmless and effectually indemnify the Municipality against:
  - a) All actions and proceedings costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction of any works pursuant to this Agreement.
  - b) All expenses and costs which may be incurred by reason of the execution of the said works resulting in damage to any property owned in whole or in part by the Municipality, or which the Municipality by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain.
  - c) All expenses and costs which may be incurred by reason of liens for non-payment of labour or materials, workmen's compensation assessments, unemployment insurance, Federal or Provincial Tax check-off and for encroachments owing to mistakes in survey.
21. Except as provided in this Agreement, the within works and the development therein shall comply with all by-laws of the District of Coquitlam.
22. In addition to the security deposits referred to in Section 11 and Section 18 hereto, and inspection fees referred to in Section 14 hereto, the Developer further agrees and undertakes to pay:
  - a) Permit fees for building permits required pursuant to the District of Coquitlam Building By-law, such fees to be paid by the Developer prior to issuance of said permits;
  - b) Legal costs to the Municipality of registering this Agreement in the Land Registry Office pursuant to the requirements of Section 702A(3) of the "Municipal Act"; such costs to be paid by the Developer immediately upon receipt of the Municipality's bill therefor;
  - c) All arrears of taxes outstanding against the property herein described, and all current taxes levied or to be levied on the said lands on the basis and in accordance with the assessment and collector's roll entries; such taxes to be paid by the Developer forthwith upon demand by the Municipality;
  - d) Parkland acquisition fees in the sum of \_\_\_\_\_ Dollars per dwelling unit to be constructed upon the land; such fees to be paid by the Developer prior to the issuance of building permits for said dwelling units.

23. The Municipality hereby covenants and agrees with the Developer to permit the Developer to perform all the said work upon the terms and conditions herein contained.
24. Notwithstanding any provisions of this contract hereinbefore contained, and notwithstanding the provisions of the District of Coquitlam Building By-law and of Section 714(k) of the "Municipal Act", the Developer covenants and agrees that no building or part thereof constructed on the said lands shall be occupied until such time as the Developer has received an occupancy permit in respect to that building from the Chief Building Inspector, and it is further agreed that the Building Inspector shall require a letter from a registered architect certifying that the building has been completed in compliance with and according to Schedule "C" hereto, and shall require the approval of the Municipal Engineer as to the satisfactory completion and maintenance of any works and services required to be provided pursuant to this Agreement, and pertaining to said building, prior to issuing such occupancy permit. The Developer agrees that he shall not sell, lease, transfer or convey any building upon terms allowing the occupation of said building prior to the issuing of an occupancy permit in respect to said building.
25. The said Schedules "A" to "F" hereinbefore referred to are hereby incorporated into and made part of this Agreement.
26. The Developer covenants and agrees that in the event that the development and works required to be provided pursuant to this Agreement have not been substantially completed in their entirety by a date to be specified in Schedule "F" subsequent to the Public Hearing, the Planning Director may make application to the Council of the Municipality to rezone the land, or the Council may receive applications for a Land Use Contract pertaining to the land; the Council of the Municipality may thereupon call a Public Hearing subject to the requirements of Sections 703 and 704 of the "Municipal Act", and subsequent to such Public Hearing, Council may declare this Agreement to be null and void, and enter into a Land Use Contract pertaining to the land or impose upon the land, by amendment of the "District of Coquitlam Zoning By-law" such regulations pursuant to Section 702(1) of the "Municipal Act" as the Council may deem appropriate, having due regard to the considerations set out in Section 702(2) of the "Municipal Act". The Developer undertakes and agrees that if the Council declares this Agreement null and void pursuant to this Section, that he shall consent to the discharge of that restrictive covenant pertaining to the land by virtue of the registration of this Agreement pursuant to Section 702A(4) of the "Municipal Act".
27. The Developer covenants and agrees that in the event that the development, works, obligations and undertakings required pursuant to this Agreement have been completed in their entirety, that the Planning Director may make application to the Council of the Municipality to rezone the land, and the Council may thereupon call a Public Hearing subject to the requirements of Sections 703 and 704 of the "Municipal Act", and subsequent to such Public Hearing, Council may declare this Agreement to be discharged, and impose upon

27. con't

the land, by amendment of the "District of Coquitlam Zoning By-law", such regulations pursuant to Section 702(1) of the "Municipal Act" as Council may deem appropriate, having due regard to the considerations set out in Section 702(2) of the "Municipal Act", and in particular the character of the buildings already erected, the peculiar suitability of the land for particular uses, and the conservation of property values. The Developer agrees and undertakes that if the Council declares this Agreement to be discharged pursuant to this Section, that he shall consent to the discharge of that restrictive covenant pertaining to the land by virtue of the registration of this Agreement pursuant to Section 702A(4) of the "Municipal Act".

28. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

29. Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the Agreement of the parties so requires.

30. It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer other than those in this Agreement.

IN WITNESS WHEREOF the said parties of this Agreement have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

The Corporate Seal of  
THE DISTRICT OF COQUITLAM  
was hereunto affixed in  
the presence of:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SIGNED, SEALED AND DELIVERED by the said

Signature \_\_\_\_\_

Signature of Officer \_\_\_\_\_

Title \_\_\_\_\_

Signature of Officer \_\_\_\_\_

Title \_\_\_\_\_

AFFIDAVIT OF MAKER

I HEREBY CERTIFY that on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_, at \_\_\_\_\_ in the Province of British Columbia, \_\_\_\_\_ personally known to me, appeared before me and acknowledged to me that \_\_\_\_\_, the person mentioned in the annexed instrument as the \_\_\_\_\_ thereof, and whose name \_\_\_\_\_ subscribed thereto as part, executed the same voluntarily and \_\_\_\_\_ of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my hand at \_\_\_\_\_, Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_.

\_\_\_\_\_  
A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN BRITISH COLUMBIA

ACKNOWLEDGEMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_, at \_\_\_\_\_ in the Province of British Columbia, \_\_\_\_\_ personally known to me, appeared before me and acknowledged to me that he is the \_\_\_\_\_ of \_\_\_\_\_ and that he is the person who subscribed his name to the annexed instrument as \_\_\_\_\_ of the said \_\_\_\_\_ and affixed the seal of the said Company to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand at \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_.

\_\_\_\_\_  
A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN BRITISH COLUMBIA

ACKNOWLEDGEMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_, at \_\_\_\_\_ in the Province of British Columbia, \_\_\_\_\_ personally known to me, appeared before me and acknowledged to me that he is the \_\_\_\_\_ of \_\_\_\_\_ and that he is the person who subscribed his name to the annexed instrument as \_\_\_\_\_ of the said \_\_\_\_\_ and affixed the seal of the said Company to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand at \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_.

A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN BRITISH COLUMBIA.

ACKNOWLEDGEMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_, at the Municipality of Coquitlam, in the Province of British Columbia, FRANCIS LELAND POBST, personally known to me, appeared before me and acknowledged to me that he is the Clerk of the District of Coquitlam, and that he is the person who subscribed his name to the annexed instrument as Clerk of the said Corporation and affixed the seal of the said Corporation to the said instrument, that he first duly authorized to subscribe his name as aforesaid and affix the said seal to the said instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand at the Municipality of Coquitlam, in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_.

A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN BRITISH COLUMBIA.



DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

CONSENT

KNOW ALL MEN BY THESE PRESENT THAT:-

of:

being the holder of a charge by way of \_\_\_\_\_  
registered in the Land Registry Office at the City of New Westminster, British  
Columbia, under Number \_\_\_\_\_ against ALL AND SINGULAR  
that certain parcel or tract of land and premises being in the Municipality of  
\_\_\_\_\_ in the Province of British Columbia, known and  
described as:

In consideration of the sum of One Dollar (\$1.00) hereby agrees and consents  
to the registration of the Land Use Contract made between the registered owner  
of the said lands and the District of Coquitlam, dated the \_\_\_\_\_ day of  
\_\_\_\_\_, 197\_\_, which shall have the force and effect of  
a Restrictive Covenant running with the land and against the aforementioned land  
in priority to the said charge in the same manner and to the same effect as if  
it had been dated and registered prior to the said charge.

SIGNED, SEALED AND DELIVERED )  
at \_\_\_\_\_ )  
this \_\_\_\_\_ day of \_\_\_\_\_ )  
\_\_\_\_\_, 197\_\_ . )

\_\_\_\_\_

SCHEDULE "A" TO  
DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

USE OF LAND

1. The land, including the surface of water and any and all buildings, structures and improvements erected thereon, thereover or therein, except for those portions of the land which are to be dedicated as highways, walkways or park, as set out in this Agreement, and more particularly in Schedule B thereto, shall be used for the following purposes and for no other purpose:

SCHEDULE "B" TO  
DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

PLAN OF SUBDIVISION

1. The land shall not be subdivided except in compliance with and according to the plans and particulars listed below which form a part of this Schedule, provided that minor amendments to the plans may be permitted and approved by the Municipal Engineer, and provided further that more detailed subdivision and easement plans may be attached to this Schedule subsequent to the Public Hearing.
2. The plans and particulars attached to and forming part of this Schedule are:

SCHEDULE "C" TO  
DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

SITING, BUILDING AND PARKING PLANS \_\_\_\_\_

1. No building, structure or improvement shall be sited upon the land except in compliance with the site plans and particulars set out below, which plans and particulars are attached to and form part of this Schedule, provided that minor amendments to the plans may be permitted and approved by the Planning Director, who may seek the advice of the Design Committee thereon.
2. All buildings, structures, parking and loading spaces shall be constructed strictly in compliance with, and according to the specifications, site plans, floor plans, elevation drawings, and colour scheme set out below, and which are attached to and form part of this Schedule, provided however that minor amendments to the plans may be permitted and approved by the Planning Director, who may seek the advice of the Design Committee thereon, and provided further that detailed plans and working drawings, which do not substantially alter the work, may be attached to and form part of this Schedule subsequent to the Public Hearing.
3. Off-street parking and loading spaces shall be provided, located and constructed in accordance with the plans and particulars set out below, provided however that minor amendments may be permitted and approved by the Planning Director, and provided further that detailed plans and particulars which do not substantially alter the work may be attached to and form part of this Schedule subsequent to the Public Hearing.
4. The plans, drawings, specifications and other particular drawings which are attached to and form part of this Schedule are:

SCHEDULE "D" TO  
DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

LANDSCAPING

1. All landscaping, surface treatments, fences and screens shall be constructed, located, provided and maintained in compliance with, and according to the plans and specifications set out below, which plans and specifications are attached to and form part of this Schedule, provided however that minor alterations to the plans may be permitted and approved by the Planning Director, and detailed plans and specifications which do not substantially alter the work may be attached to Schedule "D" hereto subsequent to the Public Hearing.
2. The plans and specifications which are attached to and form part of this Schedule are:

SCHEDULE "E" TO  
DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

PROVISION OF SERVICES

1. Every highway which will bound, abut or lie within the land, shall be provided with pavements, sidewalks, drainage works, street lighting, sanitary sewers, water works, and underground wiring, designed and constructed in accordance with the standards and specifications set out in Schedules A to G of the District of Coquitlam Subdivision Control By-law No. 1930, 1971, as amended, provided that working drawings and specifications more particularly describing the works to be constructed may be attached to Schedule "E" hereto subsequent to the Public Hearing.
2. Drawings and specifications attached to and forming a part of this Schedule are:

SCHEDULE "F" TO  
DISTRICT OF COQUITLAM  
LAND USE CONTRACT \_\_\_\_\_

PERFORMANCE AND MAINTENANCE BONDS

DISTRICT OF COQUITLAM

BY-LAW NO.

A By-law to amend the "District of Coquitlam Zoning By-law No. 1928, 1971" and amending by-laws.

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of By-law No. 1928, and amending by-laws, in accord with the "Municipal Act", Statutes of British Columbia, 1960, Chapter 255, as amended;

AND WHEREAS Council has, by By-law No. , 19 , declared certain lands within a zone to be a development area in accordance with Section 702A(2) of the "Municipal Act", said lands being:

AND WHEREAS Council has received an application from the owner of the said lands to enter into a Land Use Contract containing terms and conditions, for the use and development of the said lands, which Council and the owner have agreed upon;

AND WHEREAS the owner has set his hand and seal to the said contract;

AND WHEREAS it is deemed expedient and desirable to enter into said land use contract after the proper Hearing, in accord with the "Municipal Act";

NOW THEREFORE, the Municipal Council of the District of Coquitlam, in open meeting assembled, ENACTS AS FOLLOWS:

- Clause 1 - The District of Coquitlam hereby enters into the said Land Use Contract, which is set out in Schedule "A" to this by-law, and which is hereby annexed to and forms a part of this by-law.
- Clause 2 - The use and the development of the said lands shall be in accordance with the terms and conditions set out in Schedule "A" to this by-law.
- Clause 3 - Schedule "A" to this by-law may be cited as the "District of Coquitlam Land Use Contract Z-
- Clause 4 - This By-law may be cited as the "District of Coquitlam Zoning Amendment By-law No. , 19 ".

READ a first time by an affirmative vote of two-thirds majority of all Members of Council this day of , 19\_\_.

READ a second time by an affirmative vote of two-thirds majority of all Members of Council this day of , 19\_\_.

READ a third time by an affirmative vote of two-thirds majority of all Members of Council this day of , 19\_\_.

RECONSIDERED, FINALLY PASSED AND ADOPTED and the Seal of the Corporation affixed by an affirmative vote of two-thirds majority of all Members of Council this day of , 19\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



February 24, 1975

Mayor & Council  
District of Coquitlam  
Municipal Hall  
1111 Brunette Avenue  
Coquitlam, B.C.

Dear Sirs:

Re: Rezoning Application Mathewson Road  
and Cape Horn Avenue. No. Z58-74

Knowing a public hearing was to be held we wanted to advise you we have reviewed the proposed development related to the above referenced rezoning and we, the undersigned, wish to register our support.

We believe the highest and best use for the property now under consideration is a form of townhousing as is applied for.

<u>Name</u>	<u>Address</u>	<u>Years at Present Address</u>
<i>Anna L. Arthur</i>	<i>2588 Mathewson Ave.</i>	<i>30 yrs.</i>
<i>M. M. Coast</i>	<i>2627 Mathewson Ave</i>	<i>11 yrs</i>
<i>J. L. Wright</i>	<i>2671 Mathewson Ave</i>	<i>18 yrs</i>
<i>W. F. Norris</i>	<i>2377 Cape Horn Ave. Coquitlam.</i>	<i>24 yrs.</i>
<i>R. Beale</i>	<i>9631 Cape Horn Ave Coquitlam</i>	<i>19 YEARS</i>
<i>M. C. Preiby</i>	<i>2576 Mathewson Ave</i>	<i>19 yrs</i>
<i>G. F. Lowe</i>	<i>2599 Cape Horn Ave</i>	<i>9 yrs</i>

2....

Name

Address

Years at Present Address

Mr & Mrs. Dearden 2535 Cape Horn Ave. 21 yrs.

Mrs. Mrs. P. P. P. 2655 Mathewson Ave. 9 years

Mr & Mrs Paul Holombo 2647 Mathewson Ave. 9 years

R A M<sup>c</sup> Int. 2663 Mathewson Ave. 23 yrs.

We, the residents of Dartmoor Highlands and Dartmoor Heights, Coquitlam,  
oppose the development of multiple-dwelling units Reference No. Z58-74.

This area is zoned residential single and we feel the above would lower our  
property value.

June 24, 1975.

Jette & Mike Sandeford	359 Dartmoor Drive
Bob & Gloria Mucianusky	352 Dartmoor Dr.
Pam & Roy O'Neil	356 Dartmoor Dr.
Craig & Cheng	2552 Ashurst Ave.
John & Dianna King	2536 Ashurst Ave.
Mike & Susan Carthy	2524 Ashurst Ave.
Janette King	2520 Ashurst Ave.
Rita Van Dyke	2516 Ashurst Ave.
Marguerite & Jim Crane	2512 Ashurst Ave.
J. R. Crane	2512 Ashurst Ave.
L. Halcy	404 Fernhurst Place.
H. W. Szwed	2541 Ashurst Ave.
M. Jaeger	404 Boynor Str.
Kay Moore	409 Dartmoor Dr.
Bredship	394 Dartmoor
B. Grychun	387 Dartmoor Dr.
J. Jol	385 Dartmoor
J. Smith	381 Dartmoor
Jandra Cackorthorp	2523 Arundel Lane
Jan Cackorthorp	2523 Arundel Lane
Mr. - Mrs. Zuer	1387 Banner Hwy.

We, the residents of Dartmoor Highlands and Dartmoor Heights, Coquitlam,  
oppose the development of multiple-dwelling units Reference No. Z58-74.

This area is zoned residential single and we feel the above would lower our  
Property value.

June 24, 1975.

<u>NAME</u>	<u>ADDRESS</u>
A. Simpson	2611 Rogate Ave
B. Williamson	2607 Rogate Ave.
B. Williamson	2607. Rogate Ave.
Jean Jamieson	305 Dartmoor Dr.
John Jamieson	305 Dartmoor Dr.
Ann Allard	2612 Rogate Ave.
<del>Anna Gunn</del>	2622 Rogate Ave
<del>Edna</del>	2622 Rogate Ave COOP.
Paul M. Jadden	2626 Rogate Ave, Coq.
G.R. McFadden	" "
<del>_____</del>	2611 ROGATE AVE

We, the residents of Dartmoor Highlands and Dartmoor Heights, Coquitlam  
oppose the development of multiple dwelling units Referendum No, Z58-74,

This area is zoned residential single and we feel the above would lower  
our Property value,

June 24, 1975

Name

Address

Mrs. H.C. Peter 2619 Rogate Ave Coq.

Mr & Mrs. E.A. Merrill 2623 Rogate Ave. Coq.

Mr, Mrs Peter Grace 2631 Rogate

Mrs. & Mrs. New Fedoruk 2643 ROGATE AVE. COQ.

Mr. & Mrs. D.B. Jordan 2678 Rogate Ave. Coq.

Mr & Mrs J. Smith 2674 Rogate Ave Coq

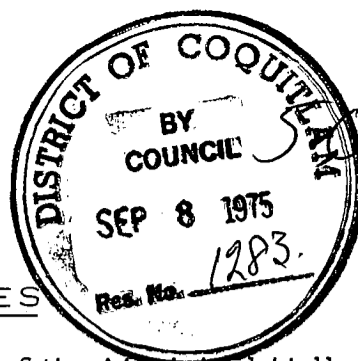
~~Mr & Mrs J. Smith~~ 2666 Rogate Ave Coq

Lynne and Iva Campbell 2615 Rogate

Edson & Kathryn Hunt 2677 Rogate

William & Mona Payne 2655 Rogate

Thursday, August 28th, 1975,  
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, August 28th, 1975 at 7.30 p.m. to deal with applications to amend the Zoning By-law No. 1928 and amending by-laws.

Present were Mayor Tonn, Ald. Filiatrault, Ald. Garrison and Ald. Sekora. Also present were the Director of Planning, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, August 22nd, 1975 and Saturday, August 23rd, 1975 and, as well, copies of the agenda were mailed to all ratepayers' groups in the district.

MOVED BY ALD. FILIATRAULT  
SECONDED BY ALD. GARRISON:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated August 28th, 1975 and a copy of that brief is attached hereto and forms a part of these minutes.

ITEM #1 - Reference No. Z 31/75

This was an application by School District #43 (Coquitlam) to rezone property situated on Hickey Street to allow the development of an elementary school.

There was no opposition expressed to this application.

ITEM #2 - Reference No. Z 19/75

This was an application by Carlberg, Jackson Partners to rezone property situated at 635-637 North Road and 508-510 Foster Avenue to Three Storey Medium Density Apartment Residential RM-2 to allow the development of an apartment.

There was no opposition expressed to this application.

A Mr. Goodkey of 518 Foster Avenue inquired as to what future plans were for the development of property south of Foster Avenue, east of Whiting Way and the Mayor informed Mr. Goodkey that expansion of apartments into this area was not planned and the area would remain single family residential under the present policy of Council.

Thursday, August 28th, 1975,  
Public Hearing, cont'd.

ITEM #3 - Reference No. Z 32/75

This was an application by Arma Holdings Ltd. for the rezoning of property situated at 1005, 1011, 1015 and 1017 Ridgeway Avenue to Three Storey Medium Density Apartment Residential (RM-2) for purposes of apartment development.

There was no opposition expressed to this application.

ITEM #4 - Reference No. Z 42/74

This was an application by Scott Creek Developments for the rezoning of property located on Dewdney Trunk Road, Hoy Street, Reece Avenue, Irvine Street and Fleming Avenue to One Family Residential (RS-3) to allow the subdivision of property into 6,000 square foot lots.

There was no opposition expressed to this application.

ITEM #5 - Reference No. Z 25/75

This was an application by the District of Coquitlam to rezone property as follows:

Clause 1 - Property situated at 2114 Austin Avenue from Neighbourhood Commercial (C-2) to One Family Residential (RS-1).

Clause 2 - Property situated at 2188 Austin Avenue from Service Station Commercial (SS-2) to One Family Residential (RS-1).

Clause 3 - Property situated at 496 Mundy Street from Neighbourhood Commercial (C-2) to One Family Residential (RS-1).

Clause 4 - Property situated at 2199 Austin Avenue from Neighbourhood Commercial (C-2) to Two Family Residential (RT-1).

Mr. Wong, owner of property at 2114 Austin Avenue objected to the rezoning of his property and a Mr. R. Sanderson of 2124 Austin Avenue spoke on his behalf. Mr. Sanderson stated that Mr. Wong had purchased this property as a commercially zoned lot with the intention of constructing a commercial building in the future and with this rezoning, such plans would not be possible.

Mr. Buchanan explained that the intent of this rezoning was to allow the Municipality to gain stronger design control of future buildings in the area. Mr. Buchanan went on to state that it wouldn't make sense to leave this lot as a residential lot in the future because of its location, however, with it being next to a residential area, design control was desirable in order to make it compatible with the residences of the area.

Thursday, August 28th, 1975,  
Public Hearing, cont'd.

Mr. Sanderson stated further that every business in this area is presently a successful business and that control of design of buildings would not, in his opinion, benefit or improve this small commercial center but that Council should be considering upgrading the servicing in this area, such as the installation of storm sewers, ornamental lighting, etc., in order to enhance the aesthetics of the area.

Mr. Sanderson stated that in summary Mr. Wong was definitely opposed to the rezoning.

A Mr. D. Bradford of 2168 Austin Avenue inquired as to what the effect would be on the construction of a building on his property if the property at 2188 Austin Avenue were rezoned to residential. Mr. Buchanan explained that as this property was not intended to be left as residential in the future, the ten foot additional setback regulation for commercial properties next to residential properties would not apply.

Mr. Bradford then expressed the opinion that if these properties are rezoned to residential, they will never be rezoned back to a commercial use and he was therefore opposed.

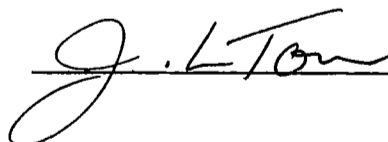
Mr. Goesen, owner of property at 2199 Austin Avenue, also opposed the rezoning stating that in the past he has found rezoning a very difficult and lengthy procedure, taking as much as one year and this delay could be costly. Mr. Goesen also went on to state that property on Austin Avenue, once it is widened, will definitely not be a choice residential area in the future.

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. SEKORA:

That the Public Hearing adjourn. 8.05 p.m.

CARRIED

 CHAIRMAN



BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - AUGUST 28, 1975

ITEM #1 - Z-31-75

This application is for a proposed elementary school on Hickey Street near Gale Avenue to serve the south-eastern portion of the Municipality. This site is in keeping with the plan prepared by the Planning Department in 1972 for this area. A more recent plan by W. Graham & Associates proposing a revised location for the school site has not been accepted by the Planning Department and the Municipality is proceeding on servicing this 8 acre site on the basis of the 1972 planned road locations, though there evidently has been some adjustment to the site for the Greater Vancouver Water District Reservoir site to the east.

