

AUGUST 17, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

The nineteenth special meeting of the Planning Advisory Committee was held August 17, 1977 at 7:30 p.m. in the Council Chambers of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary
Hector Viens

STAFF:

Sol Jackson, NIP Co-ordinator

GUEST:

Dave Nichols, Project Architect

The Committee met to discuss a number of matters related to the Neighbourhood Improvement Program.

A letter from John Nelson, Vector Control Officer, Simon Fraser Health Unit, dated August 8, 1977, was read for information, noting that he visited the Laval Square property on August 4, 1977 and discussed with Doug Sullivan the situation concerning rat harbourages. He stated that he baited the potential harbourages, which may reduce the rat population temporarily, but that the solution to the problem involved the removal of the harbourages in conjunction with the baiting program. Mr. Nelson's letter further directed attention to the District of Coquitlam Control of Premises By-law No. 373, 1974, which requires clean premises and the removal of pest harbourages. The Committee agreed that it will pursue removal of demolition debris from the property as early as possible.

Doug Sullivan reported that he had contacted six firms to see if they were interested in quoting a cost to clear the site and remove the debris. The firms contacted were: Bertram Blaine, Dupre, Litchfield Bulldozing, P. & B. Demolition, Ralston Excavating, and Ed Shaxon.

Bertram, Dupre and Shaxon said that they would have quotes prepared for tonight's meeting, but at the time of the meeting, Mr. Sullivan reported that only two quotes were received by telephone - Bertram for \$1,550.00 and Shaxon for \$1,100.00. The Shaxon estimate was for site clearing and rough grading.

Art Perreault and Lloyd Kirk both mentioned that they were familiar with the work done by Shaxon and that it was excellent and worthy of recommendation. The Committee agreed unanimously to wait for further quotations to be received till Monday, August 22, 1977. The Committee noted that, while there was a possibility that the Municipality would have the equipment available to remove the debris from the building demolished at 302 Laval Square, the situation has changed since 1200 Cartier Avenue has also been demolished and it is apparent that municipal dump trucks cannot be used to clear the debris since a proper bulldozer is not available to load the dump truck.

It was agreed that on Monday, August 22, 1977, Doug Sullivan and Sol Jackson will arrange to have the site cleared.

Dave Nichols, Project Architect, arrived at this point and mentioned that he had a meeting with Ray Rannala, Doug Sullivan, and Sol Jackson regarding the civil engineering works required adjacent to the neighbourhood centre site. He reported that Mr. Rannala contacted Lorne Scott of the Engineering Department regarding the required services, and was told that the existing 15 inch storm sewer on the east side of the property would be adequate to serve

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the site and therefore a new storm sewer would not be required. A curb and sidewalk will be required for the frontage along Cartier Avenue and Laval Square and one streetlight, with cost estimated at \$7,750.00 for the curb and sidewalk, and \$1,800.00 for a streetlight, total \$9,550.00. Mr. Rannala estimated that a maximum cost for engineering drawings prepared for public tender would be \$1,000.00, with the actual cost expected to be less than the estimate. Doug Sullivan and Sol Jackson were requested to contact Lorne Scott regarding the services required and to see if the Engineering Department would be prepared to do the design and layouts for these civil engineering works, and if so what the cost to the NIP budget would be for the tendered drawings, and whether or not they could be completed in time for the building permit application date, now expected to be approximately the end of August. The architect is to be informed about a decision by Doug and Sol on August 25, 1977.

The project architect reported on a number of proposed modifications to the neighbourhood centre building including:

- . adding approximately 150 sq. ft. more space;
- . "flipping-over" a portion of the building floor plan to accommodate 1977 building code standards for water closets and stacking the facilities on the two floors for economy;
- . modifying the lower entry so that the balcony provides cover for the entry;
- . simplifying the roofline;
- . shifting the building westward for greater economy in site development;
- . relocating the parking eastward which can be accommodated while retaining the mature trees on the east side of the property.

The Committee agreed with the proposed changes and noted that at the Committee meeting of August 11, 1977, Mr. and Mrs. Van Nerum, 1136 Cartier Avenue, participated in a discussion of the proposals and indicated they preferred the changes proposed.

The Committee heard a letter from Jack Cewe Ltd. dated August 8, 1977, requesting an opportunity to quote as general contractors for site development. The Committee received the letter for information.

Doug Sullivan read a letter from Esso Home Comfort Centre regarding the water heater at 306 Laval Square which is leased. The letter stated that Esso's selling price for the heater is \$134.00, and that the current new price of an oil-fired water heater is approximately \$300.00. The letter was tabled for consideration at the next meeting of the Committee when costs of demolition of 302 Laval Square and 1200 Cartier Avenue are considered.

