

MINUTES OF COMMITTEE OF THE WHOLE
MEETING OF OCTOBER 26, 1976
REGARDING BURQUITLAM AREA STUDY

Pursuant to Council Resolution No. 1461, a Committee of the Whole meeting was held on October 26, 1976 at 7:00 p.m. in the Council Chambers. Present were:

COUNCIL:

Mayor J.L. Tonn
Ald. J. Parks
Ald. L. Garrison

LAND USE COMMITTEE:

Mr. D. Doyle
Mr. M. Baldigara
Mr. J. Neilson

STAFF:

Mr. A. Saenger, Parks Superintendent
Mr. D. Cunnings, Parks & Recreation Director
Mr. J. Duguid, Traffic Supervisor
Mr. E. Tiessen, Deputy Planning Director
Mr. L. Wolfe, Long Range Planner

BURQUITLAM-BANTING COMMUNITY ASSOCIATION

Mrs. L.C. Allan
Mr. Howard Peake

Alderman Garrison opened the meeting and asked Mrs. Allan to review the position of the Burquitlam-Banting Community Association with respect to the Burquitlam Area Policy Report. Mrs. Allan circulated a brief (attached) which summarized the position of the Association.

Mrs. Allan indicated that the Association felt the cemetery lands site should be designated as a wilderness park. With respect to the Smith/Emerson site, the Association felt that it would be advantageous for the Community to have an indoor recreation facility on this site, but the Association also realized that there were valid reasons why this might be difficult. The Association also felt that compact housing "Site C" might be considered for parkland acquisition to provide a "point-of-entry" park for the Municipality.

Recreation

In regard to Recommendation A-1 (see attached summary of Burquitlam Report Recommendations), there was agreement, but it was noted that 1977 budget decisions would be made by the incoming Council.

Mayor Tonn indicated that the Cottonwood park site was bought originally to provide for park space in the Cottonwood apartments area; he opposed any suggestion that a portion of the site now be sold. Aldermen Parks and Garrison agreed with this position. It was agreed that this opinion should be conveyed to the Parks and Recreation Committee. There was discussion regarding the future of the cemetery lands site; to utilize the land for some use other than cemetery would require Provincial approval. There was agreement that the site should be retained in a natural condition. The Committee concurred with Recommendation A-2 of the Association brief, with redesignation to park use to be implemented after an alternative cemetery site is found.

Alderman Garrison indicated that the way to encourage non-family use was to establish a building design which discourages families. In explaining Recommendation A-3, Alderman Garrison indicated that the expected contribution may well be in excess of the \$100.00 park acquisition fee normally collected by the District. Mr. Tiessen indicated that applicants could volunteer a contribution beyond the

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\$100.00 fee. Mayor Tonn stated that Council had turned down a substantial increase in the \$100.00 fee, which is inadequate in comparison with other municipalities in the region. Alderman Garrison indicated that the Land Use Committee was bringing forward a proposal for substantial increase in the park acquisition fee.

The Committee agreed to hold Recommendation A-4 for consideration in-camera following the open portion of the meeting, and agreed to endorse Recommendation A-3.

Traffic

Alderman Garrison indicated that some of the traffic impact in the Burquitlam Area was of a regional nature and would have to be dealt with by Provincial authorities. The Committee concurred with Recommendation B-1 of the report.

With respect to Recommendation B-2 of the report, Mayor Tonn indicated that the District was not waiting for Clarke Road widening in order to proceed with the rebuilding of the Clarke/Robinson/Chapman intersection, and Mr. Duguid confirmed that such rebuilding could be done in advance of the widening, according to the original schedule for early 1977. The Committee therefore agreed to delete the words "...to coincide with the widening of Clarke Road" from Recommendation B-2.

The Committee discussed Recommendation B-3, dealing with the diversion at Clarke and Como Lake. Mr. Howard Peake of the Community Association asked if a review of traffic on Robinson or Smith had been conducted to measure the impact of the diversion. Alderman Garrison explained that this would be done following the opening of the Broadway Extension. The Committee concurred with Recommendation B-3 of the Policy Report.

The Committee concurred with Recommendation B-4, for the construction of pavement on the existing right-of-way at the west end of Thompson and Harrison Avenues. It was indicated that this improvement would connect Harrison and Thompson; the eventual street between Chapman and Thompson would occur with subdivision.