On July 23, 1975 the Design Committee reviewed the preliminary plans submitted and responded favourably to the proposal as follows:

"The Committee finds the concept pleasing, the general massing of the building pleasant, and the planning proposal for staging suitable.

The Committee endorses the choice of materials and appreciates what the architect is attempting to achieve with them. Concern was expressed, however, that there is the possibility of vandalism in the way of spray painting on the stained textured cedar plywood. Perhaps the project architect might consider the use of opaque stain rather than a semi-transparent stain. This would allow covering over of any spray painting which may occur.

The Committee suggests the introduction of more colour as the amount in relation to the building mass appears minimal."

The Advisory Planning Commission on August 6, 1975, recommended referral of this application to Public Hearing.

ITEM #2 - Z-19-75

This application is for a 47 suite strata title apartment development at North Road and Foster Avenue in the medium density apartment area, recognized on the Community Plan Map.

In 1974, Council's Apartment Density Committee recommended that all apartments in this area be designated for adults only, and this can be carried

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - AUGUST 28, 1975 (CONT'D)

out in initial sales to strata title owners. The reason for restriction is the lack of community facilities in the area suitable for children.

On May 28, 1975 the Design Committee reviewed the plans and found them acceptable for Public Hearing noting that when and if a building permit application is made they would be looking for certain changes in the site plan. The project architects chose to submit revised plans showing some changes, and the Design Committee on July 9, 1975 again found the plans acceptable for Public Hearing, and stated that:

"The Committee finds the proposed changes acceptable subject to the project architect giving consideration to:

- 1) utilizing paving materials other than concrete or asphalt for the loading bay, entrance walkway and horseshoe driveway.
- 2) moving the building west 6' to allow widening of the 18' driveway at the bottom of the ramp to 24' to improve maneuverability at this point."

The Advisory Planning Commission on July 16, 1975 concurred with Council's referral of this application to Public Hearing.

ITEM #3 - Z-32-75

This application for a 33 unit apartment development at 1005 - 1017 Ridgeway Avenue, west of Nelson Street, is within the area designated as medium-density apartment on the Community Plan Map.

On July 23, 1975 the Design Committee reviewed the plans received in the Planning Department July 17, 1975 and recorded the following statement:

"The Committee feels the building design lacks balance. The centre brick panels are too prominent as the contrast between them and the detail of the living room cedar areas is too extreme, especially at the top of the building.

In regard to landscaping, the Committee notes:

- 1) Washed rock on the slab is not considered an acceptable deck cover.
- 2) There appears to be no obvious theme to the landscape plan.

The Committee would suggest the detailed landscape plan prepared at the time of building permit application show:

- a) more substantial grouping of the plant material;
- b) details of the proposals for the common amenity area.

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - AUGUST 28, 1975 (CONT'D)

The Committee does not recommend referral of this application to Public Hearing at this time."

The Advisory Planning Commission on August 6, 1975 recommended that this application be "referred to Public Hearing, subject to Design Committee approval prior thereto." This recommendation was accepted by Council.

At the August 13, 1975 Design Committee meeting the project was found acceptable for Public Hearing and the following details were recorded:

"The Committee reviewed the plans received in the Planning Department July 17, 1975 and the revised coloured perspective submitted August, 1975.

Mr. Gerry Steward, Project Architect, was present, and discussed two alternative proposals in response to the Design Committee's comments of July 23, 1975. Mr. Steward also discussed other details of the project with the Committee.

At this point, Mr. Steward left the meeting.

The Committee discussed the project in detail and recommended that the Architect's Alternative #1 with the use of sun screens may be more suitable. The Committee commends the Architect on his decision to change the end unit as part of this alternative.

When working drawings are submitted for this project, the Committee will be looking for more details of the exposed aggregate with the waterproofing system being employed, as well as the landscaping plans. The Committee appreciated the Architect's suggestion to submit more detailed information regarding the main entry area and the amenity area. The Committee will review these details when they are received. The Committee noted that there may be some merit in the Project Architect's proposal to leave the amenity area planning for the future. If the planning was delayed till the Strata Titles Corporation is established, it would permit the future owners to participate in planning the specific amenities for the area, in which case it may be prudent to have the developer place some funds in trust for purposes of developing the amenity area."

At that meeting, the Project Architect stated that the Developer's intent is to register the apartments under the Strata Titles Act.

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - AUGUST 28, 1975 (CONT'D)

ITEM #4 - Z-42-74

This application is for a change of zoning from RS-1, one family residential, 7,000 sq. ft. lot minimum, to RS-3, one family residential, 6,000 sq. ft. lot minimum.

On September 16, 1974 Council, by Resolution No. 1232, concurred with the request of the applicant (at that time Canadian Tenfold and now Perosa Realty and Insurance Agencies Ltd. of Vancouver) to amend this application to allow single family residential lots with a minimum size of 6,000 sq. ft., and authorized the Planning Department to place the amended application on the agenda of a Public Hearing, when and if a subdivision application on this basis is ready for preliminary approval.

The Subdivision Committee on July 15, 1975 received an application 8-3166C and stated in part that "if RS-3 zoning proceeds, approval for this subdivision can be given."

The Planning Department has favoured the general approach of lowering the minimum lot sizes within the RS-1 zone to 6,000 sq. ft. and therefore supports this application, noting that an application in the same area (Z-54-73 on Dewdney Trunk Road south of Dacre Avenue) was rezoned to RS-3 by Council on June 2, 1975.

ITEM #5 - Z-25-75

This application to rezone four properties was made as a result of a recommendation to Council from the Advisory Planning Commission on June 4, 1975, Resolution No. 2973, which reads as follows:

"That the Commission recommend to Council that those lots in the vicinity of Austin Avenue and Mundy Street zoned C-2 or SS-2, not having a commercial or service station use, be rezoned to single-family to gain design control for future development."

The Planning Department believes that this area remains an oddity since it can never develop to full neighbourhood centre status with the proposal for the neighbourhood centre at either the Austin-Hickey or Essondale sites. We thus do not favour further commercial development at this Mundy Centre,

PAGE 5/

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - AUGUST 28, 1975 (CONT'D)

though we recognize that completion of development of these lots on the edges of the Centre to be compatible with adjacent residential and institutional uses is required, and that this will involve as strong design control measures as possible. Also, the significant site at the southwest corner of Mundy Street and Austin Avenue could be reviewed as to alternative uses to the former service station.

Respectfully submitted,

*S. Jackson*

for D.M. Buchanan  
Planning Director

SJ/yp  
August 28, 1975

Thursday, October 2nd, 1975,  
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, October 2nd, 1975 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council save Mayor J. L. Tonn and Alderman L. A. Bewley. Present were the Director of Planning, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, September 26th, 1975 and on Saturday, September 27th, 1975.

MOVED BY ALD. SEKORA  
SECONDED BY ALD. HOWARTH:

That Alderman C. J. Filiatrault act as Chairman to the Public Hearing and that Mr. T. Klassen, Deputy Municipal Clerk, act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated October 2nd, 1975 and a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 41/75

This was an application by Alderson Properties Ltd. to rezone property situated at 475 Lakeview Street from One Family Residential (RS-1) to Two Family Residential (RT-1).

A letter was received from Jemima Thompson, 480 Lakeview Street, expressing no opposition to this proposal and further, she asked that her letter be considered as in favour of the proposed change in zoning. This letter is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

ITEM #2 - Reference No. Z 21/75

This was an application by Mr. E. Meyers to rezone property situated at 687 North Road and 506 Cottonwood Avenue from One Family Residential (RS-1) to Neighbourhood Commercial (C-2).

Mr. Horvath, the architect for the project, advised the Public Hearing that the proposed building would have four levels, with two levels being used for parking, the lower level being a shopping centre mall centred around an open landscaped courtyard area with the upper floor being used for office space.

Thursday, October 2nd, 1975,  
Public Hearing, cont'd.

Mr. Horvath advised that direct access to the building would be available from Cottonwood Avenue. Mr. Horvath went on to advise that the structure would contain 28,000 square feet of rental space and have parking for seventy vehicles. He also advised that the structure would be built out of reinforced concrete with planting being provided around the whole of the second floor along the spandrels as well as around part of the first floor.

In answer to questions from Alderman Howarth, Mr. Horvath stated that the second access would be available from Whiting Way with the loading bay areas being provided off of the Whiting Way access. Mr. Horvath also stated that pedestrian access would be available from North Road to the lower level of the structure and also from Whiting Way at the upper level of the structure and that the developer was prepared to redesign the loading bay space to make it more convenient for such use.

In response to Alderman Howarth's question on landscaping around the structure, Mr. Horvath stated that landscaping would be provided around the spandrels on the outside of the structure and that some planting area would be available on the corners of the property and also along the edges of the property, however, this would be relatively small.

Mr. Horvath explained that accent wood would be used for the sloping roofs of the structure as well as for accent on the spandrels on the building.

There was no opposition expressed to this application.

ITEM #3 - Reference No. Z 36/75

This was an application by Austin Developments Ltd. to rezone a portion of the property at 950 Lillian Street from One Family Residential (RS-1) to Two Family Residential (RT-1).

Mr. Tullis, speaking on behalf of the developer, advised that they wished to build a duplex on the property were it to be rezoned and that plans had been presented to the Planning Department of the proposed structure and a copy of these were available at the Public Hearing should anyone wish to look at them.

Mr. Munroe of 952 Lillian Street expressed his opposition to the proposed rezoning stating that he had moved into this area some seven years ago and at that time it was a single family area and he wished it to remain in that category. He also expressed concern that the construction of a duplex next to his property would devalue his property and that people renting a duplex would be transients and would not have the same concern for the upkeep of property as do owners.

Thursday, October 2nd, 1975,  
Public Hearing, cont'd.

Mr. Jager of 945 Lillian Street expressed his opposition to the proposed rezoning stating that he too had built his house in a single family zone and did not wish to see this changed. He went on to advise that he was opposed to any increase in the density of dwellings whether by duplexes or condominiums and that were this rezoning to be allowed there were other lots in the Lillian Street area which could also be developed for duplexes.

Mr. Nazarchuk of 953 Lillian Street expressed his opposition to the proposed rezoning stating that he has lived in this area for some 13 years and enjoys the peacefulness and quiet of the surroundings and such a development could devalue his home and would bring extra burden to the schools which are already overtaxed in this area. He also expressed concern that additional undeveloped land in the Lillian Street area is proposed to be developed by the company requesting this rezoning which will also place a further burden on the schools in his area. Mr. Nazarchuk stated that there is already a duplex at the end of his block that is not being too well maintained at the present time and further informed the hearing that it may be a different matter if the developer were proposing to live in one side of the duplex and rent out the other side or were proposing to sell the units in order that the persons living in these units would be owners and would have more concern for the appearance of the duplex.

In response to the request from the Chairman, Mr. Buchanan, Director of Planning, explained to the Public Hearing the duplex criteria employed by Council for the siting of duplexes within the Municipality.

Mr. Jager submitted a petition of opposition signed by seven residents of Lillian Street and a copy of that petition is attached hereto and forms a part of these minutes.

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. SEKORA:

That the Public Hearing adjourn. 8 p.m.

CARRIED

\_\_\_\_\_  
CHAIRMAN



BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - OCTOBER 2, 1975

ITEM #1 - Z-41-75

On September 9, 1975, I reported to Council that a review of the criteria employed in locating duplexes in a one-family residential area showed that there was only one problem with this application in that "there is an existing two-family dwelling at 445 Lakeview Street, which is within 600 feet of the subject property on the same side of the street. It would appear that this two-family dwelling at 445 Lakeview Street is illegal, as the building permit for a dwelling was only taken out in 1963, whereas the property has been zoned for one-family residential use continuously since 1958."

In a similar situation with application Z-50-74 in 1974, Council referred the application to Public Hearing, and it proceeded to final approval under By-law No. 436.

Further in my September 9, 1975 report, I recommended that this application proceed since we believed that duplex location policy should only relate to lawfully established two-family dwelling uses within the 600 foot criteria, and that a possible illegal suite should not preclude establishment of a duplex on a fully legal basis.

ITEM #2 - Z-21-75

I reported to Council on June 4, 1975 that this application is compatible with the Community Plan Map designation of this area as Neighbourhood Commercial. Preliminary plans were reviewed by the Planning Department, and after some revision, it was found that when the lots are consolidated and the servicing requirements taken care of, the project would comply with the Zoning By-law.

Council, on June 9, 1975, referred the application to the Design Committee and the Advisory Planning Commission for consideration. In the June 11, 1975 review by the Design Committee, the Architect was requested to reconsider a number of matters including the circulation within the building, the layout of the underground loading bays, the pedestrian entries to the building, and the design of the corners of the building. In addition, the Committee requested the Advisory Planning Commission to review and provide comments to the Committee on the following matters:

- 1) The potential impact on the neighbourhood, especially in relation to the parking of vehicles.
- 2) The density proposed for this project.
- 3) The underground parking implications.
- 4) The circulation between rental areas.

The Committee further recommended that this project not be referred to Public Hearing at that time.

ITEM #2 - Z-21-75 con't

Council, on June 23, 1975, by Resolution No. 988, concurred with the APC Resolution No. 2989 which stated that the application be sent to Public Hearing, subject to the applicant's architect first revising the preliminary design to the satisfaction of the Design Committee with reference to parking, access, and circulation arrangements. Further, by Resolution No. 989, Council requested a report from the Engineering Department on "the traffic impact, circulation, parking, and access on this particular application".

The Architect revised the plans a number of times following close consultation with the Design Committee on a number of occasions.

On September 8, 1975, Council was in receipt of a report from the Advisory Planning Commission dealing with this application, and the Commission's recommendation was as follows:

"That this application be referred by Council to Public Hearing subject to Design Committee approval of the new plans."

This recommendation was received by Council and the application was placed on the agenda of tonight's Public Hearing.

On September 10, 1975, the Design Committee reviewed revised plans, received in the Planning Department September 10, 1975, and the perspective drawing presented at the meeting; and the minutes of that meeting state in part the following:

"The Committee feels this latest proposal is very interesting and commends the Project Architect on his co-operation in relation to the earlier problems raised by the Committee.

This project is now acceptable for Public Hearing, however, the Committee notes that at the time of building permit application, they will be looking for a high standard landscaping concept, taking into consideration the following suggestions:

- 1) Carry the landscaping theme begun on the covered passageways through the entire project.
- 2) Consider using the spandrels as potential planting areas.
- 3) Utilizing the space between the structure and any existing or proposed municipal street construction for landscaping.
- 4) Soften the corners of the structure wherever possible and utilize the resulting area for planting.
- 5) Substantial landscaping should be considered for the courtyard area.

ACCEPTABLE FOR PUBLIC HEARING."

ITEM #2 - Z-21-75 con't

In a report to the Municipal Manager dated September 16, 1975, the Municipal Engineer concluded that:

"the application for development, as shown on the September 1975 drawing, is a considerable improvement over the previous concept, and is acceptable to us in principle.

From a traffic standpoint, the primary concerns relate to:

- 1) The future vehicular activity generated on Whiting Way;
- 2) The commercial vehicle loading facilities."

Council, by Resolution No. 1384, on September 22, 1975, required that this application "be referred back to the Design Committee for further review, at which time they can review the location of loading facilities as well."

The Design Committee will be dealing with this matter at its next meeting, which is scheduled for October 8, 1975. The Municipal Solicitor has advised the Planning Department that Council may receive comments from the Design Committee regarding their review of the location of the loading facilities following the Public Hearing and before giving three readings to the application, since the location of the loading facilities is not a substantive matter in the question of rezoning the property.

ITEM #3 - Z-36-75

In a report to Council dated August 27, 1975, I reported with regard to a Planning Department review of the criteria employed in locating two-family dwellings within one-family housing areas in the Municipality, as follows:

- 1) The lot, when created, will be well in excess of the required 8,000 sq. ft. minimum.
- 2) Access to the lot is proposed to be from the front yard, however, Lillian Street is not considered a major arterial street.
- 3) As this lot is proposed to be created by subdivision, municipal water and sanitary sewers will be available to serve the proposed development.
- 4) From the plans submitted, it would appear this duplex would enhance the general standard of housing in the area.
- 5) There are no other duplexes within 600 ft. along this side of Lillian Street.

As a result of this review of the criteria, I recommended that this application be carried forward.

SJ/ci

Respectfully submitted,

  
D.M. Buchanan  
Planning Director

Sept. 29th.

Mr. F. Klassen,  
Deputy Municipal Clerk  
District of Coquitlam.

Dear Sir:

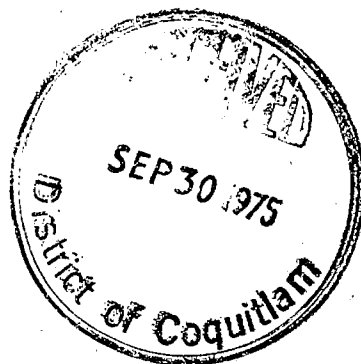
Regarding rezoning  
475 Lakeview St. from RS-1 to RFI:

I am not opposed to this  
change, and in the event I  
do not get to the meeting on  
Thursday, and in the event  
a vote is taken, please consider  
this a vote for the change.

Yours sincerely,

Jemima Thompson  
480 Lakeview St.

Phone 936-8684.



September 27th, 1975.

District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B. C. V3K 1E8

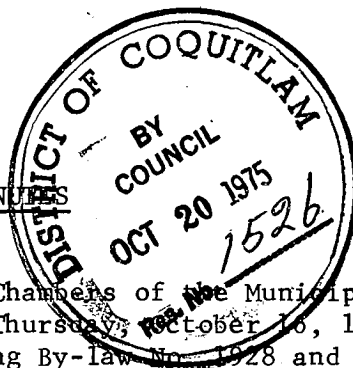
To Public Hearing set for Thursday, October 2nd, 1975 - 7:30 P.M. in  
Council Chambers of the Municipal Hall.

Re: To rezone the property on Lillian Street between Lot No. 175 and  
Lot No. 68 from one family Residential (RS1) to two family Residential  
(RT1).

Lot No.	Name and Address	Yes	No	No Opinion
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# 175	<i>[Signature]</i> 952 LILLIAN.		- No -	
# 12	<i>Marjorie Jagerk Gudrick Page</i> 945 Lillian St. <i>log</i>		- No -	
# 11	<i>A Radu</i> 949 Lillian St		- No -	
# 10	<i>A. Nasachuk</i> 953 LILLIAN ST.		No	
# 174	<i>M. Boulvane</i> 956 LILLIAN ST		NO	
# 42	<i>W. Erady</i> 958-LILLIAN ST-		NO	
# 68	<i>Rebentel</i> 944 Lillian St		NO	

Thursday, October 16th, 1975  
Public Hearing - 7:30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, October 16, 1975 at 7:30 p.m. to deal with an application to amend Zoning By-law No. 1928 and amending by-laws.

Present were the following members of Council: Mayor J. L. Tonn, Alderman L. Bewley, Alderman L. Garrison, and Alderman D. Howarth.

The Public Hearing was advertised in the Columbian on Friday, October 10th, 1975 and Saturday, October 11th, 1975 and was also advertised in the Coquitlam Herald on Tuesday, October 14, 1975.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated October 16, 1975 and a copy of that brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. 34/74

This was an application by Westminster Consultants Ltd. for the rezoning of property commonly known as the Oxbow Ranch to allow the development of a mobile home park.

Mr. Graham speaking on behalf of the developers introduced the people people who he had brought with him to explain the project and these people were:

Mr. E. Klapstock - Developer  
Mr. D. Todd - Developer  
Ms. Hamilton  
Mr. Ashford  
Mr. Allen  
Dr. Naval  
Mr. Vance

Mr. Graham explained that this was a concept plan and is not meant to be a final definition of roads or configuration of layout and the final plan of the project could be subject to some minor alterations from that being presented this evening.

Mr. Graham proceeded with a slide presentation of the project and the presentation was split under several headings. Mr. Graham also informed the Hearing of several reports prepared on the proposed project, which had already been presented to Council entitled Spring Lakes Technical Report.

Site and Surrounding Area

1. The site covers 130 acres in total
2. Site is bounded by river and bluffs and is a clearly defined area
  - east boundary defined by bluffs
  - west boundary defined by river

3. Open Space
  - 37% of developed area will be open space
  - 63% is area to be developed, however within the developed enclaves some open space will be left as well
4. Enclaves - Mr. Graham stated that enclaves will be developed for different types of accommodation such as:
  - Enclaves for Senior Citizens
  - Enclaves for families with children
  - Enclaves for families without children
  - Enclaves exclusively for adults
  - Enclaves exclusively for families with children

Mr. Graham cited as a typical example of development the plan for Enclave II which had the following features:

- a. 4250 square feet per lot measuring about 50 feet x 85 feet
- b. Parking provided for residents on a 1 space per bay ratio with parking space for visitors being provided in a separate area at a ratio of 5 spaces per bay
- c. Internal streets will be one-way having a total width of 25 feet with a 15 foot paved area.
- d. Main access road has a right of way 40 feet wide with a 28 foot paved strip.
- e. Existing trees to be retained as much as possible with additional planting to also be done.

Mr. Graham advised that the project would have the following characteristics as a whole:

- a. 2 swimming pools to be provided in stage 1
- b. Lake to be dredged and increased in area to 6 acres and used most likely as a wildfowl refuge
- c. Area provided on site for parking of recreational vehicles
- d. Locations of garbage collection points centrally sited
- e. A walkway system
- f. Community Building providing the following facilities:
  1. day care centre
  2. community rooms
  3. possibly laundry facilities
  4. shopping facilities
  5. play area surrounding for children
- g. Tennis courts
- h. Adventure playground
- i. Log cabins to be relocated and dedicated as a museum with parking being provided for the Community Building and the Museum
- j. River bank walkway system connecting to onsite walkway system and walkway system would be independent of traffic system and would lead to the bluffs, community area, schools in the area as well as to the parking area. Walkways to be 10 feet in width and will be landscaped and improved.
- k. Doggie walk of about 2000 feet to be provided.
- l. Bus loop provided at entrance of project.

#### Unit Characteristics

Mr. Graham advised that a variety of units will be available having a minimum size of 624 sq. ft. with some units being as large as 1400 sq. ft.. The average floor area will be 1100 sq. ft.



Mr. Graham advised that a potential purchaser would be able to obtain a unit within the development with an average monthly payment of \$275.00 per month which would include rental of pad, purchase of home, maintenance and full use of all community facilities.

Relation to Community

1. Schools - Mr. Graham advised that the School Board has not yet finally concluded the need of schools in this area however there there is the possibility of separate school near the site. The Public Hearing was advised that about 150 students could be expected from the development.
2. Fire Protection - The Hearing was advised that the developers had contacted both the Fire Chief of Coquitlam and the Fire Chief of Port Coquitlam and had been assured fire protection could be adequately provided.
3. Traffic - Mr. Graham advised that traffic studies had indicated that at peak times, 570 vehicles per hour would be travelling to and from the project. Mr. Graham also advised that the Department of Highways have assured the developers that the intersection of Lougheed Highway and Shaughnessy Street is high on the priority list for improvement and should be completed in 1976.

QUESTIONS

Alderman Garrison enquired of the location of the Senior Citizens enclaves and was advised that they would be Enclaves 7, 8 and 9 along the easterly boundary of the site. In answer to a further question from Alderman Garrison Mr. Graham advised that these Senior Citizens enclaves would most likely be relocated if a future school were to be sited in this area.