Doug Sullivan noted that the architect mentioned that he had received a soils engineering report which confirmed the information contained in the four page soils sample report dated July 27, 1977, prepared by Doug Sullivan and Art Perreault, based on eight test holes dug by Art Perreault on July 22, 1977. The cost of the soils engineering report is \$254.00.

Doug Sullivan reported that he had hired Ray and Ron Stockli to clean the bricks which were salvaged during the demolition.

MOVED BY MRS. SULLIVAN
SECONDED BY MR. KIRK

That the Committee pay Ray and Ron Stockli \$30.00 each for cleaning the bricks on the site, and that the Committee send an appropriate letter to the two boys.

CARRIED.

The Committee discussed the disposal of goods with some value now existing at 306 Laval Square. A number of alternatives were proposed and Sol was requested to look into the question of authority to dispose of the property, and having monies derived placed in an appropriate fund.

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MOVED BY MR. VIENS
SECONDED BY MR. KIRK

That the meeting be adjourned.

CARRIED.

AUGUST 25, 1977

504-6

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

The twenty-first regular meeting of the Planning Advisory Committee was held August 25, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

Fernand Finnigan
Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary
Hector Viens

STAFF:

Sol Jackson, N.I.P. Co-ordinator

GUEST:

Dave Nichols, Project Architect

MINUTES:

Minutes of the August 17, 1977 meeting were circulated to Committee members by mail.

MOVED BY MR. VIENS
SECONDED BY MR. SULLIVAN

That the minutes be adopted as circulated.

CARRIED

UNFINISHED BUSINESS:

The Committee received a bill from A. P. Excavating, 1120 Thomas Avenue, for demolishing the buildings at 302 Laval Square and 1200 Cartier Avenue, demolishing three chimneys (the bricks of which are to be used for barbecue pits in the Neighbourhood Centre), digging soil test holes on site, removing the oil tanks and installing the service pole for electric service to the construction site, in the amount of \$1,242.00.

MOVED BY MRS. SULLIVAN
SECONDED BY MR. VIENS

That the Committee authorize the payment of the invoice for \$1,242.00 to A. P. Excavating from Account No. 561201-700

CARRIED

REPORTS:

Doug Sullivan reported that:

- (1) The Municipal Engineering Department cannot do the Civil Engineering drawings for the work that must be constructed adjacent to the Neighbourhood Centre site and therefore, the N.I.P. Co-ordinator contacted the project architect to ask

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REPORTS, CONT'D:

(1) cont'd

Baxter and Rannala to prepare the drawings at a maximum cost of \$1,000.00. The architect stated that the ground survey should be done this week, and that the tender drawings should be ready sometime early in September;

(2) Four cost estimates were received to clear the Neighbourhood Centre site of the existing debris from the demolition of all the buildings on the site, except the existing structure at 306 Laval Square. The two lowest bids were from Litchfield and Demex. Further discussion on the choice of a company to clear the site was tabled for discussion on the third point in Doug Sullivan's report which followed:

(3) Timing for the demolition of 306 Laval Square was considered. The project architect was requested to discuss the alternatives available regarding timing for the demolition of 306 Laval Square, including the affects various times may have on the grading of the site. The project architect mentioned a number of alternatives and stated his preference for demolition of 306 Laval Square somewhere between one and three week's time. This would eliminate the need for an interim grading plan and would simplify, somewhat, the early phases of construction.

Sol Jackson mentioned that one cost estimate to move the house to another lot in Maillardville was for \$4,000.00 to \$5,000.00 plus the cost of cutting and repairing B. C. Hydro and B. C. Telephone lines as a result of the move.

Doug Sullivan telephoned Litchfield and Demex for cost estimates to demolish the existing house at 306 Laval Square if the demolition was done so that the rubble could be cleared off with the existing debris on site, and a second cost estimate based on demolition and removal of rubble at a later time, involving two separate trips on site. Since representatives of Litchfield and Demex were on site earlier, they were able to give quotations over the telephone.

Considerable discussion took place, following which it was:

MOVED BY MR. KIRK
SECONDED BY MR. VIENS

That arrangements be made to demolish the building at 306 Laval Square sometime between one and three weeks after August 25, 1977, and that all the rubble on site be cleaned up at the same time.

CARRIED UNANIMOUSLY

After further discussion on the question of the bids for site clearance, it was:

MOVED BY MR. KIRK
SECONDED BY MR. FINNIGAN

That since the bids by Litchfield and Demex are so close, Doug Sullivan and Sol Jackson discuss the matter further, and that they be responsible for hiring either Litchfield or Demex to demolish the building and clear the site.