In regard to Recommendation B-5, Mayor Tonn stressed that this recommendation should not be understood as a commitment to provide sidewalks in the Burquitlam Area since this is a matter that has to be discussed as part of budget deliberations. Mr. Neilson indicated that the principles of sidewalk planning recommended should be considered as more general guidelines for sidewalk planning throughout the Municipality. Mr. Duguid stated that an important consideration in sidewalk planning would be the existence of ditches, which would make the provision of sidewalks much more expensive. The Committee agreed that the recommendation should be accepted as a general policy to govern the allocation of funds available for sidewalk improvements, and subject to the constraints created by the existence of ditches.

Land Use

Alderman Garrison reviewed the status of the apartment sites remaining in the Burquitlam Area. He indicated that the sites south of Foster Avenue were related to the Brookmere Park and School area and were not of critical concern. Of the sites north of Foster Avenue, Sites 4 & 5 were approved and under development. Sites 2 & 3 were locked in properties which had no realistic alternative use other than apartment. The Committee had no objections to retaining Sites 2 & 3 in present designation.

Mrs. Allan indicated concern about what type of service commercial use might be developed on Site 1. Alderman Garrison indicated that while service commercial uses may not be ideal, the types of uses which might be desirable on the south side of Como Lake Avenue were very limited, and that Recommendation C-5 involved a trade-off of accepting service commercial use in order to avoid the possible 65 units. Also, present design and parking standards would now prevent some of the undesirable types of development which have occurred in the area in the past. The Committee concurred with Recommendation C-5.

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Mr. Don Cunnings arrived at the meeting at this point.

Alderman Garrison asked Mr. Cunnings to respond to Recommendation C-1 of the Policy Report, dealing with the Smith/Emerson property. Mr. Cunnings indicated that he felt that this site was an extremely important opportunity for the development of an indoor recreation facility, and that, in his opinion, the proposed site adjacent to Banting Junior Secondary School was a lesser alternative. Mr. Cunnings indicated that the Smith-Emerson property presented excellent possibilities for meeting the recreation needs for choice, diversity, and spontaneity, since it is located adjacent to the shopping centre, and would be a complementary activity generator. The diversity of the centre would provide for interest and novelty which would engage the interest and participation of children and adults. Given the location of a facility on the Smith/Emerson site, participation by the residents of this densely populated area could be more spontaneous than at a site further removed from their homes, such as the Banting site.

Mayor Tonn expressed reservations as to operating costs, the use of existing indoor facilities in the area, the present zoning situation on the site, and precedents elsewhere for such a complex. Mr. Tiessen expressed reservations as to land costs, in comparison to the Banting alternative. Mr. Neilson and Mrs. Allan both expressed opinions that the Smith/Emerson site is the preferable location for a recreation facility.

Alderman Parks left the meeting at this point.

Mayor Tonn stated that Council should have some idea of the possible uses of the site before considering such a decision. Mrs. Allan indicated that one cannot decide uses after the site is gone. Mr. Peake asked what the possibilities for use of the site were. Mr. Doyle suggested that it would be difficult to make a decision on uses now; the idea has tremendous potential, but one should not encourage the centre to be a regional attraction, rather than a neighbourhood facility.

Alderman Garrison indicated that if the District is going to pursue the concept, it will not be able to delay for very long a decision on the Smith/Emerson site.

Mayor Tonn asked Mr. Cunnings how soon he could report on potential uses. Mr. Cunnings indicated that he would see retaining a consultant, however, Mayor Tonn stated that it would be quicker to use members of the recreation staff. He asked for a joint report from the Parks and Recreation and Planning Departments that would:

- 1) outline demand and potential for indoor recreation services in the area;
- 2) propose the general nature and size of facility, as well as rough costs;
- 3) indicate rough land costs on the Smith site and Banting alternative;
- 4) suggest municipally-owned sites that could be traded for the Smith site.

Mr. Cunnings estimated that his Department would require five days to prepare such a report. The Committee requested that such a report be prepared and placed before the next Council meeting.

After further discussion of the Cottonwood Park site, the Committee agreed that its opinion that this site should not be subdivided should be conveyed to the Parks and Recreation Committee, and that the Parks and Recreation Committee should be requested to initiate a scheme for the development of Cottonwood Park at its next meeting, such scheme to be placed before Council as soon as possible.