Alderman Bewley asked the developer of his plans for the northern area of the site and Mr. Graham advised that the design of this portion of the site would be done at a later date, however, it was hoped to locate another 111 units in this area.

Alderman Bewley enquired as to the details of flood proofing and Mr. Ashford advised that flood proofing would be part of the Coquitlam River Study and would most likely not be a dyke but would be some form of rip-rapping. Mr. Ashford further advised that no units would be located on the flood plain and the Department of Water Resources are prepared to allow development to proceed and determine the type of floodproofing at a later date.

Alderman Bewley requested information on the type of units planned and the manner of siting and was advised that all foundations would be designed and constructed as part of the overall development as would any porches or auxiliary structures. Mr. Todd further stated that all units would be double wides with the majority coming from Canadian Manufacturers with some of the higher priced units coming from the United States.

In answer to a question from Alderman Howarth the developers advised that units would be prefabricated and set permanently on the foundations.

Alderman Howarth also enquired as to the development of the northern portion of the property and Mr. Todd stated that siting of units in this area would require a great deal more engineering due to the terrain of the area.

Alderman Howarth enquired as to access arrangements for the property at 3231 David Avenue and attached to these minutes is a copy of a letter from the solicitors for the owners of the property as well as a reply to the owners from Westminster Consultants.

A Mr. Taylor addressed the Hearing on behalf of Mr. and Mrs. McLelland and advised that the assurance given by Westminster Consultants was not satisfactory and the McLellands wished access over public road in order to receive services such as garbage collection and police patrols. Mr. Taylor advised that his client wants public right of access continued on a road similar to the present road and feels it is unreasonable to deny his client access and leave him at the mercy of a private developer.

Mr. Taylor also stated his client would request some sort of screening and fencing of his property to provide him with privacy from the proposed development.

Mr. Graham advised that the south portion of the McLelland property would be separated from the development by a road and it would be appropriate to fence or screen the property in some manner.

Alderman Howarth enquired as to the financing and the possible elimination of some units to provide more open space and was advised by Mr. Klapstock that the development is trying to achieve medium cost housing and are therefor working to criteria set down by the Municipality. He advised that obtaining as close to 577 units as possible is critical to financing arrangements.

Mr. Graham advised that in the siting of units to attempt to maintain native growth the road network would first be established and constructed and the growth would then be assessed and the actual unit arrangement determined.

Alderman Bewley enquired as to the stabilization of the bluff adjacent to Enclave 13 and Mr. Ashford advised that following 3 readings of the by-law a Soils Consultant would be retained to study soil conditions prior to completion of the planning of this particular enclave.

Alderman Garrison advised the Public Hearing of the action taken by the A.P.C. on October 15, 1975 and a copy of the A.P.C. resolution is attached to these minutes.

Alderman Thompson of the City of Port Coquitlam made representation to the Hearing on behalf of Port Coquitlam and a copy of his comments are attached to these minutes.

Questions were raised with respect to fire safety of Mobile Homes by Mr. Thompson and he read from the Keenlyside report on the subject, a copy of which is also attached. In reply to the comments a gentleman who stated he was a former fire chief of Burnaby advised that in his opinion no additional problems existed with fire protection insofar as mobile homes were concerned if they were in a well laid out community.

A gentleman from 1522 Oxford Street asked what steps were being taken to prevent children from playing on the bluffs and Mr. Todd advised that the developers will be doing something to stop children from getting up to the top of the bluffs however the Municipality would have to in some way protect the tops of the bluffs in order to restrict their use by children.

Mrs. M. Smith, a School Trustee, indicated to the Hearing that the 3 schools shown by the developer were not conveniently located to the project and in any case did not have sufficient room to accommodate additional pupils. She stated the present ratio of students to teachers in these schools averaged 26 to 1 whereas the School Board are hoping to attain a 19 to 1 ratio.

Alderman Garrison advised that he had been given to understand that the Provincial Government were agreeable to dedicating a portion of the Port Coquitlam Park Reserve Property for a school site if Port Coquitlam would be agreeable to such action.

Alderman Howarth enquired if the developers would be agreeable to dedicating 2 acres for a school site and Mr. Klapstock would only state that they are agreeable to considering the school problem.

Mrs. Smith advised that Spring Lake Estates has been put on the 3 year program for site acquisition.

A gentleman who lives in an apartment in the City of New Westminster stated that he makes \$13,000 per year and cannot afford to buy a single family dwelling with a \$40,000 mortgage unless he makes at least \$18,000.00 per year and this would mean a monthly mortgage payment of \$478.50. His only hope he stated was to be able to buy either a condominium or a unit as being proposed for this project.

Mr. Buchanan advised that one problem which still existed was that of determining exact boundaries of the site.

ADJOURNMENT

MOVED BY ALD. BEWLEY  
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn at 9:35 p.m.

CARRIED

\_\_\_\_\_  
CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - OCTOBER 16, 1975

ITEM #1 - Z-34-74

This application dates from May 31, 1974 when it was made by Laronde Leasing Ltd. and the owners of the property. It was not until July 3, 1975 that we received favourable consideration from the Water Investigations Branch of the Department of Water Resources. A regional plan amendment proceeded to receive GVRD Board favourable consideration on July 30, 1975.

On August 21, 1975 we received the plans for the Spring Lake Estates Development and these were reviewed by the various municipal departments, as well as the Design Committee. We summarized the comments from municipal staff in a report to the Advisory Planning Commission dated September 2, 1975, which is attached. The Commission also had the benefit of comments from the Design Committee dated August 27, 1975, which related to six basic concerns regarding public transit, garbage container location, school access, landscaping, the advisability of locating units adjacent to collector streets, safety, rezoning of northern portion of the area on the provision of day care facilities.

Resolution No. 3024 was passed by the Advisory Planning Commission on September 2, 1975 and received by Council September 8, 1975, and this was as follows:

"That this application be tabled by Council in view of the points raised by municipal staff, as described in the Planning Director's report of September 2, 1975, and on account of the following concerns:

- 1) Traffic requirements to and from the project, including the nature and timing of access to the west (both Lincoln Avenue and the David-Pathan connection), and for Chester Street, including review of its connection to Loughheed Highway.
- 2) School requirements, in view of adjacent Port Coquitlam elementary schools being at capacity; the Commission suggests that these be studied by the Planning Department in co-operation with School Board staff.
- 3) Density organization within enclaves, the one example requiring a more innovative approach; Design Committee review of revised plans is suggested.
- 4) The locked out properties, adjacent to the development which will not obtain public physical access; the Commission suggests that the owners be contacted at an early stage by the Planning Department for comments.
- 5) The short term five to ten year lease of home spaces to purchasers and nature of arrangements after that period."

Brief to Public Hearing con't

October 16, 1975

ITEM #1 - Z-34-74 con't

We reported further to the Advisory Planning Commission on October 1, 1975, and I have attached that second report. I should also note that the Design Committee reviewed the project again on September 24 and expressed concern over the immense size of this project for one type of housing, noting that the proposal was roughly 28% of the number of units of the total Essondale project. Also, there was concern about very little specific information having been supplied in relation to housing types, materials to be used, landscaping and fencing, vegetation surveys, typical detailed siting, and design of accessory buildings. The Committee indicated that it was unable to provide any comments which would be of value to Council and the public at a Public Hearing.

In the Planning Department's report of October 1, the chief concerns we had were in relation to the property boundaries and how the proposed development related to properties along the Coquitlam River in particular. We were also concerned with the proposal to go into the floodplain as defined by the Department of Water Resources. On October 1, 1975, the Advisory Planning Commission passed a further Resolution No. 3035, as follows:

"That the Commission state its agreement in principle with the proposed land use concept, but that the Commission recommend that prior to the application proceeding to Public Hearing:

- 1) A firm commitment be obtained from the Department of Highways in regard to improvement of the Chester-Lougheed intersection in Port Coquitlam.
- 2) Further consultation take place with Port Coquitlam in regard to traffic impact.
- 3) The applicants present revised plans to the Commission making satisfactory provision for:
  - a) an elementary school site within the project;
  - b) a transit turnaround within and central to the project;
  - c) public road access to both the elementary school site and the transit turnaround."

On October 6, 1975, Council passed five motions with regard to the development relating to the Department of Highways and improvement of the Chester-Lougheed intersection in the City of Port Coquitlam; further consultation with the City of Port Coquitlam and how the area could be served by schools, and moving the application to this special Public Hearing.

Brief to Public Hearing con't

October 16, 1975

ITEM #1 - Z-34-74 con't

As to the boundary problem, we were advised by the Engineering Consultant to the applicant, Mr. D. Ashford, on October 10, 1975, that the development does indeed go into the floodplain, and that Crown land is affected on which they will have to apply for a lease. Furthermore, the Municipality would have to obtain a lease on the Crown land within the 100 feet which is proposed to be turned over to the Municipality. A large part of the open space land is actually already held by the Crown. Also, we learned that land owned by Wall and Redekop and affected by the zoning proposals and the development concept by the applicant's planning consultant, W. Graham and Associates, will be removed from the scheme, and the plans will have to be adjusted for that. The difficulty we have in the Planning Department is that no survey plans have been provided to us indicating actual property lines or property ownership. Furthermore, the concept plans supplied have not been adjusted to reflect the floodplain boundary. On this latter point, we were advised by Mr. Ashford that the applicant would propose going back to Greater Vancouver Regional District and the Department of Water Resources to adjust the floodplain boundary. The concern is that the map being presented at this Public Hearing may well have to be amended between now and by-law consideration, or alternatively amended afterwards.

On the question of the Department of Highways, the question of access onto Lougheed Highway and the arrangements at that location will no doubt be improved with the Department of Highways improvements which are now being planned. In addition, future crossings of the Coquitlam River, Lincoln Avenue and/or David Avenue will relieve this Chester Street situation.

As far as further consultation with the City of Port Coquitlam is concerned, I note that we have received the attached letter from Mr. Freeman, City Clerk, indicating City Council's viewpoint in regard to the development. I would note that the Public Hearing location and date had been set prior to receipt of this information from the City of Port Coquitlam.

On the subject of schools, I have been in consultation with the City Administrator, Mr. L. Pollock, as well as the Secretary-Treasurer of the School Board, Mr. R.C. Smith. The one location which would not affect the plan of the developer is to utilize the park reserve land to the east of the site which is under the control of the City of Port Coquitlam. The Advisory Planning Commission had recommended, on October 1, that the school be within the project, and School Board staff confirmed

Brief to Public Hearing con't

October 16, 1975

ITEM #1 - Z-34-74 con't

at a meeting on October 8 that a new school to serve the Spring Lake Estates development was necessary. Council did refer this question back to the Advisory Planning Commission by Resolution No. 1462 on October 6, and the subject was on the agenda of their meeting on Wednesday, October 15. I can report further as to their action verbally at the Public Hearing.

There are other issues related to this development. We have received a letter from Mr. John Cherrington, Solicitor representing Mr. W.J. McLellan who owns two acres to the north of David Avenue. They are very concerned about the proposal to sever public access to the property and simply provide easement access. They understand that the other property owner to the north-west, Mrs. Cooper, would be satisfied with easement access since they would see the area being retained as a "greenbelt" along the Coquitlam River. In a letter dated September 22, 1975, she indicated that easement access was acceptable. I would point out that the Engineering Department recommended that the north-south road through the mobile home park be a public road, and if this were such a public road, this could provide the kind of access which could satisfy Mr. McLellan's concerns. However, the applicants have stated that this is contrary to their concept of creating a self-contained community.

I would note, in conclusion, that if this project does proceed to the point of three by-law readings, adopting the zoning as put forward at this Hearing, that a future amendment to the by-law will have to be considered which may be substantial in nature requiring a further Public Hearing. The three readings would allow Council to give preliminary approval to the development at this stage, allowing the applicants to exercise their option to conclude purchase of the land. However, there are outstanding issues related to the school, the nature of the roadway through the development, the effect on the City of Port Coquitlam, etc. We are also concerned about the boundaries of the development and obtaining consent from the Department of Lands with regard to Crown land along the Coquitlam River.

DMB/ci  
Encl.

Respectfully submitted,



D.M. Buchanan  
Planning Director

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: Sept. 2, 1975

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Application to Rezone Property on the East Side of the Coquitlam River North of the Coquitlam River Park to RMH-1 to Allow the Development of an Approximate 577 Unit Mobile Home Park  
OUR FILE: Z-34-74B

This report is intended to bring the APC up to date on the status of this application. Applications on this property for rezoning to mobile home park date back to early 1968, and this latest application was made in late May 1974. Prior to Council consideration of rezoning, an amendment to the Official Regional Plan from RSV-1 to URBAN was required. Subsequently on June 3, 1974, Council passed a motion to apply for the Regional Plan Amendment. Since that time the Planning Department and the applicant have been pursuing this amendment with the GVRD. A great deal of time was spent by the applicants in preparing reports and studies for submission to the Department of Water Resources in order to receive their favourable consideration to GVRD. In July of this year, the Department of Water Resources found the application acceptable subject to the five requirements listed below.

Requirement 1 - No disturbance of the ground, nor brush or timber removal, nor construction of any building or structure to take place within 100 feet from the natural boundary of the Coquitlam River or as indicated by the green line on the enclosed map.

Requirement 2 - No habitable building, mobile home nor any other dwelling place to be constructed between the floodplain boundary line and the green setback line mentioned in Requirement 1, where the floodplain boundary line exceeds the distance of this line from the natural boundary. The floodplain boundary line is shown in red on the map. Uses other than residential would be permitted in this area between the red and green lines such as for parks, recreation sports fields, etc.

Requirement 3 - Compacted landfill is to be placed within the old gravel pit area at the northern end of the proposed development area shown in purple on the map. This fill is to be to elevation 255 feet (GVS & DD datum) at the northern edge, then on an even gradient line sloping down to the existing ground at the southern edge of the outlined area.

Requirement 4 - The developer or landowner agrees to implement any required bank stabilization or bank protection measures for the Oxbow Ranch area. This work would be detailed by the overall water management study of the Coquitlam River presently being carried out by the Water Resources Service. Because of the time needed to determine bank stabilization measures, details for any required bank protection work are unavailable at present.

Requirement 5 - Assurance that the District of Coquitlam carry out a regular and sustained maintenance programme of any of the works that may be constructed under Requirement 4



In many respects the above requirements are considerably less than those originally envisaged, and would permit construction at ground level except in the gravel pit area, or in the area south-west of the Oxbow Lake where building is excluded within the floodplain.

The applicants agreed to the conditions and the Official Regional Plan Amendment was adopted under By-law No. 161.

The green and red lines mentioned have been transposed onto the attached Schedule C to By-law No. 161 as one line to form the west boundary of the URBAN Area in the Regional Plan Amendment. This line was established by following the green or red line which was the furthest east at any given point on the property.

On August 26, 1975, the Planning Department received preliminary plans of the proposed development. These plans were reviewed by the Planning Department, and then distributed to the Engineering, Building, and Parks and Recreation Departments, as well as the Design Committee, for preliminary comments. The Design Committee comments are contained in the August 27 minutes, and the other Departments comments are as follows:

Building Department

- No comments due to lack of information on plans.

Engineering Department

"Suggests that the north-south road be dedicated and built to municipal standards right from the north property line through the property, and also be improved through the land to the south. Access roads should also be supplied to any abutting properties."

This Department also questions whether the land for the east-west major arterial is to be dedicated to the District.

Parks Department

- Hope that developer could be persuaded to install boulevard trees along both sides of newly relocated road in park, also street lighting.  
- No objection to use of street.

Planning Department

- 1) It would appear from the contours that the grades on certain roads may be excessive.
- 2) Also from contours, it would appear that grades on some proposed mobile home pads may necessitate very steep driveway situation.

Advisory Planning Commission . . .

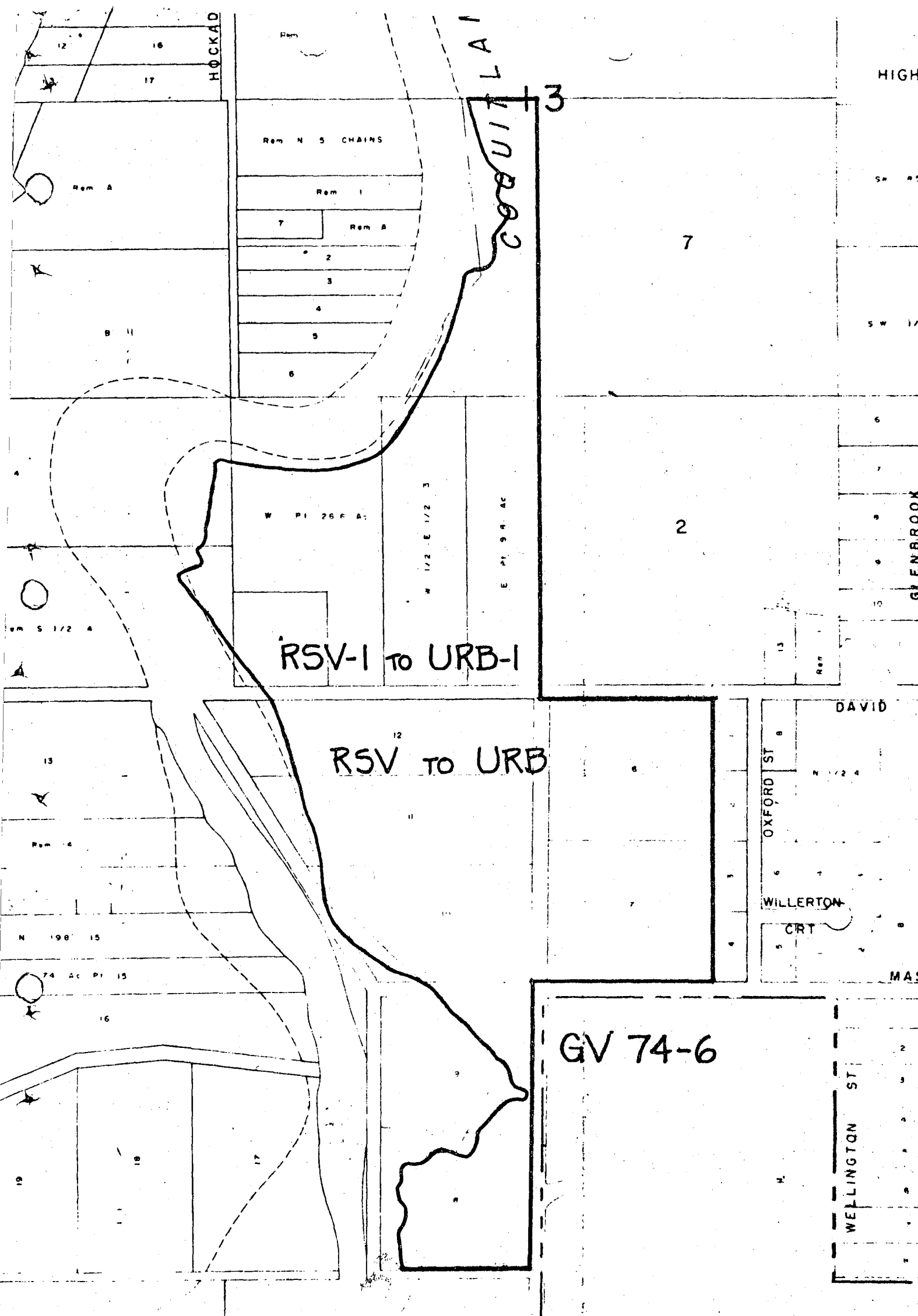
Sept. 2, 1975

- 3) Lands proposed for municipal park should be more clearly defined.
- 4) Visitor parking away from pads may not be utilized to its entirety.
- 5) If roads were not dedicated, no access would be provided to the properties to the north or to the properties within the perimeter of the development, which are not owned by the developer. The latter property involves land owned by the City of Port Coquitlam, as well as a portion of private land.
- 6) An application for cancellation of road allowances and consolidation of properties is required to be made by the developer.
- 7) The property to the north not proposed for development at this time should be excluded from the application at this time.

I recommend that the Advisory Planning Commission recommend to Council tabling of this application for the developer to firm up the preliminary plans in relation to the comments from the various municipal departments and the Design Committee.

KM/ci  
Encl.

  
D.M. Buchanan  
Planning Director



SCHEDULE C TO GVRD REGIONAL PLAN AMENDING BY-LAW No. 161

'C'

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: Oct. 1, 1975

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Application to Rezone Property on the East Side of the Coquitlam River, North of the Coquitlam River Park, to RMH-1 to Allow the Development of a 577 Unit Mobile Home Park

OUR FILE: Z-34-74

This application was reviewed by the Commission on September 3, 1975, and tabled on account of several concerns. On September 8, 1975, Council passed the following resolution relative to this application:

"MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY

1300 That the applicant be requested to meet with the Design Panel and the Advisory Planning Commission to resolve the various matters outstanding and once the two meetings have been held, that a special public hearing be held as quickly as possible.

CARRIED UNANIMOUSLY."

Subsequently the applicant's project architect submitted revised plans, and reports as well as letters in answer to the various concerns outlined by the Commission, Design Committee, and Municipal Staff.

I also note that Mayor Tonn, Ald. Garrison and I met with Port Coquitlam Council's Planning and Zoning Committee. They raised several concerns which we have also reviewed and raised with the applicant's planning consultant.

On September 24, 1975, the applicant's architect met with the Design Committee, and their comments are contained in the minutes of that date.

The attached letters from Mr. Todd and Mr. Graham dated September 17, 1975 reply to the Advisory Planning Commission's comments of September 3, 1975, as well as the Design Committee's comments and Municipal Staff concerns.

Further to this, I will attempt to outline the more important basic concerns which have to date arisen from the School Board, Port Coquitlam, and Municipal Staff.

Schools

The applicants have reviewed the question of schools and stated that they feel existing schools in the area can accommodate the projected enrolment. The Planning Department would question this on the basis of the location of existing schools in relation to distance from and access to the site, particularly in relation to the River on the west and the bluffs on the east. I discussed this with Mr. Smith of the School Board on September 29, 1975, and he confirmed that a new school to serve this development would be best due to the isolated location of this area in relation to the existing schools. I note that Mr. Smith pointed out that schools in the Port Coquitlam area could accommodate the projected enrolment from this development when looking strictly at the number of students.

Traffic

Mr. P. Roer, traffic consultant, has examined the probable traffic impact of this development. In summary, his evaluation indicates that there may be a temporary but not too severe impact on Chester Street and at the intersection of Coquitlam Avenue and the Lougheed Highway in Port Coquitlam. He also states that with relatively minor surface improvements to Chester Street, it should be able to handle the load temporarily imposed on it. The duration of the temporary period of additional traffic load will depend on when the additional crossing of the Coquitlam River is completed and improvements are made to the Lougheed Highway.

Locked Out Properties

The Planning Department has written the three private property owners involved here. Of these three, only one has replied to date. This owner requests that the roads within the development be altered to provide easement rights to her property (S $\frac{1}{2}$  fractional L.S. 4, Sec. 13, Twp. 39). We note that easement access will not allow the creation of a separate parcel by subdivision and thus not really allow for a building site.

Port Coquitlam City

On September 18, 1975, I attended the aforementioned meeting of the Port Coquitlam Planning and Zoning Committee. Concerns arising at this meeting are as follows:

- 1) Stability of the bluffs.  
- I understand that Mr. Graham intends to submit a report regarding this matter.
- 2) Traffic onto Chester Street.  
- See comments earlier in this report under "Traffic".
- 3) Fire Regulations.  
- The permanent buildings involved in the development will definitely come under the fire regulations in the National Building Code. In relation to the mobile homes themselves, our Building Department advises that C.S.A. approval of the units would indicate sufficient inspection in this regard. Furthermore, mobile homes are not required to comply with the National Building Code provided they comply with C.S.A. specification Z-240. Notwithstanding this, existing mobile homes can be relocated provided they are acceptable to the authority having jurisdiction in a previous location, even though they may not meet the National Building Code on C.S.A. standards.
- 4) Schools  
- See comments in this report under "schools".
- 5) Drainage, Coquitlam River, and Fisheries  
- Our Engineering Department foresees no problem with drainage of the site. The Department of Water Resources were involved in this project earlier, and therefore we assume the Fisheries Branch were involved also. If not, we know they were made aware of the development at the time the sewer line was put across the River.