CARRIED UNANIMOUSLY

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REPORTS, CONT'D:

- (4) A power pole was donated to the Association Habitat Maillardville by Art Perreault and Doug Sullivan. This pole can be lent by the Association Habitat Maillardville to the N.I.P. Committee for the installation of electric power during construction of the Neighbourhood Centre.
- (5) B. C. Hydro, B. C. Telephone, Cablevision and Ms. Belanger will be informed by Doug Sullivan that the house at 306 Laval Square will be demolished by September 15, 1977;
- (6) The Committee should review at its next meeting its earlier decision regarding the amount of money to be paid to the Stockli boys for their work in cleaning up the bricks for use in the Neighbourhood Centre. Doug noted that he hired the boys again, to complete the job. It was agreed to discuss the matter at the next meeting of the N.I.P. Committee;
- (7) The N.I.P. Co-ordinator and Doug would discuss further the possibility of getting a ballpark figure for the value of materials which may be scrounged for the Neighbourhood Centre.

Dave Nichols reported that:

- (1) Progress on the working drawings are proceeding somewhat slower, but that the goal of September 1st for working drawings and a building permit application is still feasible, that specifications for the project should be available sometime shortly thereafter, and that the project could be out to tender after the specs are done;
- (2) The Design Committee had reviewed the design and there was no objection to the proposed changes to the building. The Design Committee was informed that the basic building would probably be constructed under a stipulated sum contract and that there would be extras later;
- (3) Civil engineering drawings are in process, that a ground survey was being done this week, and that the drawings are expected to be ready early in September;
- (4) He would contact the electrical engineer regarding the pole which will be available for electrical service to the site;
- (5) Based on the discussion held earlier this meeting regarding the demolition of 306 Laval Square, a second grading plan would not be required.

Sol Jackson reported that:

- (1) In view of the earlier discussion regarding the demolition of 306 Laval Square, there would be no action necessary regarding the estimated cost to move the house;
- (2) It is Council policy to dispose of all surplus goods by public auction. The Municipal Treasurer mentioned that if there are not enough goods to be disposed of from 306 Laval Square by a separate auction, that the merchandise could be itemized and tagged so that at the next municipal public auction, the monies received could be accounted for and placed in the N.I.P. account.

If the Committee wanted to have people from the community go on site to help themselves to certain materials from the building, which would be paid for in volunteer work at a later time, or by some other suitable payment, this would require a change in Council policy and that a report would have to be prepared for Council's consideration.

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REPORTS, CONT'D

(2) cont'd

Regarding insurance coverage, the Municipal Solicitor believes that Municipal employees and members of Municipal Committees - including the N.I.P. Committee - are covered, but that members of the general public are not. The Municipality does not have employer's liability coverage, but that this coverage could be purchased for a period of approximately a month for an additional \$100.00 premium. This would provide maximum coverage to \$100,000.00 for third party liability.

MOVED BY MR. KIRK
SECONDED BY MRS. SULLIVAN

That the N.I.P. Co-ordinator prepare a report requesting Council approval to have people from the Maillardville N.I.P. Area community come on site and help themselves to non-structural materials and goods in 306 Laval Square, and any materials lying around in the debris on site, payment for which can be pledged volunteer labour for the Neighbourhood Centre or other suitable payment agreed to by Doug Sullivan and Sol Jackson, with Doug Sullivan responsible for the overall operation; and further, that Council purchase "employer's liability coverage" which would provide third party liability up to \$100,000.00 for a small additional premium.

CARRIED UNANIMOUSLY

- (3) Members of Municipal staff will be discussing a memorandum comparing construction management with general contracting. A report on this matter may then be prepared for meetings of the Land Use Committee September 6 and Council September 12, 1977;
- (4) Patrick Chotikian of Film Maillardville, National Film Board French Section, requested permission to come to a N.I.P. Meeting in September to film proceedings of the meeting for some five minutes; and further, that he would like to interview a knowledgeable person from the Committee on a separate occasion. Technical preparation before the meeting would require two hours work by the crew. It was agreed to permit the film crew in, on condition that every member attending the particular meeting agrees to the filming; and further, that if any member of the Committee present objects to the filming, the crew would not be permitted to film;
- (5) An application has been received to rezone the property at 321 Laval Street (Sayer's property) from RS-1 One-Family to RT-1 Two-Family Residential. This is the third property in the N.I.P. area which Alderson Properties has applied to rezone from RS-1 to RT-1.