The Committee then considered Recommendation C-1 of Policy Report No. 4/76. The Committee recommended that application Z-42-76 remain tabled until Council has had opportunity to consider the requested report on an indoor recreation facility.

The Committee considered Recommendation C-2 of the Policy Report, to correct certain non-conforming zonings, and recommended that Recommendation C-2 be adopted.

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While discussing Recommendation C-3 (compact housing "Infill Site C" at Clarke/Robinson), the Committee reviewed the existing state of entry signs to the Municipality, and requested that the landscaping around these signs be cleaned up by the Parks and Recreation Department. The Committee concurred with Recommendation C-3.

The Committee concurred with Recommendation C-4(a), but agreed that Recommendation C-4(b) should remain tabled until the issue of the Smith/Emerson site has been resolved. It was agreed that Recommendation C-5 had been concurred with earlier in the meeting.

Alderman Garrison suggested that if the Smith/Emerson site is not taken by the District, then Council should resolve that the Banting site be developed for indoor recreation. Mr. Doyle proposed that if the District did not buy the Smith/Emerson site, then they should look in the Smith/Emerson area for another site. This would involve purchasing private land to the east of Emerson.

Mr. Baldigara suggested that with the drop in enrolment in the area, Brookmere School should be phased out and used as a recreation facility. Mr. Doyle indicated that School Boards do not like to phase out school facilities because enrolments may increase in the future.

Mayor Tonn asked that the school enrolment figures be circulated to the Land Use Committee and Council.

The open portion of the meeting was adjourned, and Mr. Peake and Mrs. Allan left at this point.

The Committee then considered a report from the Municipal Solicitor as to the availability of properties in the Banting area. During the discussion, Mr. Cunnings showed maps prepared by the Planning Department, and illustrating graphically the deficiency of developed park space within easy walking distance of the Cottonwood apartment area, as well as the fact that, based on the 1971 Census, pre-school age children formed a greater proportion of the population here than in any other area of Coquitlam.

The Committee concluded that no particular action should be taken in regard to the Municipal Solicitor's report until Council has considered the report which the Committee has requested from the Parks and Recreation and Planning Departments.

LAND USE COMMITTEE
DISTRICT OF COQUITLAM

On Monday, October 25th, 1976 at 7:30 p.m. a members meeting of the Burquitlam Banting Community Association was held to specifically discuss and adopt wherever possible the summary recommendation of the Burquitlam Area Planning study.

The general overtones of the meeting clearly indicated all association members were concerned that the essential fibre of the community continues to be in jeopardy and positive action must be made to bring the amenities of the area up to par with the majority of the District of Coquitlam.

It was the general concensus of the meeting that the two major points of contention acknowledged by the study were given adverse recommendations:

1. - Parks - The study does not recommend the long term solution of living up to the accepted standards of 2.5 acres of park for 1,000 population, and,
2. - Increasing residential density. - The rezoning application Z-28-76 only aggravates one of the four main issues of the study, namely, increasing residential density.

All recommendations of the study were individually discussed and voted on. Where the recommendations were considered unacceptable, amended recommendations were approved to submit the positive alternatives.

SUMMARY OF RECOMMENDATIONS

A. - Recreation

1. - Amended to read: THAT council provide funding in the 1977 budget for completion of the development of Cottonwood Park for playground use.
2. - Amended to read: THAT council authorize staff to proceed with steps toward the designation of the vacant 3.6 acres of land adjacent to the cemetery as Wilderness Parkland. Concern for retention of trees which could disappear with continued use of cemetery.
3. - Accepted as recommended.
4. - Accepted as recommended.

B. - Traffic

1. - Accepted as recommended.
2. - Accepted as recommended.
3. - Accepted as recommended.
4. - Accepted as recommended.
5. - Accepted as recommended.

C. - Land Use Planning & Zoning

1. - Amended to read: THAT COUNCIL proceed with the purchase of land specified in application Z-28-76 by way of land swap for the purpose of park and eventual District use for such facilities as swimming pools, multi-purpose community complex, adventure playground, possible District - private enterprise recreational complex, and/or community library or alternatively, permit development of property to proceed based on present zoning,
2. - Accepted as recommended.
3. - Amended to read: THAT Council proceed with the purchase of land designated in full Site "C" as outlined in policy report #1, 1976 for passive park or green space so acceptable to the entry into one Municipality.
4. - Not applicable due to amended recommendation in 1. above.
5. - Accepted as recommended.