Planning Department

- 1) The applicant states that he does not wish to make application for cancellation of roads and consolidation of property lines until he has received preliminary approval for the development. We feel it is most important that the development in relation to legal property lines be reviewed in the early stages as there appear to be discrepancies in this regard.

Further to this, the Planning Department has mapped the proposed development in relation to property lines and the floodplain as defined by the Department of Water Resources. This map indicates that:

- a) Portions of the development and proposed park dedication infringe onto properties not involved in the development (i.e. the land owned by Wall and Redekop, the bulk of which is on the west side of the River).
  - b) Portions of enclaves #1, #11 and #12 infringe into the floodplain as defined by the Department of Water Resources.
- 2) The provision for a bus turnaround has been made, as requested by the Design Committee, however, this bus turnaround is shown within the Coquitlam River Park.
  - 3) There are a number of mobile homes existing on the property at present. We are concerned that these people may not be given the opportunity to locate in any new development.
  - 4) Dedication of the future east-west road north of David Avenue is proposed in exchange for roads to be cancelled; p. 8 of Mr. Graham's letter of September 17, 1975 only indicates "acquisition" as a matter of negotiation.

Building Department:

- 1) Suggests that the visitor parking spaces be located closer to the individual units.
- 2) Feels that from a Building Department point of view, sidewalks are not necessary on both sides of the street. Notes concern over 6' wide parking lane. Suggests sidewalks be one side only and the parking lane be increased in width for utilization of visitors as well as residential overflow.
- 3) The smallest unit indicated on the plans (24448) would exceed the maximum site coverage of 25% on the typical lot size of 4,250 square feet.

Engineering Department

An application for road closure which will also define property lines and roads to be dedicated is required in order to fully establish servicing requirements. No recent information has been received on the bluffs and how to assure no soil slippage, etc. Any further information from this Department will have to be reported verbally.

Parks and Recreation

The plans are too conceptual for any comments regarding maintenance implications on the 100' portion of land to be dedicated to the Municipality. Prior to making any comments on this aspect, this Department would require detailed cross-sections and details of what will be there to maintain.

Conclusion

Attached is our proposed "Zoning Map" for the area to be attached to the by-law which would be considered at Public Hearing. The proposed zoning affects Lot 17, owned by other parties, while the development plan places some mobile home park development within the P-3 Zone. If the proposed development is recommended for referral to Public Hearing, then we would require proof in writing that the owners of Lot 17 agree to dispose of the lands affected to the applicants, and that plans are to be revised to reflect the P-3 boundary. It appears that the other aspects would have been dealt with at the time of application under the Mobile Home Park By-law and negotiation of the development agreement.

KM/ci  
Encl.

DMB  
D.M. Buchanan  
Planning Director

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: Oct. 1, 1975

FROM: D.M. Buchanan

DEPARTMENT: Planning

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Advisory Planning Commission . . .

Oct. 1, 1975

Planning Department

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Advisory Planning Commission . . .

Oct. 1, 1975

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D.M. Buchanan  
Planning Director

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September 17, 1975.

Mr. D. Buchanan,  
Director of Planning,  
District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B.C.

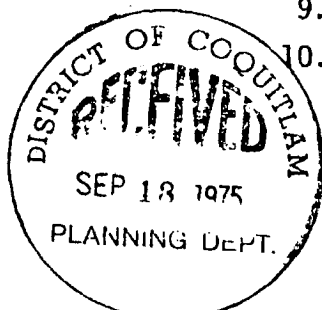
Dear Mr. Buchanan:

Re: Spring Lake Estates Rezoning Proposal, Coquitlam.

Thank you for the copy of your letter to Mr. David Todd dated September 10, 1975. It has been agreed that I should reply to the technical points you cover. Mr. Todd will cover the question of leasing. Fortunately we knew most of the comments of the Design Committee and Advisory Planning Commission and modifications to the plans designed to cover the points raised by these two bodies were already underway. Your letter provided additional comments from staff and we have therefore completed our modifications and provided additional information which should answer all outstanding questions.

With this letter I am sending full size uncoloured blackline copies of the following presentation drawings:

1. Site constraints (revised).
2. Preliminary development concept (revised).
3. Area influences (new since presentation to Committee and Commission).
8. Recreation Area (details), (new since presentation to Committee and Commission).
9. Typical enclave arrangement (revised).
10. Optional enclave arrangement. (new since presentation to Committee and Commission). It provides information about additional innovative techniques that will be introduced into the design of the final enclaves.



..... 2

**WILLIAM GRAHAM CONSULTANTS**

architects + planners

To these, for the public hearing we will add the following additional illustrations:

4. Enclave pattern.
5. Road system.
6. Open space and walkways.
7. Community and recreation facilities.

These drawings will be coloured to isolate details of the concept.

I am also sending a second draft of the Technical Report which contains some additional material required for your analysis. This text will be augmented for the public hearing, but primarily with descriptive material and small scale copies of the drawings which are already in preparation.

These reductions of the drawings are now underway and you will receive multiple copies to a smaller scale within about two days for distribution to other departments. They will be delivered by hand as soon as available.

The report will contain comments on the items raised by the Design Committee and Advisory Planning Commission, but let me outline our response in this letter in order to allow you to assess the revised information we are striving to produce.

Please note that we are striving to produce all the material necessary to allow you to resubmit the item to the Design Committee on September 24 and the Advisory Planning Commission on October 1st, the date you suggested. Could you therefore have staff assess the drawn and written material as soon as possible and indicate points about which you will require further information or detailed drawings - these will be put in hand immediately.

How may I comment, in sequence, on the various items in your letter in the same sequence.

..... 3

RESPONSES TO CONCERNS OF ADVISORY PLANNING COMMISSION  
REPORT DATED SEPTEMBER 2, 1975 AND RESOLUTION NO. 3024.

1. The Advisory Planning Commission referred to traffic matters. In your letter you stated that your own traffic engineering consultant is looking at the implications of the project from a traffic viewpoint. Accordingly I will not go into details in this letter. I should, however, point out that either Derek Ashford, the project engineer, or our own Traffic and Transportation Engineer, Doug Perkins, are standing by to provide evidence confirming that the traffic problems are minimal.
  
2. While you are going to be in direct touch with the School Board officials, you should be aware that John Vance, our sociologist-demographer, met with School Board officials and has their assurance that school capacity in the vicinity is adequate for the number of school children contemplated within the project.

The draft report contains additional information about the school generation and population characteristics which were discussed and agreed with the School Board officials. In this letter I will not specify which schools will be providing accommodation but I believe you will find that my statements are verified by your own investigation. If you require any further consultation with John Vance this can be arranged immediately.

3. We realize that both the Design Committee and Advisory Planning Commission did not see the final version even of the preliminary 1" = 25' scale typical enclave arrangement (Drawing #9). Even so, this design was not intended to be a final detailed design drawing but merely to indicate the principles on which the final detailed design would be produced.

We recognize the concern that we should indicate more innovative methods of relating the mobile units to the site and to each other. We have therefore prepared, in sketch design form, an additional drawing (#10) which shows some of the detail design ideas that we

propose to introduce.

We maintain that much of the quality of the development will come from a sensitive retention of existing trees, additional landscaping and the Radburn layout. However, we believe that the variations in layout shown on Drawing #10 are original designs which we will include and which will introduce a refreshing change in the character of mobile home layouts.

In making these proposals we should stress, that with the amount of land assigned for open space or dedicated for public use, the amount of net usable space is very limited compared to the average project. In addition, because we intend to retain maximum existing tree coverage we have another critical constraint. Consequently, there is a limit imposed both by the economics of development and the need to keep occupancy costs within the range of the lower to middle income group, which makes it impractical to reduce the net density below the level indicated on the original concept. In other words, while we will use the methods shown on drawing #10 of aligning the units and developing the open spaces between them, we must attempt to maintain the same numbers of units per enclave as indicated on the preliminary development concept drawing #2 as amended.

4. You are to contact the "locked out" property owners about public physical access. Our representatives have already contacted the owner of the private home site adjacent to the river. We have redesigned the road system related to enclave 1 in such a way that there is a direct link into the home site from the internal road on the alignment of Pathan Avenue. We believe that a suitable protective covenant can be arranged to ensure this right of access in perpetuity. Similarly we are prepared to include an access route for which there would be a similar protective covenant to the park reserve area shown on the site constraint drawing (#1). The specific methods can be worked out at a later date.

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RESPONSE TO POINTS IN YOUR REPORT, SEPTEMBER 2, 1975.

As you know, the conditions imposed by the five requirements of the Department of Water Resources are being met.

RESPONSES TO DESIGN COMMITTEE FINDINGS,  
MEETING AUGUST 27, 1975.

We do not have a formal copy of the Minutes of the Design Committee but have notes of their concerns received by telephone.

1. We recognize the need for providing transit facilities adjacent to the Spring Lake site. We have discussed the practical considerations with representatives of B.C. Hydro and they believe it is impractical to extend a transit route through the site. They believe there may be a future realignment on Lincoln, but this is conjectural. To provide for an immediately adjacent transit terminal we have indicated a bus turn-around approach road immediately south of the main entrance on the preliminary development concept drawing #2 (revised). This is an option which may never be accomplished.
2. Pedestrian linkage will be shown on the coloured drawings #4, #5, #6 and #7.
3. Because the detailed enclave designs are in an early stage it is not yet practical to produce a detailed landscape plan. An indication of the general extent of vegetation is shown on the enclave drawings and the community recreation facilities drawing. This information is generally correct and represents the treed areas retained on the site or new planting. The developer is setting a very high standard for site improvement because this is one factor which he hopes will set aside Spring Lake Estates from less satisfactory predecessors in the region. A landscape subconsultant has already been appointed.

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4. The configuration of the units adjacent to the principal streets have been changed to ensure greater setback and more openness at the intersections. It is not practical to eliminate the private driveways onto these principal streets. It is also not practical to provide berms, walls or other forms of screen which become hazardous.

With the combination of greater setbacks and more intensive planting, any interference in homes by adjacent traffic will be minimal. Furthermore, anticipated traffic volume, at even the southern point on the internal streets will be no greater than the average residential street under the same conditions.

5. Individual driveways are covered in point 4.
6. The future development of the northern portion of the site is now designated 'mobile homes density reserve' not 'medium density residential reserve' on Drawing #2.

The Design Committee suggested withholding the rezoning of the northern portion of the site. In response it is urged that the rezoning of the entire site be carried through simultaneously. The control of the eventual form of development is in the hands of the Municipality but should the zoning of this northern section be deferred until after the development of the first stage then there could be a number of future problems:

- i. Residents in the southern section could claim that there is uncertainty about the future zoning of the northern section which would prejudice their tenure.
- ii. Subsequent zoning of the northern portion could be opposed at later public hearing by residents of the southern portion when the intention is a logical extension of the same land use.

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iii. There could be a significant effect on financial commitments which cover the whole site.

7. A Day Care centre was originally omitted in error and is now indicated on the community and recreation facilities Drawing #7.

DEPARTMENTAL CONCERNS

Building Department:

We hope there is sufficient evidence in the present drawings to allow the Building Department to comment. We have provided information on Drawings #9 and #10 which should allow them to judge the size of land assigned to each unit, etc.

We have not attempted to design the community buildings and other facilities in detail at this stage, but we have indicated in the form of sketches the kind of character that is intended.

Engineering Department:

It is imperative that the entire internal road system be under the control of the private corporation for several reasons:

1. Members of the Advisory Planning Commission were concerned about maintenance and upkeep over the entire project. If the project is severed by a Municipal right-of-way which permits public access (other than pedestrian access along the riverbank) then any hope of effective overall maintenance by the proposed large staff will be prejudiced.
2. The estate is intended to be a quiet, safe, pleasant place for a variety of age groups to live, with traffic speed controlled by speed bumps and internal security staff. If a standard municipal road is introduced this objective would be impossible to achieve.

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3. Because of the waterfront area which cannot be used for habitable accommodation, the community facilities, play space and etc. have been located in this area. The introduction of a municipal road would effectively separate the community facilities from the residential groups.
4. The thrust of the design is a coherent, self-contained, high quality environment. This is to be achieved by good design, but also by containment. It is hoped to have an entrance gateway and appropriate boundary using logs in a contemporary idiom. This 'gateway' would be difficult to justify over a municipal road.

The developer is quite prepared to discuss the Municipal acquisition of the David Avenue right-of-way or "east-west major arterial".

Parks Department:

The developer will consider the planting of boulevard trees along both sides of the newly relocated road in the park and street lighting. This can be subject to subsequent detailed negotiations

Planning Department:

1. The road grades in enclaves 7, 8, 9 and 13 will be adjusted by terracing. If required, further information will be provided.
2. Individual driveways would also be carefully designed as in "1".
3. Lands proposed for Municipal Park are now defined more clearly on the various drawings.
4. Visitor parking has been adjusted to make some compounds closer to the homes than in the earlier concept. It is felt, however,

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that to intermix the visitor parking compounds with the enclaves themselves will create more problems than it would solve.

5. Commented on under item "4" of Advisory Planning Commission response.
6. An application is being put in hand to cancel road allowances and consolidate properties when there is some indication that the project is approved in principle.
7. As stated earlier, it is suggested that the northern portion of the site should be zoned at the present time, but that the development details can be worked out following normal municipal procedures.

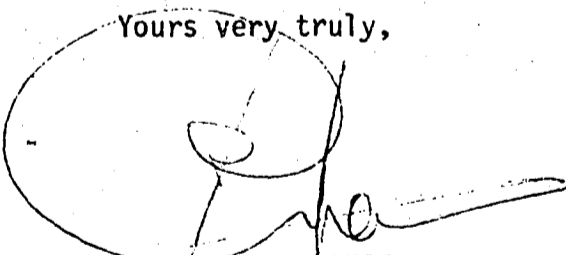
The foregoing lengthy commentary provides much of the information you were seeking. We request that we be permitted to attend the Design Committee meeting and to provide further information and in due course to present the revised material to the Advisory Planning Commission.

We will have the full coloured set of presentation drawings for the Design Committee on September 24. These coloured up drawings will contain additional information about such matters as pedestrian links, both inside and outside the site, and similar details.

We are standing by to provide any additional information you require within limits because of the urgent need to reach public hearing very early in October for reasons which have already been discussed with the Mayor and Council.

Thank you for your assistance.

Yours very truly,



WILLIAM E. GRAHAM

**WILLIAM GRAHAM CONSULTANTS**

WEG/DW



# Spring Lake Estates Ltd.

1204 - 675 West Hastings Street  
Vancouver, B.C. V6B 1N2 Phone (604) 687-7418

September 17th, 1975.

District of Coquitlam,  
1111 Brunette Ave.,  
Coquitlam, B. C. V3K 1E8.

Attention: D.M. Buchanan, Planning Director

Dear Sirs:

Re: Spring Lake Estates Project

With reference to the above and answer to your letter dated September 10th last, the only item that we are in position to comment on is your item number five.

The type of lease which will be offered to tenants residing in the project will contain most of the normal provisions of a standard form of lease. In addition, certain clauses will be added to cover the particular areas which are not normally contained in the basic lease. Some of these will include a broad form of rules and regulations, certain minimum requirements that the tenant must comply with to maintain the standard of their home and grounds, and, possibly some form of restrictions as to the sale of the unit which would enable us to maintain the type of basic integration that we have planned.

As far as the term of lease is concerned, we intend to offer the tenant a choice of between two to ten years. If the tenant chooses a term which is insufficient for their needs, they would have first priority in extending their lease term for a further term, or terms as maybe required, so long as they make the request in proper form, and in accordance with the pertinent clause in the lease agreement.

In all cases the Landlord Tenant Act would apply and under this act the tenant is well protected.

As we mentioned earlier, this is the only item that we are able to comment on. The balance of the items will be covered under a separate letter from our Consultants, William Graham & Associates, and from discussions with Mr. Graham today, we understand that these problems have been resolved.

Yours truly,

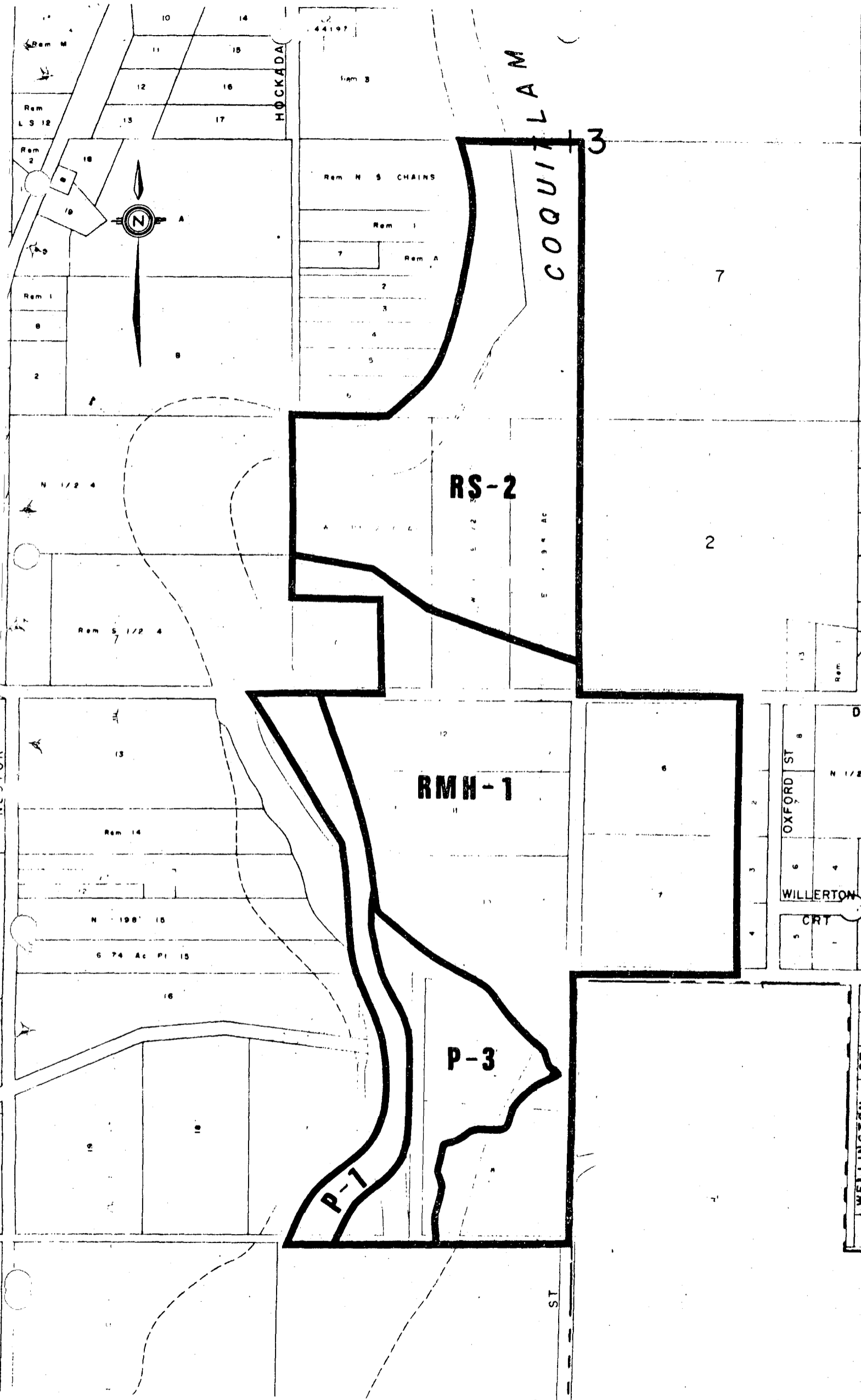
SPRING LAKE ESTATES LIMITED.

Per:  
David Todd

c.c. W.E. Graham Consultants  
D. Ashford

DD:ps





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# THE CORPORATION OF THE CITY OF PORT COQUITLAM

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

TELEPHONE: 941.5411

OUR FILE

October 9th, 1975

District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B. C.

Attention: Mr. Don Buchanan,  
Director of Planning.

Dear Sir:

Re: Oxbow Housing Project

At the regular meeting of the Municipal Council of The Corporation of the City of Port Coquitlam held on October 6th, 1975, the Council engaged in a fairly comprehensive discussion of the above-noted project as evidenced by the enclosed section from the Council minutes of that date and we know you will take note of the various comments made therein.

Specifically, we would draw to your attention the passage of the following two resolutions by our Council:

1. "That as recommended in a report from the Planning & Zoning Committee, October 2nd, 1975, the District of Coquitlam be requested to hold the future Public Hearing on the Oxbow Housing Project in Port Coquitlam so that the residents of the City may have an opportunity to be informed of the effects of this development on their community."

2. "That it be respectfully requested of the District of Coquitlam Council and Advisory Planning Commission that until such time as the second Coquitlam River Bridge and Lougheed Highway improvements to Pinetree Way are substantially completed, no work begin on the Oxbow Housing Project under any circumstances."

We know our Council would appreciate receiving whatever comments you care to make on this subject.

Yours very truly,

R. A. Freeman,  
City Clerk.

RAF:ba  
Enc.

c.c. Alderman M.A. Thompson, Chairman,  
Planning & Zoning Committee;  
and- Lanson Lee, City Planning Officer.

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October 6th, 1975

Notice of Meeting to be held at the Airport Inn, Richmond, on October 9th, 1975 at 6:30 p.m. Mayor Campbell and Aldermen Laking and Ranger indicated they would be attending the meeting.

REPORTS:

Plan. & Zon. Comm. From the Planning & Zoning Committee, October 2nd, 1975, advising re Oxbow Housing Project that at its October 2nd, 1975 meeting the Chairman reported verbally on the discussion of the Oxbow Housing Project at the Coquitlam Advisory Planning Commission meeting of October 1st to which he had been invited, and recommending that the District of Coquitlam be requested to hold the future Public Hearing on the subject project in Port Coquitlam so that the residents may have the opportunity to be informed of the effects thereof on their community.

His Worship the Mayor then welcomed the City's two School Trustees, Mrs. M.M. Smith and Mrs. D.F. Coutts, who were in attendance this evening to speak on the proposed project. Alderman Thompson then reviewed the Oxbow housing proposal and referred to the problem of school accommodation. Mrs. Smith referred to Page 13 of the report on school accommodation, and advised that the proposed Hastings Junior Elementary School mentioned therein is incorrect and should be changed to Hastings Junior Secondary School. Mrs. Smith further advised that the figures for capacity the Board of Education finds acceptable are not what the School Board finds acceptable as actual operating figures, and mentioned that the Board does not look at an area for schooling unless it is certain development will go ahead. Mrs. Coutts referred to a letter from the School Board to the District of Coquitlam's Planner tentatively agreeing to purchase of a site and construction of another school building; however, Mrs. Smith pointed out that to date no site is available for purchase by the Board, and that permission would have to be obtained from Victoria to build another school. Alderman Laking stated his concern that students would have to be bussed from the development to the proposed Hastings Junior Secondary School; however, Alderman Thompson pointed out that if the David Road or Lincoln Avenue crossing of the Coquitlam River took place, transportation to schools would not be so difficult, but both those items are farther in the future than the present estimate of thirty months for completion of the Oxbow project. Mayor Campbell stated his concern that the site is so isolated, particularly for children under the age of 10 in attending schools outside the development.



October 6th, 1975

Alderman Thompson then reviewed the traffic situation as it relates to the proposed project and pointed out that it will generate about 400 additional cars to the morning and evening rush hours. Alderman Thompson stated his concern that there has been absolutely no thought put into improving collector streets to accommodate the additional traffic, and commented that the industrial traffic to and from the site while construction is ongoing will be substantial.

Moved by Alderman Thompson:

Seconded by Alderman Laking:

That as recommended in a report from the Planning & Zoning Committee, October 2nd, 1975, the District of Coquitlam be requested to hold the future Public Hearing on the Oxbow Housing Project in Port Coquitlam so that the residents of the City may have an opportunity to be informed of the effects of this development on their Community. Carried.

Moved by Alderman Thompson:

Seconded by Alderman Laking:

That it be respectfully requested of the District of Coquitlam Council and Advisory Planning Commission that until such time as the second Coquitlam River Bridge and Lougheed Highway improvements to Sunetree Way are substantially completed, no work begin on the Oxbow Housing Project under any circumstances. Carried.

Moved by Alderman Thompson:

Seconded by Alderman Laking:

That the Municipal Council of The Corporation of the City of Port Coquitlam petition the Minister of Highways to proceed with whatever steps are necessary to ensure that the swing span on the Pitt River Bridge remain closed during the 7:00-8:30 a.m. and 4:30-6:00 p.m. rush hour traffic periods. Carried.

Alderman Thompson re swing span-Pitt R. bridge

From the Planning & Zoning Committee, October 2nd, 1975, submitting names for new streets in the Ricard and Gavel Subdivisions.

Plan. & Zon. Comm.-street names-Ricard & Gavel Subdivisions

The Planning Officer advised that the street names were suggested by the developers, with the exception of "Brock Place", and have been checked with the City's street map as to duplication; however, no check is made with the District of Coquitlam in that regard.

Moved by Alderman Laking:

Seconded by Alderman Keryluk:

That as recommended in a report from the Planning & Zoning Committee, October 2nd, 1975, the streets in the Ricard and Gavel Subdivisions be

# DAVIS & COMPANY

BARRISTERS & SOLICITORS

A. T. R. CAMPBELL, Q.C.  
A. B. FERRIS, Q.C.  
E. S. THORNE  
A. W. SUTHERLAND  
W. J. WRIGHT  
J. PEARSON  
P. W. BOGARDUS  
R. T. BANNO  
M. R. V. STORROW  
R. E. MARRIOTT  
R. B. D. SWIFT  
W. SCHWEGLER  
D. C. MORLEY

A. W. FISHER, Q.C.  
D. S. D. HOSSIE  
G. K. FUJISAWA  
D. H. C. PATERSON  
D. M. JOHNSTON  
J. D. LAMBERT  
P. J. FURLONG  
I. G. NATHANSON  
P. J. GORDON  
D. L. PAGE  
R. K. MCLEOD  
J. A. KELLY  
F. Y. HANANO

A. J. F. JOHNSON, Q.C.  
H. C. MILLHAM  
D. W. SHAW  
J. R. YACKAY  
M. R. TAYLOR  
A. C. ROBERTSON  
J. M. PELRINE  
J. M. D. TOOTILL  
M. S. SHANNON  
D. W. DONOHOE  
G. D. BURNEYAT  
W. R. ELLISON  
R. D. DIEBOLT

14TH FLOOR, THE BARRARD BUILDING  
1030 WEST GEORGIA STREET  
VANCOUVER, CANADA V6E 3C2

TELEPHONE 687-9444  
AREA CODE 604  
CABLE ADDRESS "DAMARELL"  
TELEX 04-508528

C. W. BRAZIER, Q.C. — ASSOCIATE COUNSEL

FILE NO. D. M. Johnston  
REPLY TO: 57,660-00 WJM 001 GEN

October 6th, 1975

Mr. F. L. Pobst,  
Municipal Clerk,  
District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B. C.

Dear Sir:

Re: Proposed Spring Lake Estates Mobile  
Home Development and Access to 3231  
David Avenue  
- Your File Z-34-74

We have been retained by Mr. William J. McLellan to act for him with respect to the above matter.

Mr. McLellan is very concerned about the proposal of the developer to sever public access to his property, which is located at 3231 David Avenue. Our client strongly opposes the plan to replace the present public access via Oxford Street West with a private road network under the control of the developer.

The closing of all public access to 3231 David Avenue would place our client at the complete mercy of the developer with respect to terms of road use. In addition to causing considerable inconvenience and hardship, the replacement of public by private access may reduce the value and development potential of our client's property.

Accordingly, we request that Council consider implementation of the alternative proposal referred to in Mr. Buchanan's letter to residents of September 11, namely, the building of a municipal road east of the Coquitlam River, which would connect with David Avenue. Consideration should also be given to the requirement of suitable buffer zones between the proposed mobile home sites and our client's property.

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DAVIS & COMPANY  
BARRISTERS & SOLICITORS

- 2 -

In any event, we request that Council not proceed with any approval of this development until all of the legal ramifications regarding access have been explored, representations on behalf of our client heard, and our client's right of unhampered access to his residence guaranteed.

Yours truly,

DAVIS & COMPANY

Per:

*John Christian*

DMJ:ac

c. c. - Mr. D. M. Buchanan, ✓  
Planning Director,  
District of Coquitlam,  
1111 Brunette Avenue  
Coquitlam, B. C.



# Westminster Consultants Ltd.

1204 - 675 WEST HASTINGS STREET  
VANCOUVER, B.C. V6B 1N2 • PHONE (604) 687-7418

October 15th, 1975.

Mr. & Mrs. W.J. McLellan,  
3231 David Ave.,  
Coquitlam, B. C.

Dear Mr. & Mrs. McLellan:

As you are aware our firm is participating in a proposed development of the property known as the Oxbow Valley Ranch in the Municipality of Coquitlam.

We wish to confirm that in the event the development proceeds with the approval of the appropriate governmental authorities on the basis of the construction of a north-south private road to link Chester Street and David Avenue, we will be prepared to enter into an agreement with you as owners of Lot "A", Reference Plan 16324, which would allow you an access and right of way easement over such private roadway in common with others, subject only to those reasonable speed and use restrictions as would also be applicable to residents of our proposed development area. We would however reserve the right to replace such easement, or contemplated easement, with a public roadway if we should so desire.

Yours truly,

WESTMINSTER CONSULTANTS LIMITED.

Per:  
Ernest Klapstock

KE:ps

c.c. John Cherrington,  
Davis and Company.

Milton Wylie,  
Hean, Wylie and Company.

RECEIVED  
OCT 16 1975  
District of Columbia

OCTOBER 15, 1975

Z-24-75 con't

3050      MOVED BY MR. NEILSON  
            SECONDED BY MR. BALDIGARA

That the Commission recommend that Council authorize the Planning Department to prepare an updated plan for the area south of Austin and east of Hickey Street, as recommended in the Planner's report of October 6.

CARRIED.

Z-44-74 - APPLICATION OF NACEL PROPERTIES LTD. FOR THE REZONING OF PROPERTY ON DEWDNEY TRUNK ROAD TO RT-2 FOR COMPACT HOUSING AT APPROXIMATELY 9 UNITS PER ACRE

3051      MOVED BY MR. RICHARDSON  
            SECONDED BY MR. NEILSON

That the Commission recommend that application Z-44-75 now be referred to Public Hearing.

CARRIED.

Z-44-75 REFERRED TO PUBLIC HEARING

Mr. Baldigara left the room during consideration of this application.

Z-34-75 - APPLICATION OF WESTMINSTER CONSULTANTS FOR REZONING OF PROPERTY ON EAST SIDE OF COQUITLAM RIVER NORTH OF COQUITLAM RIVER PARK TO RMH-1 FOR DEVELOPMENT OF A MOBILE HOME PARK

3052      MOVED BY MR. RICHARDSON  
            SECONDED BY ALD. GARRISON

That the Commission recommend that application Z-34-75 proceed, but that final approval be subject to a school, having public access, being provided within or abutting the development, under one of the following alternatives:

- 1) Acquisition by the School District of the portion of the Port Coquitlam Park Reserve lying below the bluff;
- 2) The school being provided on a two-acre site within the development, abutting the park reserve, with development of playing fields on the Park Reserve by the School Board with Port Coquitlam's co-operation;
- 3) Provision by the developers of a school site within the development, with the possibility of the playing field portion of the site being located on the floodplain;

and that the Commission further indicate that the alternative of an "adults only" development is not acceptable.

CARRIED.

Mr. Mitchuk asked that his opposition to the motion be recorded.

TO: MEMBERS OF COUNCIL, DISTRICT OF COQUITLAM:

I WANT TO MAKE IT VERY, VERY CLEAR THAT IT IS NOT THE INTENT OF THE CITY OF PORT COQUITLAM TO INTERFERE IN THE INTERNAL POLITICS OR PLANNING OF YOUR COMMUNITY NOR IS IT OUR INTENTION TO PERMANENTLY EXPRESS OPPOSITION TO THE SPRING LAKE ESTATES PROJECT. WHILE WE, AS YOU, FEEL VERY STRONGLY THE RESPONSIBILITY TO PROVIDE MODERATE COST HOUSING IN THE COQUITLAM, WE FEEL WE ALSO HAVE AN ACUTE RESPONSIBILITY TO THE CITIZENS OF PORT COQUITLAM, FIRST AND FOREMOST. FOR THAT REASON, AND THAT REASON ONLY, I APPEAR BEFORE YOU THIS EVENING TO POINT OUT WHAT WE FEEL ARE PROBLEMS CREATED IN OUR COMMUNITY BY THIS DEVELOPMENT. I WOULD SUGGEST THAT MANY OF THE PROBLEMS COULD AND IN FACT SHOULD HAVE BEEN DISCUSSED WITH OUR PUBLIC WORKS COMMITTEE AND PLANNING & ZONING COMMITTEE OF COUNCIL AND OF COURSE OUR INVITATION IS STILL EXTENDED TO THE DEVELOPER, HIS CONSULTANTS AND YOUR ADVISORY PLANNING COMMISSION. MORE SPECIFICALLY, OUR CONCERNS HAVE NOT BEEN SATISFIED IN THESE AREAS.

THE TIMING OF THE PROJECT IN REGARD TO :

1. SCHOOLS:- WHILE IT IS AGREED THAT THE SCHOOLS MENTIONED IN THE PRESENTATION WILL NOT HANDLE THE EXPECTED AMOUNT OF CHILDREN THE LETTER FROM MR. R. C. SMITH POINTS OUT THAT CONSIDERATION MAY BE REQUIRED FOR AN ADDITIONAL SCHOOL SITE. THIS HAS NOT BEEN RESOLVED, THE SIZE, THE FUNDING, PLANNING, TENDER, NOR CONSTRUCTION DATE HAVE BEEN RESOLVED. WE CONTEND THE PLAN SHOULD NOT GO AHEAD UNTIL THIS IS RESOLVED.
2. ROAD ACCESS:- THE CONSULTANTS HAVE CONTENDED THAT THERE WILL BE NO PROBLEMS CREATED. THEY REFER SPECIFICALLY TO WHEN THE LOUGHEED, SHAUGHNESSY INTERSECTION IS IMPROVED AND FURTHER WEST TO PINE TREE WAY. I AM AT A COMPLETE LOSS TO UNDERSTAND THIS, AS IN DEPTH DISCUSSION HAS NOT TAKEN PLACE WITH OUR PUBLIC WORKS COMMITTEE. THE DEVELOPER IS NOT AT ALL AWARE WHAT PORT COQUITLAM HAS PLANNED FOR THE PRAIRIE-CHESTER CONNECTOR, THE POSSIBLE CLOSURE OF FLINT, THE FLINT-PRAIRIE INTERSECTION,

- 2 -

NOR EVEN THE EXTENT TO WHICH THE DEPARTMENT OF HIGHWAYS WILL IMPROVE CHESTER. THE CONSULTANT AT THE LAST MEETING SUGGESTED THAT THE HIGHWAYS DEPARTMENT WOULD BE COMPLETING 4 LANES TO PRAIRIE, WHEN IN ACTUAL FACT THE IMPROVEMENT ONLY GOES TO FRASER - SEVERAL BLOCKS AWAY. EVEN IF ALL THESE THINGS HAD BEEN KNOWN BY THE DEVELOPER, HIS PREMISE THAT THE DEPARTMENT OF HIGHWAYS WILL MOVE SHORTLY ON THE BALANCE OF THE SHAUGHNESSY, LOUGHEED IMPROVEMENTS IS ILL-FOUNDED IN LIGHT OF THE FACT THAT THE IMPROVEMENTS WERE TO BE COMPLETED BY NOW AND IN FACT ONLY ONE SMALL SEGMENT IS EVEN STARTED AND FURTHER THAT THE HIGHWAYS DEPARTMENT ADVISE THAT THEY HOPE TO BE GOING TO TENDER, NOT AWARDING OF CONTRACT, IN THE SPRING OF '76 POSSIBLY ON PART OF THE IMPROVEMENTS WITH THE POSSIBILITIES OF THE BALANCE TO FOLLOW IN DUE TIME. BECAUSE OF THE UNCERTAINTY OF THE COMPLETION DATE OF THE HIGHWAYS DEPARTMENT ACTIVITIES AND THE COMPLETE LACK OF COORDINATING INFORMATION IN THE PORT COQUITLAM INTERNAL ROAD SYSTEMS WE CONTEND THE PROJECT SHOULD BE WITHHELD UNTIL THESE PROBLEMS HAVE BEEN SOLVED.

3. RECREATION FACILITIES, PLAYFIELDS, ETC:- WHILE IT IS NOT OUR INTENT TO PRESENT A "YOU CAN'T USE THIS OR THAT FACILITY BECAUSE IT'S OURS" ATTITUDE I BELIEVE WE MUST POINT OUT THAT WE BELIEVE MAJOR PLAYFIELDS AND RECREATION FACILITIES IN PORT COQUITLAM WILL SERVICE THE PEOPLE OF THE OXBOW DEVELOPMENT. IN PORT COQUITLAM WE HAVE A SMALL LEVY ON DEVELOPERS THAT IS PLACED IN A PARKS FUND FOR PROVISION OF RECREATION ON A PER LOT DEVELOPED BASIS. WE FEEL THAT BECAUSE OUR FACILITIES WILL BE USED EXTENSIVELY THAT THE DEVELOPER MAY WISH TO NEGOTIATE WITH THE CITY OF PORT COQUITLAM ON A BASIS SIMILAR TO ANY OTHER DEVELOPER WHO EXPECTS HIS DEVELOPMENT TO BE PROVIDED MAJOR RECREATION BY THE CITY. BECAUSE THIS PROBLEM HAS NOT BEEN RESOLVED WE WOULD SUGGEST THAT THE PROJECT BE HELD UP UNTIL THIS SUBJECT IS CLEARED AWAY.

4. FIRE SERVICES:- WHILE YOUR REPORT INDICATES THAT THE PROJECT CAN BE



EASILY SERVICED I WOULD POINT OUT TO YOU THAT THE ROAD MILEAGE FROM EITHER FIRE HALL IS WELL IN EXCESS OF THE ACCEPTABLE NATIONAL STANDARDS FOR RESPONDING FIRE HALLS. WHILE THIS IN ITSELF IS NOT THAT DESPARATE I WOULD SUGGEST THAT YOU WOULD PAY PARTICULAR ATTENTION TO THE FOLLOWING REMARKS IN THE KEENLYSIDE REPORT REGARDING MOBILE HOMES AND THEIR IGNITION AND CONSUMPTION

(READ KEENLYSIDE REPORT)

I BELIEVE I HAVE PRESENTED A NUMBER OF PROBLEMS DIRECTLY EFFECTING PORT COQUITLAM THAT HAVE NOT BEEN RESOLVED. FURTHER, I FEEL THAT OUR CO-OPERATION IN THE PAST HAS BEEN SUCH THAT WE COULD RESPECTFULLY REQUEST THAT THE PROJECT NOT PROCEED UNTIL SATISFACTORY ANSWERS ARE AVAILABLE.

RECOMMENDATION:

That we ask the Chief to outline more clearly the problems of service of equipment and further to report on our similarity, or lack of it, of our equipment and any solutions to the above.

Report: Mobile Homes

"One in every five dwellings sold in British Columbia is a mobile home and they are occupied for the most part by young families or elderly persons."

"The situation is made more complex by the fact that mobile homes can be brought into British Columbia without inspection and sometimes are set up in parks which have no fire protection."

"Other suggestions which should be considered for inclusion in new safety regulations by the Fire Marshal and the Fire Commission should include consideration of such matters as

- Installation of a fire detection system, and the availability of a suitable portable fire extinguisher should be made mandatory.
- Two means of egress are now prescribed but the location of the doors is not specified and sometimes both are in the center of the vehicle. This should be made illegal and other safety features should be dictated to the manufacturers by the Fire Marshal.
- Each bedroom should have an escape hatch or window.
- The rule about separation in trailer camps which is now frequently violated should be strictly applied. The Fire Marshal should be given the power to enforce the more important of these safety measures - as may be appropriate - on a retroactive basis."

Report:

The report deals at length with the need for a greatly strengthened Fire Marshals Office and the need to establish a Fire Fighter Training College within the Province. Many pages too numerous to reproduce.

RECOMMENDATION:

That we write the Attorney-General commending his commissioning of the report and inquiring as to the timing of any action in particular in relation to the above.

Report:

The report makes mention of police equipment in relation to fire.

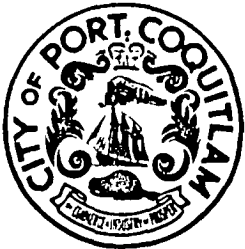
"Police forces, the Provincial Emergency Programme, the Government Ambulance Service and the fire departments should understand their respective functions and capabilities and should work together in harmonious cooperation. In order to make this possible the role of each service in emergency circumstances should be clearly defined at

the local community level. The general public should be made aware of the function of fire departments and their relationship to the ambulance and other services. This is important in order that the public can call upon the services of the most appropriate priority basis.

(While police officers should not be expected to act as paramedics or to have their cars supplied with medical equipment, it would not be unreasonable to suggest that they should carry a fire extinguisher and a blanket and perhaps a ground sheet. This would have useful results in cases such as that recently experienced in the Victoria area. Two cars collided, both caught fire and two persons were seriously injured. A police car was in the vicinity and reached the scene before more distant help could be supplied by the fire or ambulance services. The police officers, in spite of their desire to help, could do nothing about the fires and had to leave a dangerously injured woman to lie uncovered on the ground in pelting rain for some twenty minutes.)"

OBSERVATION:

In discussion with Inspector Young he advises that our R.C.M.P. Detachment does in fact carry the equipment outlined and at present are in the process of changing over to larger 5 lb. extinguishers in every car.



T.K. Klassen  
J. Klassen

# THE CORPORATION OF THE CITY OF PORT COQUITLAM

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

TELEPHONE: 941.5411

OUR FILE

October 9th, 1975

District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B. C.

Attention: Mr. Don Buchanan,  
Director of Planning.

Dear Sir:

Re: Oxbow Housing Project

At the regular meeting of the Municipal Council of The Corporation of the City of Port Coquitlam held on October 6th, 1975, the Council engaged in a fairly comprehensive discussion of the above-noted project as evidenced by the enclosed section from the Council minutes of that date and we know you will take note of the various comments made therein.

Specifically, we would draw to your attention the passage of the following two resolutions by our Council:

1. "That as recommended in a report from the Planning & Zoning Committee, October 2nd, 1975, the District of Coquitlam be requested to hold the future Public Hearing on the Oxbow Housing Project in Port Coquitlam so that the residents of the City may have an opportunity to be informed of the effects of this development on their community."

2. "That it be respectfully requested of the District of Coquitlam Council and Advisory Planning Commission that until such time as the second Coquitlam River Bridge and Lougheed Highway improvements to Pinetree Way are substantially completed, no work begin on the Oxbow Housing Project under any circumstances."

We know our Council would appreciate receiving whatever comments you care to make on this subject.

Yours very truly,

  
R. A. Freeman,  
City Clerk.

RAF:ba  
Enc.

c.c. Alderman M.A. Thompson, Chairman,  
Planning & Zoning Committee;  
and- Lanson Lee, City Planning Officer.

October 6th, 1975

Notice of Meeting to be held at the Airport Inn, Richmond, on October 9th, 1975 at 6:30 p.m. Mayor Campbell and Aldermen Laking and Ranger indicated they would be attending the meeting.

REPORTS:

**Plan. & Zon. Comm. re Oxbow Housing Project** From the Planning & Zoning Committee, October 2nd, 1975, advising that at its October 2nd, 1975 meeting the Chairman reported verbally on the discussion of the Oxbow Housing Project at the Coquitlam Advisory Planning Commission meeting of October 1st to which he had been invited, and recommending that the District of Coquitlam be requested to hold the future Public Hearing on the subject project in Port Coquitlam so that the residents may have the opportunity to be informed of the effects thereof on their community.

His Worship the Mayor then welcomed the City's two School Trustees, Mrs. M.M. Smith and Mrs. D.F. Coutts, who were in attendance this evening to speak on the proposed project. Alderman Thompson then reviewed the Oxbow housing proposal and referred to the problem of school accommodation. Mrs. Smith referred to Page 13 of the report on school accommodation, and advised that the proposed Hastings Junior Elementary School mentioned therein is incorrect and should be changed to Hastings Junior Secondary School. Mrs. Smith further advised that the figures for capacity the Board of Education finds acceptable are not what the School Board finds acceptable as actual operating figures, and mentioned that the Board does not look at an area for schooling unless it is certain development will go ahead. Mrs. Coutts referred to a letter from the School Board to the District of Coquitlam's Planner tentatively agreeing to purchase of a site and construction of another school building; however, Mrs. Smith pointed out that to date no site is available for purchase by the Board, and that permission would have to be obtained from Victoria to build another school. Alderman Laking stated his concern that students would have to be bussed from the development to the proposed Hastings Junior Secondary School; however, Alderman Thompson pointed out that if the David Road or Lincoln Avenue crossing of the Coquitlam River took place, transportation to schools would not be so difficult, but both those items are farther in the future than the present estimate of thirty months for completion of the Oxbow project. Mayor Campbell stated his concern that the site is so isolated, particularly for children under the age of 10 in attending schools outside the development.

Alderman Thompson then reviewed the traffic situation as it relates to the proposed project and pointed out that it will generate about 400 additional cars to the morning and evening rush hours. Alderman Thompson stated his concern that there has been absolutely no thought put into improving collector streets to accommodate the additional traffic, and he commented that the industrial traffic to and from the site while construction is ongoing will be substantial.

Moved by Alderman Thompson:

Seconded by Alderman Laking:

That as recommended in a report from the Planning & Zoning Committee, October 2nd, 1975, the District of Coquitlam be requested to hold the future Public Hearing on the Oxbow Housing Project in Port Coquitlam so that the residents of the City may have an opportunity to be informed of the effects of this development on their Community. Carried.

Moved by Alderman Thompson:

Seconded by Alderman Laking:

That it be respectfully requested of the District of Coquitlam Council and Advisory Planning Commission that until such time as the second Coquitlam River Bridge and Lougheed Highway improvements to Pinetree Way are substantially completed, no work begin on the Oxbow Housing Project under any circumstances. Carried.

Moved by Alderman Thompson:

Seconded by Alderman Laking:

That the Municipal Council of The Corporation of the City of Port Coquitlam petition the Minister of Highways to proceed with whatever steps are necessary to ensure that the swing span on the Pitt River Bridge remain closed during the 7:00-8:30 a.m. and 4:30-6:00 p.m. rush hour traffic periods. Carried.

Alderman Thompson re swing span-Pitt R. bridge

From the Planning & Zoning Committee, October 2nd, 1975, submitting names for new streets in the Ricard and Gavel Subdivisions.