In conclusion, the Association cannot overstress the sense of urgency by concerned residents for the avoidance of past errors made in the Burquitlam Area as outlined in previous submissions and meetings.

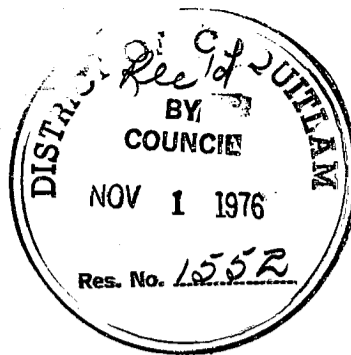
The study recommendations with amendments as submitted above, are considered to be the base plan of action for the area without deviation. Time is ticking by and everyday of inaction means two days further away from realization. Prompt positive action on all aspects of the study is imperative.

We request favourable consideration of this submission which represents the voice of concerned residents.

Submitted by:

BURQUITLAM BANTING COMMUNITY ASSOCIATION.

Oct. 26/76



OCTOBER 1976

V. SUMMARY OF RECOMMENDATIONS

RECOMMENDATION
OF OCT. 26 SPECIAL
MEETING

A. Recreation

- 1) THAT Council provide funding in the 1977 budget for completion of the development of Cottonwood Park.
- 2) THAT Council authorize staff to proceed with steps toward the designation of the vacant 3.6 acres of land adjacent to the cemetery as park.
- 3) THAT Council instruct the Land Use Committee, when that Committee reviews future housing proposals in the study area, to consider carefully the specific impact of each such proposal on the area's recreation situation, and the contribution that the proposal makes toward recreation needs.
- 4) THAT Council authorize the Planning and Parks and Recreation Departments to investigate and report to Council on:
 - a) the feasibility of an indoor recreation facility in the Burquitlam area, possibly adjacent to Banting School;
 - b) possible means of financing such a facility.

* CONCUR,
SUBJECT TO
DECISION OF
1977 COUNCIL.

* CONCUR,
SUBJECT TO
FINDING
ALTERNATIVE
CEMETARY LAND.

* CONCUR

(WIDER TERMS
OF REFERENCE
RECOMMENDED,
SEE BELOW.)

B. Traffic

- 1) THAT Council again petition the Department of Highways to reclassify Clarke Road north of Como Lake Avenue, and Como Lake Avenue west of Clarke Road, as "arterial highway" routes, and that Council further petition for the immediate widening of Clarke Road.
- 2) THAT Council proceed with the proposed Clarke/Robinson/Chapman improvement to coincide with the widening of Clarke Road.
- 3) THAT Council retain the diversion at the Clarke/Como Lake intersection for the time being, and that the Engineering Department review the desirability of the diversion after the traffic patterns resulting from the Broadway connector have become established.
- 4) THAT Council provide for the construction of a pavement on the existing right-of-way connecting the west end of Thompson and Harrison Avenues as a general revenue project in the 1977 budget.
- 5) THAT Council consider increasing the amount allocated for sidewalk improvements in future budgets, and that the priorities for allocation of available funds be:
 - a) to provide safer routes to school for elementary pupils, particularly where such routes are along streets with heavier traffic volumes;
 - b) to provide connections through excessively long blocks, particularly where such blocks intervene on routes to major pedestrian destinations such as schools and shopping centres;

* CONCUR

* CONCUR,
SUBJECT TO
DELETING
UNDERLINED
WORDS.

* CONCUR

* CONCUR

* SUGGEST
COUNCIL ADOPT
AS GENERAL
GUIDELINES
FOR ALLOCATION
OF AVAILABLE
SIDEWALK
IMPROVEMENT
FUNDS, AND
SUBJECT TO
THE CONSTRAINTS
CREATED BY
EXISTING
DITCHES

APPROVED
BY COUNCIL
RES # 1552/76

APPROVED BY
COUNCIL RES
1554/76

V. SUMMARY OF RECOMMENDATIONS

B. Traffic con't

- 5) c) to provide separation of pedestrians and vehicles on streets with high traffic volumes, or in high-density areas where pedestrian traffic is heavy;
- d) to provide convenient pedestrian routes to transit stops;
- e) to fill gaps in the continuity of the existing sidewalk system.