Plan. & Zon. Comm.-street names-Ricard & Gavel Subdivisions

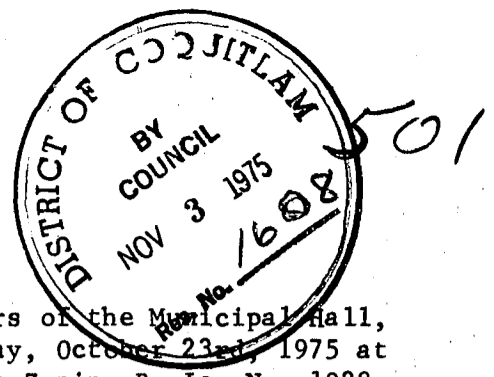
The Planning Officer advised that the street names were suggested by the developers, with the exception of "Brock Place", and have been checked with the City's street map as to duplication; however, no check was made with the District of Coquitlam in that regard.

Moved by Alderman Laking:

Seconded by Alderman Keryluk:

That as recommended in a report from the Planning & Zoning Committee, October 2nd, 1975, the streets in the Ricard and Gavel Subdivisions be

Thursday, October 23, 1975  
Public Hearing - 7:30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, October 23rd, 1975 at 7:30 p.m. to deal with applications to amend the Zoning By-Law No. 1928 and amending by-laws.

Present were the following Members of Council: Mayor J. L. Tonn, Alderman Sekora, Alderman Howarth, Alderman Garrison, Alderman Bewley and Alderman Gilmore. Also present were the Director of Planning, Mr. D. Buchanan and the Municipal Clerk, F. L. Pobst.

The Public Hearing was advertised in the Columbian on Friday and Saturday, October 17th and 18th, 1975 and copies of the agenda of the Public Hearing were mailed to all ratepayer groups in the District of Coquitlam as well as those residents in the vicinity of the applicant.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. HOWARTH:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that the Municipal Clerk act as Secretary to the Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated October 23rd, 1975 and a copy of this brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z-45-75

This was an application by the District of Coquitlam to rezone the property of Mr. P. Allinger, principle of Faith Films Ltd. and Wildwood Mobile Home Park Ltd. from Special Industrial (M-3) to One Family Suburban Residential (RS-2). Property located on Lougheed Highway east of Schoolhouse Street.

Mr. Jim Griffiths of Grif Building Supplies at the corner of Schoolhouse and Lougheed Highway stated that he was opposed to this zoning as it would affect his property and its use in the future.

The Planning Director was asked to explain the RS-2 zone as a holding zone to control the use in the future of this property.

There was no further opposition expressed to this application.

ITEM #2 - Reference Z-35-75

Property located on Hickey Street north of Austin Avenue to be rezoned from RS-1 to RS-3 to permit 6000 square foot residential lots. The applicant, Mr. Tullis, on behalf of Solar Enterprises Ltd. and the proposed subdivision was explained. Mr. Harold Hanson, 2465 Austin Avenue stated that he was opposed to this subdivision for two reasons: (1) the off-street parking would not be sufficient on such small lots, and (2) 6000 square foot lots would be out of place in this area.

Mr. D. Bettsworth stated that he was opposed to this application on the grounds that it would be wise in his view to maintain the

7000 square foot requirement and that as the previous speaker stated, the parking would be impossible and later on Mr. Bettsworth challenged the developer when he stated that the savings of such a development would be passed on to the purchasers.

The Planning Director then explained the ramifications of the application which would produce 29 lots in lieu of the 24 lots possible under RS-1 zoning.

Mr. Buzza, 2445 Haversley Avenue, opposed the application due to the standard size being 7000 square feet in this area and he felt 6000 square feet would not be desirable.

Mr. Dave Miles, 2350 Haversley Avenue, stated that he had not received a notice and that the cutting of the lot size to 6000 square feet would ruin the subdivision in his estimation.

Alderman Howarth asked Mr. Tullis if the savings of 29 lots over 24 would be passed on to the purchasers and Mr. Tullis replied that it would.

The owner of the property at 2450 Haversley Avenue stated that he had a 64 foot frontage and that he was opposed to the reduction of size in lots as he found that there was not enough room on a 64 foot lot.

No further opposition was forthcoming to this application.

ITEM #3 - Reference Z-48-75

Property situated at 1897 Dawes Hill Road to be rezoned from One Family Residential (RS-1) to Two Family Residential (RT-1).

There was no opposition expressed to this application.

MOVED BY ALD. SEKORA  
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn at 7:50 p.m.

CARRIED

\_\_\_\_\_  
CHAIRMAN



BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - OCTOBER 23, 1975

ITEM #1 - Z-45-75

On September 29, 1975 Council referred this application to Public Hearing to rezone this parcel from M-3 to RS-2. Council will recall that this parcel related to an earlier application under file Z-49-73, which featured a proposal by Faith Films Ltd. to develop the parcel for industrial use. Mr. P. Allinger, principal with Faith Films Ltd. and Wildwood Mobilehome Park Ltd., initiated this rezoning back, since he did not wish to carry through with the earlier development proposal. The earlier development proposal had featured a special agreement on access with the Department of Highways for 5 years, with all employees using access from the mobile home park site, and a special parking area for visitors with access to the highway. I should note that Mr. Allinger's letter of September 17, 1975 with regard to applying for the rezoning indicated that the development is to be located on their new property at 224 Cayer Street.

ITEM #2 - Z-35-75

This application was reported to Council on August 21, 1975. We recommended that the Subdivision Committee review the technicalities of the subdivision. This was done and Council reconsidered the application and referred it to Public Hearing on October 6, 1975. The scheme of subdivision was under our file and sketch 8-19161, and the Subdivision Committee indicated that this subdivision with 6,000 square foot lots could be approved upon final adoption of the zoning by Council subject to construction of the services on Hickey Street, Haversley Avenue, King Albert Avenue, and the lane proposed paralleling Austin Avenue. There would be a cash payment for installation of services on 66 feet fronting on Austin. The other costs would be payment of 1976 municipal taxes before final approval, payment of the \$100.00 per lot parkland acquisition fee, and any costs associated with registration of the plans, easements, etc.

I would note that the shift to RS-3 zoning for 6,000 square foot lots produces 29 lots in lieu of the 24 lots possible under RS-1 zoning. This was under a previous sketch 8-1916G. I would note that the earlier scheme did have Haversley Avenue connecting in opposite the existing portion of Haversley Avenue east of Hickey Street. However, the Planning Department feels that since Haversley east of Hickey is a short street upon which is only 8 homes, and since the streets are local in classification, there is no problem with this degree of jogging.

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - OCTOBER 23, 1975 con't

ITEM #3 - Z-48-75

This application is for a two-family residential use at the corner of Chester Court and Dawes Hill Road. It is my understanding that the proposal is to make minor exterior alterations to the existing one-family dwelling on this site and create a two-family residential use. Attached is a copy of the criteria which I use in reviewing these kinds of applications. I would note that appearance is not really a consideration since only minor exterior changes are proposed.

One issue is the fact that there is an existing two-family dwelling at 250 Chester Court within 600 feet of the subject property, but it appears that this two-family residential use is illegal as a building permit for a single dwelling was taken out in 1964 and the property has been zoned for one-family residential use continuously since 1958.

Respectfully submitted,



D.M. Buchanan  
Planning Director

DMB/ci  
Encl.

## DUPLEX REZONING CRITERIA

The criteria employed in locating duplex development within the one-family housing areas of the Municipality are presented below:

1. Lot Size - The lot shall include 8,000 square feet of usable area, not including ravines or areas in excess slope.
2. Access and Parking - Required on-site parking shall not have access to a major arterial street, and shall preferably be provided in the rear yard.
3. Services Available - The municipal water supply system and sanitary sewer system should be available to service any duplex development. Storm sewers may also be required to avoid drainage problems and to complete adjacent roads.
4. Neighbourhood Character - Any duplex development should enhance the general standard of housing in the area.
5. Other Duplexes - In order to avoid a concentration of duplexes in one-family housing areas, a 600 foot distance between them has been employed as a guide. This distance is measured along the frontage of a street and not on both sides of a street, except that not more than one duplex shall be considered at an intersection of two streets. (This 600 foot distance does not apply, however, within the area shown on the attached map.)

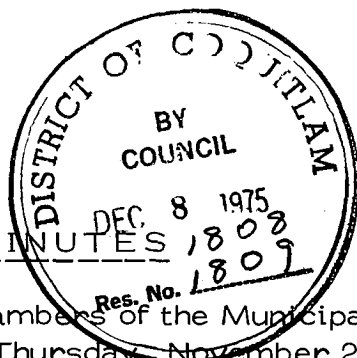
Please note that within the Municipality there are areas of Maillardville and adjacent to Clarke Road which are available for duplex development since they are appropriately zoned at the present time. For lots in these areas meeting by-law requirements, a simple building permit application is all that is required.

Rezoning applications for lots outside the already zoned areas should be accompanied by adequate information, including photographs in the case of existing buildings, sketch plans of any proposed building, and in every case a site plan showing proposed building siting and setbacks; access, parking and driveway arrangements; and ground elevations at the four corners of the site.

Approved by Council: June 24, 1974



Thursday, November 28th, 1975  
Public Hearing, 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, November 28th, 1975 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were the following members of Council:

Ald. L. A. Bewley  
Ald. L. Garrison  
Ald. D. Howarth

Also present were Ald.-elect J. Parks, M. Gregory and M. Butler.

Members of staff present were T. Klassen, Municipal Clerk and E. Tiessen, Deputy Director of Planning.

The Public Hearing was advertised in The Columbian on Friday, November 21, 1975 and on Saturday, November 22, 1975.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. HOWARTH:

That Alderman L. A. Bewley act as Chairman to the Public Hearing and that Mr. T. Klassen act as secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated November 27, 1975 and a copy of that brief is attached to and forms a part of these minutes.

ITEM #1 - Reference No. Z 67/73

This was an application by School District No. 43 for the rezoning of property on Rochester Avenue to allow the development of a junior secondary school.

Mr. Ingram appeared before the Hearing on behalf of the School Board and introduced Mr. Weldon Hailey, the architect for the project.

Mr. Hailey stated that 25 on-site parking spots will be provided which meets by-law requirements.

Mr. Hailey also explained that the School Board has been authorized to obtain additional properties on Hammond Avenue and on Rochester Avenue to increase the site area for the school. This additional area will provide room for a soccer field as well as space for other activities such as tennis.

Mr. Hailey advised that the proposed building would be a reinforced concrete structure with a sand blasted textured finish having cedar siding on the fascia and the lower portion of the building having a striated vertical finish.

Thursday, November 28th, 1975,  
Public Hearing Minutes, cont'd.

Alderman Howarth inquired as to whether the building met setback requirements of the Zoning By-law as it is presently situated even though the School Board does not yet have all the necessary property and Mr. Hailey stated that it did.

Alderman Howarth then asked if the school would have been sited as it is now if the School Board already owned all the properties at this time and Mr. Hailey stated that they feel the present location of the proposed building is the best site.

Alderman Garrison asked when the additional properties would be obtained and Mr. Ingram advised that they hope to obtain them in early 1976.

Mr. L. Kirk of 1303 Thomas Avenue advised the Hearing that owners in this area had been offered market value for their property but no relocation expenses were being offered and he questioned whether in fact such a large school site was necessary. He stated that 9 families are going to be displaced at a cost of \$450,000 which means a very expensive playground. Mr. Kirk stated that residents don't object to the building but do object to the cost of the land acquisition.

Mr. Gorjan of 1311 Thomas Avenue objected to the rezoning stating that the School Board have not maintained their existing property and stated that he would not agree to sell his property on Thomas Avenue for the school site. Mr. Ingram of the School Board advised that no land acquisition of the properties along Thomas Avenue is contemplated.

Mr. Kirk stated that should the School Board obtain all the property they want, the residents of the area would be looking for fencing along the lane behind Thomas Avenue in order to protect residential property.

Mr. Lepinoy of 1306 Hammond Avenue stated that he has been offered \$44,000 for his property, however, he is unable to find similar property to his at such a price and the School Board will not agree to replacement cost.

Another resident stated that she did not want to sell at all as she has lived in this area for 28 years and wants to stay.

ITEM #2 - Reference No. 35/75

This was an application by Solar Enterprises Ltd. for rezoning of property situated on Hickey Avenue to allow a subdivision of lots with a minimum of 6,000 square feet.

Mr. Johnson, speaking on behalf of the applicant, stated that the proposed 6,000 square foot lots are of sufficient size to allow the construction of fine homes comparable to those in the surrounding area.

Thursday, November 28th, 1975,  
Public Hearing Minutes, cont'd.

Mr. Bettesworth of 2390 Haversley Avenue read to Council his letter of October 24, 1975 objecting to the rezoning and a copy of that letter together with petitions submitted is attached to and forms a part of these minutes.

Mr. Bettesworth then inquired as to which road would be the main access to this development and Mr. Johnson stated that his company would be responsible for upgrading Hickey Street as this would be the main access street.

Mr. Aussant of 2445 Haversley registered his opposition to the rezoning.

Mr. Green of 2262 Haversley registered his opposition to the rezoning as it was his opinion that homes of comparable value could be erected on smaller lots.

Mr. Ciolfitto of 2385 Haversley registered his opposition and asked why the developer wished 6,000 square foot lots. Mr. Johnson advised that smaller lots could be marketed at a lower price per lot. Mr. Ciolfitto felt that such a development would drop the value of existing dwellings by 25% or 30%.

Mr. Whaley of 2320 King Albert Avenue objected to the rezoning on the basis that it would devalue his home as well as create much more traffic in this area.

The residents at the following address registered their opposition to the rezoning:

2258 Haversley Avenue  
2350 Haversley Avenue  
2407 Austin Avenue  
2208 King Albert Avenue  
2405 Haversley Avenue  
2450 Haversley Avenue  
2231 Haversley Avenue  
2385 King Albert Avenue  
2434 King Albert Avenue  
2395 King Albert Avenue  
2390 Haversley Avenue  
2289 King Albert Avenue  
2281 King Albert Avenue  
2315 Haversley Avenue  
2335 Haversley Avenue  
2355 King Albert Avenue

ITEM #3 - Reference No. Z 38/75

This was an application by the Vancouver Golf Club to rezone certain portions of its properties for residential and golf course use.

Thursday, November 28th, 1975,  
Public Hearing Minutes, cont'd.

Mr. Eric Thrun spoke on behalf of the club and advised that the club wished to rezone a portion of property presently occupied by the 17th and 18th holes from residential zoning to golf course zoning and as well to rezone a 12 acre portion fronting on Austin Avenue from golf course use to residential use.

Mr. Thrun explained that it was proposed to extend Dennison Avenue 150 feet to the west and then continue the road to the south to a cul de sac before it reaches Austin Avenue. This would mean that Mr. and Mrs. Cotton who own the adjacent property could develop their land and the Golf Club could also then develop 10 lots.

Mr. Thrun advised that the club had no plans at this time to develop the rest of the property for which they were seeking rezoning but that the funds from the sale of the 10 lots would help defray the \$70,000 annual taxes paid by the club. If the subdivision is not allowed a strain will be placed on club members to maintain the golf course.

Alderman Garrison inquired of Mr. Thrun on whose authority was the application for zoning made and was advised that it was made on the authority of the Board of Directors. In answer to another question from Alderman Garrison Mr. Thrun advised that before the subdivision could proceed, the membership of the club would have to ratify the action of the Board of Directors.

Alderman Howarth asked if the golf club was approved recreational land under provincial statutes and Mr. Thrun stated that an application has been made for exemption and approval is hoped for.

Mr. Thrun advised that one of the main criteria for designation by the provincial government is some public use. Mr. Thrun advised that if the club is sold after it has been designated all taxes for the period of designation become due and payable.

Alderman Howarth inquired as to whether or not use of a portion of the property could be made available to the general public and Mr. Thrun advised that thought had been given to a Par 3 golf course however this had been found to be not viable economically.

In answer to a question from Alderman Garrison, Mr. Thrun stated that the 12 acres proposed for rezoning is the only area remaining not being used as golf course.

Mr. J. Parks asked if Dennison Avenue would be the sole access to the 12 acre portion once subdivision is complete and Mr. Thrun advised that most likely a second access would be required which would connect to the existing entrance to the golf club.

Several persons spoke in opposition to the proposed rezoning and presented petitions of objection and copies of such statements and petitions are attached to and form a part of these minutes.



Thursday, November 28th, 1975,  
Public Hearing Minutes, cont'd.

Mr. D. Wylie stated that he did not object to the rezoning of the portion of property for Golf Course (P-3) but if all the club wanted to develop was 10 lots they should be applying for rezoning for that area only.

Persons at the following addresses expressed opposition to the residential zoning.

521 Roxham Avenue  
818 Austin Avenue  
415 Walker Street  
814 Austin Avenue  
810 Austin Avenue  
915 Dansey Avenue  
924 Dennison Avenue  
423 Walker Street  
514 Roxham Avenue  
516 Roxham Avenue  
800 Austin Avenue

A resident of Coquitlam living at 1211 Brunette Avenue inquired as to how many members of the club came from Coquitlam and Mr. Thrun advised that he thought there may be 175 members from this community.

Mr. Wylie suggested that the golf club withdraw this application and re-apply for the portion which they wished to subdivide at this time.

ITEM #4 - Reference No. Z 44/75

This was an application by Nacel Properties Ltd. to rezone property located on Dewdney Trunk Road to allow construction of compact housing.

Mr. Norman Cressey spoke on behalf of the developers and stated that it is proposed to construct 121 units each containing 1,018 square feet not including a full basement area and will be 3 bedroom two storey units.

Mr. Cressey also advised that playground areas and walkways will be provided for the development. Also proposed is an earth berm planted with trees along Lougheed Highway to deflect the noise over the development.

It was explained to the meeting that the development would have 10 units per acre with 12% of the site actually covered with buildings.

Alderman Howarth asked if any filling would be done in the flood area and Mr. Cressey advised that no construction would take place in the flood area.

Thursday, November 28th, 1975,  
Public Hearing Minutes, cont'd.

Alderman Garrison requested that information be provided to Council on the plans of the School Board with respect to providing additional classrooms in this area on a priority basis.

Mrs. Krenbrink of 2878 Dewdney Trunk Road expressed her opposition to the proposed rezoning and submitted a letter in support of her objection. This letter is attached.

Mr. J. Parks asked how far away from Lougheed Highway was the eastern boundary of this development and what trees would be saved in this area. Mr. Cohen, the architect, advised that the boundary is 65 feet from the highway and no trees would be saved because an earth berm would have to be constructed and new trees planted on the berm.

Mrs. Jensen of 2190 Dewdney Trunk Road stated she was opposed to the rezoning because of the lack of parks in this area for children and other land in this area could follow with similar developments.

Mrs. Jensen asked what the sale price of these units would be and Mr. Cressey stated that it would be in the \$45,000 range.

Mrs. Buchanan of 2915 Dewdney Trunk Road sought assurances that the development would be properly fenced and was given such assurance by the developers.

In answer to a question the Hearing was advised that development of services for this project would be the responsibility of the developers.

L. Malone, President of the Ranch Park Community Association, read a statement of objection and a copy of that statement is attached.

A resident of 972 Ranch Park Way expressed opposition and stated he felt the area should remain for single family dwellings.

Mrs. Anderson of 2986 Dewdney Trunk Road stated that too much of this area is being developed now and is being taken out of greenbelt reserves and she too was opposed to the rezoning.

Mrs. Rupert of 445 Joyce Street objected to the rezoning and presented a petition in support of her position and a copy of that petition is attached.

The resident of 2983 Ranch Park Way also expressed opposition to the rezoning.

Attached to these minutes are the following letters and petitions in addition to those above mentioned:

1. Letter from E. Haylock.
2. Letter from P. J. Wodynski.
3. Petition from C. E. Dwyer, et al.
4. Letter from C. Mardyn.

Thursday, November 28th, 1975,  
Public Hearing Minutes, cont'd.

ITEM #5 - Reference No. Z 51/75

This was an application to amend the Zoning By-law to allow the retail sale and installation of electronic equipment on motor vehicles within an M 1 Zone.

There was no opposition expressed to this application.

ITEM #6 - Reference No. Z 15/75

This was an application to rezone property at 832 McIntosh Street to allow the construction of a duplex.

Mr. Wainman addressed the Hearing and advised that he was the owner of property and has been for about seven years. He advised that the property has been rented for \$125 per month for the last five years and he is not receiving much more at this time. Mr. Wainman advised that the present building is not in good repair and needs a new foundation and heating system and it is uneconomic at the rental rate being received to make such improvements.

Mr. Wainman advised that he would build a duplex during the summer of 1976 of which he would retain ownership and rent as a revenue property.

There was no opposition expressed to this application.

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. HOWARTH:

That the Public Hearing adjourn.                      10 p.m.

CARRIED

\_\_\_\_\_  
CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - NOVEMBER 27, 1975

ITEM #1 - Z-67-73

This application deals with the Maillard Junior High School Site which first was reported on to Council December 11, 1973, when the Planning Department indicated a concern that the site, as then proposed, was only about 3.5 acres in size, compared to the usual site of 15 acres. The application was also reviewed by our Design Committee on January 2, 1974, and they found the general appearance of the building to be good, although they felt that some textural relief and variety in the building surface was required to avoid the "monolithic" appearance, which was similar to the Charles Best School, and they required further information regarding the details of exterior finish. The Committee was concerned about the school being sited very close to the three houses on the south side of Rochester Avenue east of Laval Street. They also felt that pedestrian access from Rochester Avenue at the north-west corner of the site should be provided.

Council dealt with this matter at a special meeting on February 11, 1974. At that time, it was stated by School Board representatives that the building would be very compact and three storeys in height, with approximately 300 to 400 people, and eventually the School Board would attempt to acquire further private property to increase the size of the site.

The application then went to Public Hearing, and By-law No. 319 was considered by Council thereafter on March 11, 1974. The by-law was tabled in order for Council to have an opportunity to meet with the School Board to discuss alternate locations for this junior secondary school.

The School Board Architect still worked on plans for the school in spite of Council tabling the application following the Public Hearing. Revised plans were submitted April 18, 1974, and reviewed by the Design Committee on April 24, 1974. They were now impressed with the overall appearance of the project and the use of wood as a relief from the concrete. It was found to be most effective and they insisted that this be retained as an integral part of the project. There was still concern that pedestrian access from Rochester Avenue at the north-west corner of the site was still not shown. They also stated that the details of the pour lines on the concrete pattern should be expressed, and that they would appreciate an opportunity to review the pattern showing form lines and snap-tie patterns.

Brief to Public Hearing from Planning Department - November 27, 1975  
con't

ITEM #1 - Z-67-73 con't

There was a further meeting on May 13, 1974 with Council where the figure of 450 pupils was indicated on a site area of 4.2 acres, with future enlargement. Council went on record at that time as supporting the rezoning of the site in principle, providing that additional properties were acquired. Council indicated they were willing to assist the School Board in any way possible with the Department of Education regarding the acquisition of the additional properties.

The matter was referred to another Public Hearing after I reported on October 2, 1974 to Council, but By-law No. 319 failed to receive necessary support by Council on November 4, 1974 after the Hearing. Council were of the opinion that until the total site area which was going to be required for the school was actually acquired, they would not proceed with the rezoning.

The School Board then requested information from me on the site area we would recommend, and we indicated a 6.25 acre junior high site as a minimum, which takes in the properties shown on this application, as well as four properties on the south side of Hammond Avenue down to the lane, and the four properties on the south side of Rochester Avenue east of Laval Street. We had some discussions with School Board staff in April on integrating our joint studies with the Parks and Recreation Department of the Neighbourhood Improvement Programme area. We then received correspondence from the Secretary-Treasurer of the School Board dated October 17, 1975 requesting that the application proceed. The Neighbourhood Improvement Programme area recreation planning and the joint planning between Parks and Recreation and the School Board staff had not proceeded since the consultant we selected had not been able to proceed expeditiously. We now have a new consultant, and we arranged a meeting between them, the School Board Architects, and Municipal and School Board staff, on November 10, 1975, and a further meeting took place on November 19, 1975. Basically, the results of these meetings were that the school could stay on its present location, and recreational use of the total 6.25 acre area was proved out. It was also indicated to me that the School Board would make an undertaking that they would do everything within their power to go ahead with acquisition of the total area south of Rochester Avenue and east of Laval Street down to the lane to the north and parallel to Thomas

Brief to Public Hearing from Planning Department - November 27, 1975  
con't

ITEM #1 - Z-67-73 con't

Avenue. They also agreed to joint planning of the Rochester Park and Maillard Junior High site in order that a joint development plan for total community use of their facilities was put forward. The Planning Department believes that residents in the area should be clearly told that subject to Department of Education approval of funding and reaching a conclusion to satisfactory negotiations with property owners, the School Board would acquire the additional eight properties to make up the 6.25 acre area in early 1976. Also, property owners to the south with properties fronting on Thomas Avenue should be clearly told that there is no plan to acquire those properties to add to the school site at a future date.

ITEM #2 - Z-35-75

This application went to Public Hearing in October, where we made the following statement:

"This application was reported to Council on August 21, 1975. We recommended that the Subdivision Committee review the technicalities of the subdivision. This was done and Council reconsidered the application and referred it to Public Hearing on October 6, 1975. The scheme of subdivision was under our file and sketch 8-1916I, and the Subdivision Committee indicated that this subdivision with 6,000 square foot lots could be approved upon final adoption of the zoning by Council, subject to construction of the services on Hickey Street, Haversley Avenue, King Albert Avenue, and the lane proposed paralleling Austin Avenue. There would be a cash payment for installation of services on 66 feet fronting on Austin. The other costs would be payment of 1976 municipal taxes before final approval, payment of the \$100.00 per lot parkland acquisition fee, and any costs associated with registration of the plans, easements, etc.

I would note that the shift to RS-3 zoning for 6,000 square foot lots produces 29 lots in lieu of the 24 lots possible under RS-1 zoning. This was under a previous sketch 8-1916G. I would note that the earlier scheme did have Haversley Avenue connecting in opposite the existing portion of Haversley Avenue east of Hickey Street. However, the Planning Department feels that since Haversley east of Hickey is a short street upon which is only 8 homes, and since the streets are local in classification, there is no problem with this degree of jogging."

Brief to Public Hearing from Planning Department - November 27, 1975  
cont'd

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ITEM #2 - Z-35-75 cont'd.

In Council consideration of By-law No. 534, and further evidence having been received from affected property owners, Council referred this application back to Public Hearing. I would note further that the Advisory Planning Commission, on November 19, 1975, passed a resolution #3058 that the Commission endorse the Planning Department's contention that any area which is zoned RS-1 should be considered for RS-3 zoning, and this was particularly related to the properties now under discussion.

ITEM #3 - Z-38-75

This application pertains to rezoning of 12.17 acres fronting on Austin Avenue to RS-1, and the rezoning of 7.25 acres from RS-1 to P-4, i.e. the site considered at one time for high-rise apartment development but turned down by Council. This application was first considered by the Planning Department, at which time we advised Council that the Golf Club should be asked to supply a plan of how they would intend to utilize the 12.17 acres. The Advisory Planning Commission had also indicated their concern on further dedication along Foster Avenue to provide a wider right-of-way for that street.

I discussed these various questions with Messrs. Crawford, Fritz and Thrun, representing the Golf Club. We had sent to them a sketch indicating how the area might be subdivided in future. We also asked certain questions with regard to the shape of the area they proposed for rezoning. Basically, the answer was that the shape allows for a full width road to extend west of land proposed for possible sale to Mr. F. Cotton, the adjacent property owner to the east. The boundary line would be adjustable in future, according to Golf Club officials, subject to obtaining consent from the Provincial Government with regard to the boundary for the purposes of the Recreational Land Greenbelt Encouragement Act.

Another aspect is that no separate parcel would be created within this area such that the Golf Club could sell the whole area to a third party. The line would simply be established for purposes of zoning and for designation under the Provincial legislation. The only parcel which would be created would be the one allowing for subdivision of land adjacent.

Brief to Public Hearing from Planning Department - November 27, 1975  
cont'd.

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ITEM #3 - Z-38-75 cont'd.

The other aspect which the Advisory Planning Commission raised was the possible widening of Foster Avenue beyond its present 43 foot width. Back on October 13, 1970, we were advised by the Secretary-Manager of the Vancouver Golf Club that the request at that time for dedication of a further 10 foot strip along Foster Avenue would be considered by the Board of Directors when the need arose. Since the 43 feet was dedicated in 1968, and a further 10 feet was being discussed in 1970, I presume that this would allow for up to 53 feet to be dedicated. The chief concern of the Vancouver Golf Club officials with whom I met was the effect on the belt of trees along the south side of Foster Avenue and on the fencing which was installed in that area.

Another aspect since 1970 is that the 17th and 18th fairways were changed as to their location since that time, cutting across the property which is currently zoned RS-1. Council will recall that this existing 7.25 acre RS-1 area was proposed for multiple-family housing but was eventually turned down because of its location not being compatible with community plan policy.

Finally, I was advised by Mr. Fritz that if this application proceeded to Public Hearing and three readings to a Zoning By-law Amendment, they would wish fourth reading held up until such time as they would go to a general meeting of their membership on the question of both the zoning and sale of a portion of the area to the adjacent owner, Mr. Cotton.

We would continue to note our concern that the boundary of the RS-1 and P-3 zones will be subject to amendment in the future to relate to adjoining development and the need for additional access to Austin Avenue, particularly in the vicinity of Walker Street, and the fact that such an adjustment will require Provincial approval.

ITEM #4 - Z-44-75

This project can now be built at either 120 units or 121 units, depending on whether the Department of Highways will continue to require that 14 feet be dedicated along Dewdney Trunk Road for future road widening. The Municipal Engineer has indicated that this widening is not required at this time, although the Planning Department has taken the position that the setback requirement of



Brief to Public Hearing from Planning Department - November 27, 1975  
con't

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ITEM #4 - Z-44-75 con't

37 feet has to be maintained along Dewdney Trunk Road to allow for possible longer term widening. As far as the relationship of this project to the guidelines for non-apartment compact housing, we advised Council on October 22, 1975 in this regard.

Firstly, on the matter of schools, critical to the introduction of higher density housing, it is a provision of elementary schools. Two new schools are proposed in this area at Quay Place south of Buoy Drive and Meadowbrook Elementary School west of Sharpe Street and south of Dewdney Trunk Road. Both of these schools are proposed to be ready for occupancy in September 1976. Meadowbrook Elementary is to be capable of accommodating an enrolment of 279 and Dewdney Elementary 174, while Ranch Park Elementary School will have a maximum accommodation of 498 students. Approximately 88 students would be generated from the development under application, which would be part of a total 1,217 pupils from this area of the Municipality in the long term. This compares to a maximum accommodation possible of 951 in the three elementary schools. Obviously, enlargement of Meadowbrook or the new Dewdney Trunk School would be required in the longer term.

At the present time, students from these areas are attending schools to the north and outside the area so that it is difficult to determine total enrolment. Based on the general ratio of 0.75 students per unit, the existing 1,281 units in this area of the Municipality (Planning Areas 16 & 17) could generate about 960 elementary pupils. Under the revised ratio by W. Blakely and Associates of 0.90, this would climb to 1,150 pupils. We suspect that this area has the lower ratio since School Board staff have indicated that Harbour Village has not generated the number of pupils per dwelling unit which had been expected.

I would note that the previous application for RS-3 and RT-1 zoning on this site allowed for 59 units, so that the actual increase in units would be approximately double that previously indicated for this property. Obviously, the timing of school construction will be very critical, and further discussion with School Board staff is warranted.

The other big issue, as far as the non-apartment compact housing guidelines is concerned, is in relation to neighbourhood parks. The only designated parks in

Brief to Public Hearing from Planning Department - November 27, 1975  
con't

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ITEM #4 - Z-44-75 con't

this area are Mariner Park north of Ranch Park Elementary School and the proposed park west of Hawser Avenue east of the new Dewdney School. There is no significant parkland designated in the Lower Ranch Park Area north-east of Dewdney Trunk Road or in the vicinity of Scott Creek. Offsetting this to some extent is the fact that the proposed development by the applicant provides for a central amenity area and two children's playgrounds, as well as providing for a future public road access to properties north of Scott Creek, now owned by B.C. Hydro, which we would hope could be provided as an amenity area along Scott Creek itself.

Other issues do not appear significant since transit is available on a 30 minute basis along Dewdney Trunk Road, and the site is directly adjacent to the new Lougheed Highway, and widening of Dewdney Trunk Road in the vicinity is proposed. I would note that Dewdney Trunk Road, between Mariner Way and the new Lougheed Highway is classified as a municipal arterial street in the recommendations of the Roads Review Committee, as endorsed by Council. Facilities and services are available, so we note that Department of Water Resources approval will be required, since the land abuts Scott Creek. There are some site design problems in that as many of the existing trees as possible should be retained and integrated in the overall design, and some method of screening the noise and visual impact of the abutting Lougheed Highway will have to be arranged. There is also the question of tying in development of adjacent lands to the north across Scott Creek and the properties to the south, the triangular area between Dewdney Trunk Road and the new Lougheed Highway, and the proposed development. The purpose of the road system, which has been approved by the Subdivision Committee of staff, is to allow for independent development of these particular properties. Alternatives are "rounding out the site" to take in these lands or considering a similar development of the lands to the south in the future.

I note that the Design Committee, in their meeting of October 8, 1975, found the project acceptable for Public Hearing, although they expressed concern that the same basic materials and elevations are being repeated throughout this sizable project, and felt that consideration should be given to varying the appearance in clusters or groupings by utilizing different materials. They felt that wherever this was done it should be carried through a cluster or grouping.

Brief to Public Hearing from Planning Department - November 27, 1975  
cont'd.

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ITEM #4 - Z-44-75 cont'd.

They also mentioned the concern with shielding the development from the impact of Lougheed Highway from an audio or visual point of view. They also noted the large expanse of blacktop which might be broken up with the use of different paving material and felt that special attention could be given to the entrance areas in front of the units. Finally, the committee trusted that the applicants would follow through with the proposal to retain a maximum number of existing trees especially to the rear of the building. The Advisory Planning Commission by resolution 3051 recommend that the Application Z-44-75 now be referred to Public Hearing and this was endorsed by Council on October 27, 1975, under resolution 1571 at which time my report of October 22, 1975 was considered.

ITEM #5 - Z-51-75

This application was recommended for referral to Public Hearing by the Planning Department in it's report of November 4, 1975. Basically it allows for retail sales of electronic goods which are compatible with retail sale of large trucks and large, heavy industrial machinery. We felt that the proposed use was compatible with the industrial uses in the M-1 zone and should be favourably considered by Council.

ITEM #6 - Z-15-75

This application is for a duplex at 832 McIntosh Street. The property meets all the five criteria employed in locating two-family houses in one-family housing areas. The proposed plans submitted would appear to enhance the general standard of housing in the area and thus meet the one key criteria, number four.

Respectfully submitted



FOR D. M. Buchanan  
Planning Director

D. P. Bettsworth,  
2390, Haversley Avenue,  
Coquitlam, B.C.,  
V3J 7C9.

October 24, 1975

District of Coquitlam,  
1111, Burnette Avenue,  
Coquitlam, B.C.,  
V3K 1E8.

Attention: Mayor and Council

Dear Mr. Mayor and Council Members:

Change in Zoning  
East Half Lot #7 Plan 4888  
<sup>LOT #83 and PLAN 28/77</sup>  
Seven Acres Haversley, King Albert, Hickey  
and Austin Area

I understand a proposal is before the Planning Department and Council to re-zone the above property from RS-1 (7,000 sq. ft. lots) to RS-3 (6,000 sq. ft. lots).

Please be advised as a resident and taxpayer in the immediate area of the proposed development, I very much oppose such a plan for the following reasons:-

- . Initial development of this area (1974-1975) required a 7,000 sq. ft. minimum lot size. I contend the area under consideration should remain the same lot size.
- . A smaller lot development would devalue existing property. All existing homes in the 'Coronation Realty' development are in excess of \$75,000 and many homes over \$100,000.
- . The developer would probably sell the lots for the same price as existing lots in the 'Coronation' development. Thus, the developer would be profiteering at the expense of the present property owners.

- . The additional lots 29 versus 24 at \$30,000 minimum would gross the developer \$150,000 less service cost. A liberal profit at the expense of existing home owners and 'Coronation Realty'.
- . Recreation units i.e. trailers, boats and motor homes would be inadequately accommodated on the proposed 6,000 sq. ft. lots and would be subsequently parked on the street.
- . Additional trees would be destroyed with smaller lots, thus taking away from the present treed lot appeal.

I trust the Mayor and Council, Planning Department, and the Advisory Planning Department will see fit to reject the application for RS-3 zoning, for the above reasons, along with the objections put forth by other residents at the public hearing held October 23, 1975. I recommend the zoning for this parcel of land remain RS-1.

Yours very truly,



D. P. Bettsworth

c.c. Planning Department  
Advisory Planning Department



October 24, 1975

District of Coquitlam  
 1111 Brunette Avenue,  
 Coquitlam, B. C.  
 V3K 1E8

Attention: Mayor & Council Members

Dear Sirs:

Re: Change in Zoning - East Half Lot 7  
 Plan 4888 and Lot 83 Plan 28177  
 Area approx. 7 acres Haversley,  
 King Albert, Hickey and Austin

WE, the undersigned being the registered owners of lands and premises immediately adjacent to property legally known and described as Lot 83, D.L. 359, Plan 28177 and the Remainder of the East ½ of Lot 7, D.L. 359, Plan 4888 do hereby strenuously object to the rezoning of the said Lot 83 and Remainder of Lot 7 etc., from the present zoning RS-1 to RS-3 as we believe the rezoning will depreciate the value of our properties and we expressly request the Municipal Council and the Municipal Planning Department to reject the said application to rezone the aforesaid land and the present zoning regulation RS-1 not be altered in any way;

NAME	ADDRESS
<i>[Signature]</i>	2445 Haversley
<i>[Signature]</i>	2445 Haversley
<i>[Signature]</i>	2455 Haversley
<i>[Signature]</i>	2455 Haversley
<i>[Signature]</i>	2442 Haversley
<i>[Signature]</i>	2442 Haversley
<i>[Signature]</i>	2440 Haversley
<i>[Signature]</i>	2440 Haversley
<i>[Signature]</i>	2430 Haversley
<i>[Signature]</i>	2430 Haversley
<i>[Signature]</i>	2435 King Albert
<i>[Signature]</i>	2434 King Albert
<i>[Signature]</i>	2404 King Albert
<i>[Signature]</i>	2385 King Albert
<i>[Signature]</i>	2385 King Albert
<i>[Signature]</i>	2394 King Albert
<i>[Signature]</i>	2384 King Albert
<i>[Signature]</i>	2376 King Albert
<i>[Signature]</i>	2376 King Albert
<i>[Signature]</i>	2355 King Albert
<i>[Signature]</i>	2345 King Albert
<i>[Signature]</i>	2325 King Albert
<i>[Signature]</i>	2325 King Albert
<i>[Signature]</i>	2331 Haversley Ave.
<i>[Signature]</i>	2331 Haversley Ave.

(68)





October 24, 1975

District of Coquitlam  
 1111 Brunette Avenue,  
 Coquitlam, B. C.  
 V3K 1E8

Attention: Mayor & Council Members

Dear Sirs:

Re: Change in Zoning - East Half Lot 7  
 Plan 4888 and Lot 83 Plan 28177  
 Area approx. 7 acres Haversley,  
 King Albert, Hickey and Austin

WE, the undersigned being the registered owners of lands and premises immediately adjacent to property legally known and described as Lot 83, D.L. 359, Plan 28177 and the Remainder of the East 1/2 of Lot 7, D.L. 359, Plan 4888 do hereby strenuously object to the rezoning of the said Lot 83 and Remainder of Lot 7 etc., from the present zoning RS-1 to RS-3 as we believe the rezoning will depreciate the value of our properties and we expressly request the Municipal Council and the Municipal Planning Department to reject the said application to rezone the aforesaid land and the present zoning regulation RS-1 not be altered in any way;

NAME	ADDRESS
Rollie & Pearl	2320 Haversley
Sharon & Dave Bellworth	2390 Haversley Ave
Mr. Mrs. N. Lemieux	2298 Haversley Ave.
Mr & Mrs Stuart Carruthers	2284 Haversley Ave Coq.
Myrdal & Albert Hovine	2274 Haversley Ave Coquitlam
Mr. & Mrs. M. H. Allen	2262 Haversley Ave Coquitlam
Mrs. Joanne de Gooz	2258 Haversley Ave Coq.
Mr & Mrs J. Drogosky	2252 Haversley Ave Coq
Mr & Mrs Helmo NISKAKOSKI	2250 HAVERSLEY --- ---
Mr & Mrs L. Lund.	2240 Haversley Ave.
Mr & Mrs M. D. Smith	2238 Haversley Ave.
Mr & Mrs I. Spohnen	2228 Haversley Ave
Mr & Mrs W. J. Dale	2214 Haversley Avenue
Mr & Mrs Bob Parent	2210 Haversley Coq
Dale & Ruthie Delgerson	2206 Haversley Ave, Coq
Stanley Helloga	2198 Haversley

(5)





October 24, 1975

District of Coquitlam  
1111 Brunette Avenue,  
Coquitlam, B. C.  
V3K 1E8

Attention: Mayor & Council Members

Dear Sirs:

Re: Change in Zoning - East Half Lot 7  
Plan 4888 and Lot 83 Plan 28177  
Area approx. 7 acres Haversley,  
King Albert, Hickey and Austin

WE, the undersigned being the registered owners of lands and premises immediately adjacent to property legally known and described as Lot 83, D.L. 359, Plan 28177 and the Remainder of the East 1/2 of Lot 7, D.L. 359, Plan 4888 do hereby strenuously object to the rezoning of the said Lot 83 and Remainder of Lot 7 etc., from the present zoning RS-1 to RS-3 as we believe the rezoning will depreciate the value of our properties and we expressly request the Municipal Council and the Municipal Planning Department to reject the said application to rezone the aforesaid land and the present zoning regulation RS-1 not be altered in any way;

NAME	ADDRESS
C. W. Edmondson	2289 King Albert Ave
G. M. Edmondson	2289 - King Albert Ave
P. Leber	2273 King Albert
R. Hanlon	2265 King Albert
D. J. McConville -	2257 - King Albert Ave
V. McConville	2257 King Albert Ave
Mr. & Mrs. J. Plant	2253 King Albert Ave
Mr. & Mrs. H. Fungki	2249 King Albert Ave
Mrs. & Mrs. P. Roberts	2245 King Albert Ave
Mr. & Mrs. R. Longden	2231 King Albert Ave
Theresa J. Nelson	2450 Haversley Ave.
Ela Nelson	2450 " "

CANADIAN NATIONAL

TELECOMMUNICATIONS

CANADIEN NATIONAL

#PEA195 (270715)

PFA277 IMB445 MBF544 NLCRT MONTREAL QUE 26

MISS J A CHAPPLE

514 ROXHAM ST COQUITHAM BC

BT

11 27 11 9 50

CANADIAN NATIONAL • CANADIAN PACIFIC

TELECOMMUNICATIONS

CANADIEN NATIONAL • CANADIEN PACIFIQUE

PLEASE ACT FOR ME IN OPPOSING PROPOSED REZONING OF GOLF CLUB  
PROPERTY AT NOV 27TH MEETING.

LEN CHAPPLE 812 AUSTIN AVE HUDSON QUE

R. 9361500 - 123p(27)

JAC Don  
w/c 1148A/27

ATTEMPTS  
WILL CALL

IC

JE

810 Austin Ave  
Loganville, B.C.  
Nov 25, 1975

The Mayor  
and Council  
District of Loganville

Dear Sirs:

As a resident of Loganville and property owner on Austin Ave. most certainly affected by the proposed re-zoning of the Vancouver Golf Club property, I wish to register a considered and firm objection to the aforementioned re-zoning.

The traffic flow on Austin, now an arterial, is very heavy and will become heavier with the widening at the east end. Traffic to and from from Walker and Roxton will be at least disruptive to the traffic flow. Noise pollution will certainly affect the quality of life in the area, as well.

Truely an alternative use for this space can be found - one satisfactory to the needs of the Vancouver Golf Club and that would allow the public to enjoy some of the pleasure now afforded to a small segment of the community.

Yours sincerely,  
Betty Johnson

445 Joyce Street,  
Coquitlam, B.C.

November 26th, 1975

Mayor and Council,  
District of Coquitlam,  
Coquitlam, B.C.

Dear Sirs,

Re: Item No. 3 - Reference No. Z 38-75  
Proposed Amendments to Zoning  
By-laws - North side of Austin from  
Walker to Joyce Street

I am against the proposed rezoning of a portion of the Vancouver Golf Club property for the purpose of a residential subdivision.

I do not believe a subdivision in the suggested location would serve the best interests of the community. The property as it presently stands is beautifully treed and landscaped and provides a green belt, which is a delight to all people who travel on Austin Avenue.

The sketch that has been sent to the Golf Club officials by the Municipal Planner indicates how the area might be subdivided, and provide 63 residential lots. Is Coquitlam so short of housing lots that it is necessary to subdivide this property and cram the maximum number of minimum sized lots into an area which has been regarded as Recreational Land Greenbelt? The size of the lots, minimal 7,000 square feet, would not be in keeping with other nearby residential properties.

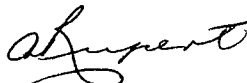
As you are all aware, traffic is a problem now on Austin Avenue and fifty or sixty more homes with access and egress onto Austin will only increase the present congestion. It would appear that Dennisson Avenue on the North of the subdivision could be used as an alternate entrance/exit - another problem when you consider Dennisson is only half width at the Blue Mountain end!

Even if residential development was considered (which it should not be), the straight rezoning would not preserve the natural quality of the area and give the protection that is required. In such instances, development should be under a land use contract to permit preservation of a green belt on Austin Avenue; reinforced by easement/land covenant; and ensure closer control of lot sizes.

Thank you for giving your careful consideration, and

using your best judgement with regard to this rezoning application.

Yours sincerely,



Adele Rupert (Mrs. N.L.)

N.B. For your added information, the general membership of the Vancouver Golf Club have not been advised of any proposed redevelopment or rezoning of part of the Golf Course property. This fact is borne out in the penultimate paragraph of the Inter-Office Communication dated October 28th, 1975 from D. M. Buchanan to R. A. Le Clair. I understand that there is an item on the agenda for presentation to the members at their Annual Meeting which is scheduled for Thursday evening, November 27th!



November 23, 1975

The Mayor and Council  
District of Coquitlam  
1111 Brunette <sup>Ave</sup>  
Coquitlam, B.C.

Dear Sirs:

The November 22nd issue of the Columbian carried on page 15 notice of a public hearing with reference to several proposed zoning by-law amendments for which there is to be a public hearing.

We wish to register our opinion in regard to Item No.3 Reference No. Z 38-75.

1. This area is currently a form of green belt. If housing is placed on it this will be lost.
2. If housing is developed there will be a heavier traffic load placed on the Austin route and the 2 immediate access routes (Walker and Dennisson). It is doubtful if these routes can stand this.
3. The children who will live in this developed area will have a difficult time crossing Austin to their school. Any special crossing will impede traffic and make it worse than it is already.
4. What happened to a past proposal from the Vancouver Golf Club to develop the area as a pitch and putt course? Such a use would preserve the green belt effect and provide a useful recreation area for the District. Any traffic generated by it would be periodic and not general.