C. Land Use Planning and Zoning

- 1) THAT Council give further consideration to application Z-28-76, as now amended by the applicants, i.e. on the basis of: 9 20 - 1542 246.
 - a) the development containing a maximum of 50 suites, none to exceed two bedrooms;
 - b) the applicants' offer to dedicate and construct Emerson Street through to Smith Avenue;
 - c) the applicants' offer to provide \$40,000.00 of funding for the development of facilities, including an adventure playground, on Cottonwood Park;
 - d) the development including a bowling alley of about 10,000 square feet;
 - e) the development including neighbourhood commercial floor space of about 10,000 square feet.

(Approval of three readings to a rezoning by-law is recommended to be withheld until satisfactory design review of preliminary plans.)

- 2) THAT Council refer to Public Hearing the rezoning from RM-4 to RM-2 of the following properties:
 - a) Lots 128 and 129, Pl. 30346 (Thompson-Clarke area);
 - b) Lot 13, Pl. 776, D.L. 9 (North Road-Farrow area);
 - c) Lot 105, Pl. 31593, D.L. 7; Lots 100 and 101, Pl. 31248, D.L. 7; Lot A, Blks. 2 and 3, D.L. 7, Ex. Pl. 29229; and Lot 87, Pl. 28546, D.L. 7, (Cottonwood Avenue area).

- 3) THAT Council now amend the Community Plan Map to designate Infill Site "C", as outlined in Policy Report No. 1, 1976, for "compact housing" development.

- 4) THAT Council amend the Community Plan to change from "Neighbourhood Commercial" designation to "Medium-Density Apartment" designation:

- a) that property on Cottonwood Avenue which has been rezoned for apartment development under application Z-57-75, and
- b) that portion of the property on Smith Avenue which is now proposed for apartment development under application Z-28-76, as revised.

* THAT THE APPLICATION REMAIN TABLED UNTIL COUNCIL HAS HAD OPPORTUNITY TO CONSIDER A REPORT ON INDOOR RECREATION FACILITIES,

* CONCUR

* CONCUR

* CONCUR

* TABLE UNTIL RECOMMENDATION C-1 RESOLVED.

SEE CO. RES # 12556/76

APPROVED BY CO. RES # 12556/76

OCTOBER 1976

V. SUMMARY OF RECOMMENDATIONS

RECOMMENDATION
OF OCT. 26
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C. Land Use Planning and Zoning con't

- 5) THAT Council amend the Community Plan Map to change the designation of Lot 211 at the south-east corner of North Road and Como Lake Avenue, from "Medium-Density Apartment" to "Service Commercial".

* CONCUR

OTHER RECOMMENDATIONS OF
THE OCT. 26th MEETING

1. THAT THE PARKS AND RECREATION AND PLANNING DEPARTMENTS JOINTLY PREPARE A REPORT FOR THE NEXT COUNCIL MEETING IN
 - a) OUTLINING DEMAND AND POTENTIAL FOR INDOOR RECREATION SERVICES IN THE BURQUITLAM AREA;
 - b) INDICATING THE GENERAL NATURE AND SIZE OF FACILITY, AS WELL AS ROUGH COSTS;
 - c) INDICATING ROUGH LAND COSTS ON THE SMITH AND BANTING ALTERNATIVES;
 - d) SUGGESTING MUNICIPALLY-OWNED SITES THAT COULD BE TRADED FOR THE SMITH SITE.

2. THAT THE COMMITTEE CONVEY TO THE PARKS AND RECREATION COMMITTEE ITS OPINION THAT THE COTTONWOOD PARK SITE SHOULD NOT BE SUBDIVIDED, AND THAT THE COMMITTEE FURTHER REQUEST THE PARKS AND RECREATION COMMITTEE TO INITIATE A SCHEME FOR THE DEVELOPMENT OF COTTONWOOD PARK AT ITS NEXT MEETING, SUCH SCHEME TO BE PLACED BEFORE COUNCIL AS SOON AS POSSIBLE.