We therefore oppose rezoning this area for residential use.

*Constance E. Dwyer 714 Poplar St. Coquitlam*

*W. J. Ferguson 711 Linton St Coquitlam*

*T. M. ... 722 Linton St, Coquitlam*

*M. F. ... 718 Linton St Coquitlam*

*Audrey Fisher, 715 Linton St, Coq, B.C.*

*W. J. Armstrong, 718 Poplar St. Coq. B.C.*

*S. Gibson 700 Poplar St Coq. B.C.*

*Jean E. ... 711 Poplar St. Coq.*

*Helena ... 1940 ...  
Meta Schuster 707 Linton St. Coq*

(RESIDENT 415 WALKER) Mr. Drum  
Mr. Chairman, Members of Council, City of Coquitlam  
Concerned citizens

I have listened with great interest to the proposals made on behalf of the Vancouver Golf Course in respect to rezoning of that particular property in question tonight and have also listened to the replies to these proposals by members of the public gathered here tonight.

There is no doubt concern on behalf of the Golf Course with respect to their inability to meet their tax commitments to this municipality and there is also very great concern by the immediate residents of the area who will be affected adversely by this rezoning.

It is submitted that a final determination will be dependant upon what is best in the interests of the community of Coquitlam and its citizens as a whole. This is the paramount consideration as to approval or rejection of this rezoning application.

In this respect, there are six factors which must be considered by this board:

- 1) The promotion of health, safety, convenience and welfare of the public -- it is submitted that safety is a strong factor to consider in view of the heavy, arterial traffic on Austin Avenue in the mornings and evenings and the question of access into and out of the proposed area in view of the danger in hand. In addition, the welfare of the public it is submitted, does not deem it absolutely necessary that housing or development go into this particular area as it stands on record that Coquitlam is not short of land for housing purposes and there is no crying need for additional housing in this area.
- 2) The prevention of the overcrowding of land, and preservation of the amenities peculiar to any zone -- it stands as a matter of record that this golf course and the land on which it stands represents one of the most beautiful developed greenbelts in the heart of this Municipality. It is Coquitlam's miniature Stanley Park with the addition of one of the finest views anywhere in this Municipality. It is submitted that preservation of this property as a natural greenbelt for the benefit of the residents of Coquitlam as a whole is desirable. It represents a once in a lifetime opportunity which will not occur again.
- 3) The securing of adequate light, air and access. With respect to the matter of access, it has already been submitted that access off this main arterial street of Austin Avenue is a danger and a hazard. Traffic along Austin Avenue over the next few years will undoubtedly increase and in any event not subside.
- 4) The value of the land and the nature of it's present and <sup>prospective</sup> ~~perspective~~ use and occupancy -- the value of this land I have reiterated upon and its present use of that of a Private Golf Course is directly opposite to that which is proposed

Clean up.  
Inordinate  
to defer  
10,000  
tenants  
Municipal

It's submitted

here tonight.

- 5) The character of each zone, the character of the buildings already erected and the peculiar suitability of the zone for particular purposes -- The character of the homes in this particular zone are unique. Property owners have invested substantial sums to maintain this character and are entitled to the Municipality's help in preserving their investment in this respect.
- 6) The conservation of property values -- Although every effort no doubt would be made to maintain the existing property values, the loss of this greenbelt, the increased traffic and congestion will in fact mean a deterioration in this respect.

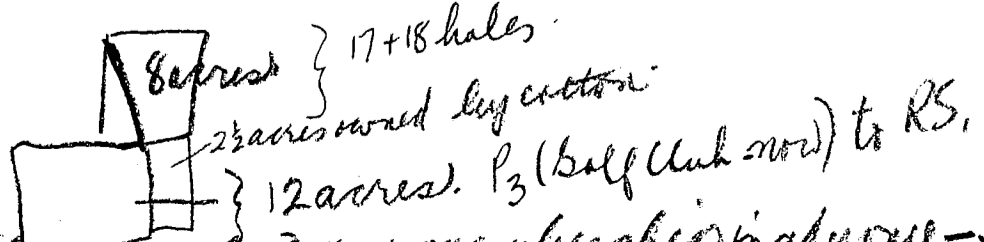
On the basis of the six factors considered above it is my respective opinion that the proposed zoning cannot in fact be approved on the basis of the factors set down by this Municipality to consider on such an application to rezone.

It is further submitted that the overriding purpose for the rezoning is the inability of the Golf Course to meet its tax committment to the Municipality and that their proposed remedy (selling off part of the land) is a short-run solution which has been done in the past by selling off the corner portion of Austin and Blue Mountain for residential housing and by selling off the bottom portion some years ago next to Brookmere Park. The solution itself is short-run. It may solve the crisis for the Golf Course this year but the Golf Course will again be met with this same problem next year and the year after ad infinitum. The results will be piecemeal or spot zoning of chunks off of this valuable property year after year and is not long-term solution.

With this in mind the Municipality must determine themselves, considering the interests of the community as a whole, whether this property is valuable enough to hold onto for the benefit of the community <sup>as a whole</sup> ~~and~~ **I** If not, then it is suggested that a total proposal for the whole area be submitted at such time to be considered by Council at that date.

To do otherwise, is to neglect your duty owed to every resident in the Municipality of Coquitlam as a whole.

① think of Mrs Lattom - problems of dev. there property but think of all residents.  
 Eric Greene - Rep. of Vancouver Golf Course.



② Not having sought appraisal of fees membership in advance - I can confirm this no talking to members - no knowledge whatsoever 'appear to be putting the cart before the horse' - means of intimidating membership.

November 25, 1975

Mayor and Council  
District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

Dear Sirs,

We, the undersigned, oppose the proposed rezoning of a portion of the Vancouver Golf Club for a residential subdivision.

The proposed 63 houses will contribute nothing of value either to the immediate neighbourhood or to the municipality, while they will reduce a green belt which is of great value to the municipality. Alternatively, development of that land for a public pitch-and-putt golf course would maintain the green belt and contribute a valuable recreational resource to the municipality.

The proposed 63 houses will increase traffic on Walker, Austin, and Dennisson, overstraining Dennisson to the point where it would have to be widened at municipal expense. Also, the project would generate 80 or 100 school pupils; and Lord Baden Powell Elementary School is presently filled to capacity.

The proposed 63 houses are on minimum lot sizes, with 60-foot frontages. In the surrounding area, many or most residences are on larger lots, with wide frontages. In context, the proposed subdivision would cause a deterioration of the general residential quality of the area.

The proposed rezoning is not an actual development proposal. Therefore, if the RS-1 residential zoning were granted, there would be nothing to inhibit the applicants from later applying for townhouse or apartment zoning, once the principle of residential use had been established. It is notable that in 1969 the applicant did attempt to get high-rise apartment zoning for the property.

- |                                  |                                    |
|----------------------------------|------------------------------------|
| <u><i>E. M. Chapin</i></u>       | <u>918. AUSTIN AVE. COQUITLAM.</u> |
| <u><i>E. M. Chapin</i></u>       | <u>918. AUSTIN AVE. COQUITLAM.</u> |
| <u><i>V. Nelson</i></u>          | <u>935 Austin Ave Coquitlam.</u>   |
| <u>STAFFORD T WILSON</u>         | <u>937 AUSTIN AVE COQUITLAM</u>    |
| <u><i>Catherine E Wilson</i></u> | <u>937 Austin Ave Coquitlam</u>    |
| <u><i>Judi Stafford</i></u>      | <u>941 Austin Ave Coquitlam</u>    |
| <u><i>Wayne Stafford</i></u>     | <u>" " " "</u>                     |
| <u>ZUL MEESI</u>                 | <u>923 AUSTIN AVE COQ.</u>         |
| <u>Roshan Measi</u>              | <u>923 Austin Ave,</u>             |
| <u>Heather Shilson</u>           | <u>910 Austin Ave.</u>             |
| <u>Mel Shilson</u>               | <u>910 Austin Ave.</u>             |

November 25, 1975

②

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District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

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<u>W. L. Rupert</u>	<u>445 Joyce St</u>
<u>Abeyaratne</u>	<u>445 Joyce St</u>
<u>Geo. K. Ungler</u>	<u>903 Dansey Ave.</u>
<u>Victoria R. Ungler</u>	<u>903 Dansey Ave.</u>
<u>Mrs. Mrs. R. Hedrick</u>	<u>909 Dansey Ave.</u>
<u>D. F. Cousins</u>	<u>420 Blue Mt. St.</u>
<u>Carl Coopers</u>	<u>420 Blue Mt. St.</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

November 25, 1975

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- Gordon Hwasley MD 836 Austin Ave
- Joseph A. Pease 840 AUSTIN Rd.
- Linda Pratt 840 Austin Rd.
- Arnold J. J. - 830 Austin Ave -
- Michelle Jean, Marc Audet 818 Austin Ave.
- Pierrette J. Paquette 818 Austin Ave Apt B.
- Romeo Paquette 818 Austin
- Lloyd Briscoe (paw) 844 Austin
- Corine Briscoe 844 Austin
- Sandra Welby 907 Austin

November 25, 1975

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District of Coquitlam  
1111 Brunette Avenue  
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Mr. & Mrs. F.D. Butler      407 Ashley St., Coquitlam

Mr. & Mrs. D. Drobot      411 Ashley St. Coq.

~~\_\_\_\_\_~~      ~~\_\_\_\_\_~~

Mr. & Mrs. J.W. Kardosh      420 Ashley St. Coq.

Mr. & Mrs. Walter Fincha      408 Ashley St. Coq.

Mrs. & Mrs. R. Ramden      735 Rochester

Mrs. A. Leung      735 Rochester Ave

Mr. & Mrs. J. Wadrick      403 Ashley St

Mrs. D. H. Edwards      755 Rochester

B. J. Jansson      810 Preston Ave Coq.

(10)

November 25, 1975

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District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

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<u>Sinda Baker</u>	<u>759 Sidney Ave</u>
<u>June Buchanan</u>	<u>743 Sidney Ave Coq</u>
<u>Docter + Mrs P.H. King</u>	<u>719 Sidney Ave Coq.</u>
<u>Karon Peterson</u>	<u>760 Austin Ave.</u>
<u>Fred + Norma Chapman</u>	<u>640 Sydney Ave Coq.</u>
<u>Margaret Allan</u>	<u>744 Austin Ave Coq.</u>
<u>Mrs. J. Duarte</u>	<u>730 Austin Ave Coq.</u>
<u>Victor + Pam Black</u>	<u>738 Austin Coq.</u>
_____	_____
_____	_____



November 25, 1975

Mayor and Council  
District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

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E. N. Russell

814 Austin Ave.

My. Russell

814 Austin Ave.

David Johnston

658 Sydney Av. Coq.

Bele Johnston

658 Sydney Ave. Coq.

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NOVEMBER 25th, 1975.

The Mayor and Council  
District of Coquitlam  
Coquitlam, B.C.

Dear Sirs:

Re: Rezoning of property located on the  
North Side of Austin, between Walker  
and Joyce (Presently Vancouver Golf  
Course Property)

We are opposed to the rezoning application, reference no. Z 38-75 being Item No. 3 of Proposed Amendments to be brought before a Public Hearing on the 27th day of November, 1975. The following points against the application are:

- Reduction of Land Greenbelt, which presently enhances Austin Avenue, the main street in the South Western District of the Municipality.
- Increased traffic with added problem of access and egress to planned subdivision.
- Size of planned lots are the minimum presently required, to meet RS-1 zoning, but in general would not be in keeping with other nearby residential properties.

Sincerely,

---

Mr. & Mrs. John Maxwell 449 Walker St.  
 Mr. & Mrs. Abe Marten 445 Walker St.  
 Mrs. Philip Rees 440 Walker St.  
 Mr. & Mrs. J. Savage 423 Walker St. Coq.  
 Catherine M. Jacques David 426 Walker  
 Mr. & Mrs. L.F. Welch 415 Walker Street  
 Mr. & Mrs. R.S. McDonald 409 Walker St.  
 J. Rams 421 Walker St.  
 Mr. & Mrs. J. J. Matheson 450 Walker St. Coq.  
 Mr. & Mrs. E. Stirling 800 Austin Coq.

25

November 24th, 1975.

The Mayor and Council,  
District of Coquitlam,  
Coquitlam, B.C.

Dear Sirs:

Re: Item No.3 - Reference No.2 38-75  
Proposed Amendments to Zoning By-laws  
North Side of Austin Ave. - Vancouver  
Golf Course Property - from Walker to  
Joyce St.

The undersigned are opposed to the rezoning application referred to above, for the following reasons:

- (1) It would not appear to serve the best interests of the Community to subdivide this property and cram the maximum number of minimum sized lots into an area which has been regarded as Recreational Land Greenbelt. The area as it is presently, is beautifully treed and landscaped and provides a green belt which is a delight to all people who travel on Austin Ave.
- (2) Traffic is a problem now on Austin, and fifty or sixty more homes in a relatively small area will only increase the present congestion.
- (3) The Main Golf Course entrance on Austin at Walker street would appear to be one of the planned entrances/exits to the subdivision, while the only other one would be at Roxham and Dennison. Of necessity rush hour traffic will be increased at the Austin & Blue Mountain intersection and will undoubtedly create traffic jams. School patrol crossing would be a must for the children from the houses in the subdivision - a problem on a street classified as arterial, especially when there is another patrolled school crossing approximately 1/2 mile West on Austin.

Your consideration as our elected representatives to the points detailed above is appreciated.

Lois Broger - 928 Charland Avenue

Wm. Broger - 928 Charland Ave Coq.

~~\_\_\_\_\_~~

Beth Macdonald - 908 Charland Ave. Coq.

*pleasing district*

Evilyn Hanna	902 Austin
Roger Hanna	EH "
Rufi Colvin	503 Mentmore
Paul Gurski	507 Mentmore St. Cog.
Pan Constantine	530 Mentmore St., Cog.
A. Norrington	939 DENNISON AVE
W. Hannan	COD
Dorothy McCreach	943 DENNISON AVE
Glen Hay	COQUITLAM
E. E. Hay	915 Dansey ave Cog.
Conrad Udrew	Shaw
Grace Udrew	Shaw.
Henry S. Glad	398 Blue Mt. St.
Louise Pystatuk	398 Blue Mt. St.
John Helms	422 Blue Mtn St.
Joseph Helms	422 Blue Mtn. St.
Helen Tomlinson	439 Jayce st.
Bert Tomlinson	439 Jayce st.
Jatiana firrell	909 Charland Ave
James Jerick	909 Charland Ave
Leo McNeil	927 Charland ave.
	927 CHARLANDD AVE.
	915 Dansey ave

2878 Dewdney Trunk Road,  
Port Coquitlam, B.C.,  
November 27, 1975.

Mayor and Council,  
Municipal Hall,  
1111 Brunette Avenue,  
Coquitlam, B.C.

Re:- Item # 4:- Reference Number Z-44-75.

Gentlemen;

I am against this application not because of the aesthetic character of the area but for the sake of common sense.

We have already had three public hearings on this property, how much more time is going to be used on proposals? Are we to take this application seriously or wait for the next one?

There is no park in the immediate area, When will there be one? One hundred dollars per created unit will not be sufficient to buy the property required for a park large enough or with the facilities for all the children. All that a development of this magnitude is going to do is burden the taxpayers. Don't we have enough of this already? Why should the residents already here have to suffer with the increased density plus the problems that arise from it?

We have a development in the area with nine units per acre. Dunhill has ten to twelve units per acre proposed for the western part of Green Acres. What about this added density?

.....2

Higher densities in certain areas are practical and feasible, but how many such developments is one area expected to take?

This area does not meet all the requirements that council has accepted as per recommendation number four in the Apartment Density Study; "That in yet to be developed areas, multi-family housing should be integrated in a more decentralized fashion, but still related to facilities as parks, schools, shopping and arterial roads."

I do not expect this property to stay vacant but I would like to see some common sense used towards rezoning.

The previous zoning went through the proper channels and yet only after they had fourth and final reading did they find out that they would have a problem to provide access to adjacent parcels to the north and south. Why wasn't this problem resolved prior to the final adoption?

Is the next rezoning application on this property for eight story apartments?

Yours truly,

*M. Greenbrink*

# RANCH PARK DISTRICT COMMUNITY ASSOCIATION

November 27, 1975.

Mayor and Council,  
Coquitlam Municipal Hall,  
1111 Brunette Ave.,  
Coquitlam, B.C.

Gentlemen:

Re: Item No. 4., Ref. No. Z-44-75

Ranch Park District Community Association wishes to register objection to the proposed re-zoning for higher density on Dewdney Trunk Road.

There is no park in this area, Mariner and Hawser parks are undeveloped, and even if they were developed they would not be of any use to the children living on Dewdney Trunk Road.

For the planning department to suggest "similar development of lands to the south in the future" is a bit much for one area.

We have Meadowbrook, Dunhill's development on Essondale land, as well as development on the former Green Acres Farm.

The total impact from the Essondale development should be realized before council allows doubling of the density in this area.

The Dewdney Trunk area has already been designated as 6000 square feet lots plus three duplexes at a public hearing. We feel it is a waste of time and the taxpayers money to continually change plans.

We do not object to the development of homes, just the doubling of the density.

Yours very truly,

RANCH PARK DISTRICT COMMUNITY ASSOCIATION



L. Malone - President

November 26, 1975

The Mayor and Council  
District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.

Dear Sirs,

In regard to the proposal to rezone a large property on Dewdney Trunk Road to RT-2 townhousing density, we consider the proposal to be inadvisable.

The subject property went through several public hearings and was zoned, just this year, to RS-3 residential density. Presumably this reflected a careful consideration by Council, municipal staff, and the area residents, of the planning needs and residential capacity of the area. Since then there has been no general planning review of the situation or attempt to make an integrated assessment of the effects of present and proposed dense housing developments—Meadowbrook, Essondale, Sharpe Street, and the subject property—on each other and on the overall residential quality of the lower Ranch Park neighbourhood.

Apparently, then, the rezoning proposal results only from the developer's unilateral desire to increase the profitability of the property, regardless of the general municipal interest.

If this rezoning were approved, it would set an extremely dangerous precedent for the entire municipality, in that any planning or zoning decision, however carefully arrived at, could be overturned, by pressure from the developer, within a few weeks. We therefore strongly urge the Council to reject this rezoning.

*M. L. Rupert*      445 Joyce St Coquitlam  
*Leo & Dorothy McQuath* - 915 Dansey Ave., Coq.  
*M. Patrick*      403 Oakley.  
*K. Thompson*      810 Austin Ave. Coq.  
*A. Rupert*      445 Joyce St



972 Ranch Park Way,  
Coquitlam, B.C.  
November 27, 1975

Coquitlam Municipal Council.

Gentlemen,

In regards to the proposed townhouse development at the north end of Ranch Park Way, area along the north side of Dewdney Trunk Road. I would strongly urge Council to disallow this as any other high density development to take place.

Ranch Park subdivision is a single family dwelling area but we have been encircled with Meadowbrook Subdivision and the new Langford Highway to the east, Riverview and the new Provincial Development adjacent to Riverview to the south of us, a powerline with a proposed high density living area planned for the area north of Combs Lake Ave and to the west of the power line. Most of these developments if not all, were endorsed by Coquitlam Council with little or no foresight or common sense.

Further more, what about schools and parks. Once again, are these always going to be the last to be built as in the case of Meadowbrook and Herburn Village.

2900 Alvedney Trust Rd  
Po Logan Lake, B.C.  
25 November 1973

Re: the proposed rezoning of acreage along Alvedney Trust Road from single-family dwellings to multiple family dwellings:

Gentlemen:

Due to previous commitments, I am unable to attend the public hearing dealing with the above. However, as a property owner on Alvedney Trust Road, there are a few points I would like raised and answered at the meeting.

(1) Do the developers intend to maintain the environment - i.e. trees, shrubs etc or will they strip the building area bare of foliage as has been done in other developments?

(2) What influence will a large number of new residents have on the traffic flow along Alvedney Trust Road? Since the new Lougheed Highway opened, the traffic pattern has increased somewhat. Will this development add a further load to a barely adequate road?

(3) What effect will a condominium development have on surrounding property values? Will it lower potential re-sale value of the existing houses?

A)

This may be an elaboration of point (1) but I would like to know what steps are contemplated re the aesthetics of the development? As you know some condominiums  
 \* a condominium apartments may not be described as eyesores. Will it be designed to blend with the semi-rural environment which now exists or will the trees etc be chopped and bulldozed willy-nilly, leaving a bleak, dirt & mud covered area like Eastmoor? What will be the price range of any condominiums to be built here?

(2) Similarly, one must ask about the burden on an overloaded school system. Will a new school be proposed in the area? Will transportation (buses etc) be provided? Are there plans to alter Hurdley Junk Pond (i.e. - widen or close - off - D.T.P. at the highway? What about sewers, septic tanks, services etc

I trust you will give these questions consideration at the public meeting. I thank you for your time

your sincerely

Peter J. Wodynski  
 (WOODYNSKI)

2900 Hurdley Junk  
 941-3870

D  
 +  
 \*



November 23, 1975

The Mayor and Council  
District of Coquitlam  
1111 Brunette ~~Ave~~  
Coquitlam, B.C.

Dear Sirs:

The November 22nd issue of the Columbian carried on page 15 notice of a public hearing with reference to several proposed zoning by-law amendments for which there is to be a public hearing.

We wish to register our opinion in regard to Item No. 4 Reference No Z 44 - 75.

1. This area has been zoned and re-zoned a number of times recently; the last is so recent that the developer must have immediately applied for re-zoning as soon as his first application was through. This looks very suspicious; Who is profiting?
2. There are already two areas of multi-dwelling units in this area, one existing and another to begin. Why increase the load to what will soon be over-capacity?
3. The land is low and near a creek. Is it safe for high density housing? What about flooding? The cost of fill might make the units too expensive.
4. No provision has been made nearby for greenbelt or park areas. High density housing needs public open space. Where are the playgrounds?

This area should be left as one family residential - as presently zoned.

Constance E. Meyer 714 Poplar St. Coquitlam  
 W. J. Ferguson 711 Linton St Coquitlam  
 T. Ungles 722 Linton St, Coquitlam  
 M. F. Homman 718 Linton ST Coquitlam  
 Audrey Fisher 715 Linton St, Coq, B.C.  
 W. D. Armstrong 718 Poplar St Coq B.C.  
 G. Gibson 710 Poplar St Coq B.C.  
 Jean E. Chisholm 711 Poplar St Coq.  
 Susan Turner 1940 Reunion Ave Coq  
 Mette Schlueter 707 Linton St Coq

Dorothy French

2908 Newdney Trunk Rd.

Coquitlam, B.C.

27 November 1975.

Gentlemen:

Unfortunately circumstances prevent my attending this evening's public hearing. However, I do wish my objections and reasons for same be known to Council.

I am not in favour of the proposed re-zoning application due to the large influx of families it would bring to a relatively ~~small~~ small area.

We barely have adequate facilities for the children now living here regarding schools, playgrounds etc. The Langheed Extension has already increased the traffic flow on Newdney. With re-zoning approval this would further add to traffic thus necessitating another "idea" of Council to widen Newdney. I definitely do not want this. As a resident I fear for the safety of our children & my peace of mind.

I realize we cannot entirely impede progress and would be delighted to hear it was being re-zoned for single family or duplex residence but am totally against "COMPACT" housing in this location just as I would strenuously object to an industrial re-zoning as this is and should remain a residential area, an extension to Ranch Park.

Yours truly

Carolynne Mardyn