The application at 327 Laval Street, immediately north of the present application, was applied for in 1975, before the N.I.P. Committee was active. At that time the Planning Department opposed the application on the grounds that the structure under review was rehabilitable and that funds could be made available for improvements under the Residential Rehabilitation Assistance Program (R.R.A.P.) Further, the Planning Department was concerned with maintaining the essential character of the community, and retaining existing moderate rental accommodation which was at that time, and still is, in extremely short supply. Council on April 5, 1976 gave final approval to that rezoning application.

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REPORTS, CONT'D:

(5) cont'd

A second application was made by Alderson Properties for 223 Begin Street, under Z-18-76. The Planning Department did not oppose this application since it was to rezone an empty lot from RS-1 to RT-1. A representative of the applicant verbally withdrew the application early in April. On April 14, 1977 a letter was sent to the applicant requesting a letter which would place in writing withdrawal of the application and further, requesting assurance in writing that the building on the property has only one family dwelling unit. The Planning Department files do not contain any letter of response to that request. A building was relocated on site sometime during April and from information available in the Planning Department, it appears that there may be two families living in the building which is presently zoned one family.

The Committee discussed the current application and expressed its concern with the past performance of the applicant in the N.I.P. area.

MOVED BY MR. SULLIVAN
SECONDED BY MR. KIRK

That Council be requested to table the application to rezone 321 Laval Street from RS-1 to RT-1 until the applicant resolves the problem of non-compliance with Municipal by-laws, and shows good faith by remedying the matter either by pursuing the rezoning application to final approval, or by providing satisfactory assurance to the municipality that the structure is being used by only one family.

CARRIED UNANIMOUSLY

- (6) Mr. Christie of B. C. Hydro, telephone number 461-3511 has requested to be notified if the missing B. C. Hydro electric metres are found on the Neighbourhood Centre site;
- (7) Mr. Walter Roper, architectural designer, telephoned to say that he was still interested in the job of site superintendent if this job is available;
- (8) B.C. Telephone enclosed a rate chart with the last telephone bill, and noted that the existing business line costs \$29.80 a month, but that a party line is apparently available at the rate of \$15.25 per month. It was generally agreed that there would be no advantage in changing the type of business line for the Neighbourhood Centre site office since the building will be demolished very shortly.

GOOD AND WELFARE:

It was with deep regret that the Committee was informed that Art Canuel, an original member of the Committee died August 2, 1977.

The Committee agreed to have the N.I.P. Co-ordinator prepare a letter for review by the Committee at its next meeting, which could be sent to Mrs. Canuel stating that the Committee was considering preparing an appropriate plaque honouring her husband, and having it installed at a suitable location in the Neighbourhood Centre when it is constructed.

MOVED BY MR. FINNIGAN
SECONDED BY MR. SULLIVAN

That the meeting be adjourned.

CARRIED

ITEM #504-12

L.U.C. Sept 20/77

MINUTES OF PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM, AREA NO. 1, DATED SEPTEMBER 7, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes of September 7, 1977 be received, noting that the Land Use Committee is concerned with the last paragraph of page 3 regarding the NIP Committee requesting submission of sketches to them and feels that plan review by the Committee is not appropriate."

APPROVED BY
RES
1443/77

504-12

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

The twenty-second regular meeting of the Planning Advisory Committee was held September 7, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

- Lloyd Kirk, Vice-Chairman
- Art Perreault, Chairman
- Doug Sullivan, Executive Secretary
- Shirley Sullivan, Recording Secretary

STAFF:

- Sol Jackson, N.I.P. Co-ordinator

GUEST:

- Dave Nichols, Project Architect
- E.W. (Gene) Pare, Canadian Forest Products (from 9:45 p.m.)

MINUTES:

Minutes of the August 25, 1977 meeting were circulated to Committee members by mail.

MOVED BY MR. SULLIVAN
SECONDED BY MR. KIRK

That the minutes be adopted as circulated.

CARRIED

UNFINISHED BUSINESS:

The N.I.P. Co-ordinator read a draft letter from the Committee addressed to Mrs. Art Canuel, which was approved. It was agreed to have the letter prepared for the signatures of all Committee members, which will then be forwarded to Mrs. Canuel.

Mr. M. Labossiere of Our Lady of Lourdes Parish Committee asked the N.I.P. Co-ordinator when the church could expect to have the Laval Square street improvements installed. The Committee agreed that it will be sometime after the Municipal Council reviews the revised budget, around mid-October 1977.

REPORTS:

Dave Nichols reported that:

- (1) Working drawings are some 90 - 95% complete and a building permit application was made on September 7, 1977 for the Neighbourhood Centre. If Council ratifies the Land Use Committee recommendation to tender for general contracting, the documents should be ready about September 19, 1977. The contract can be let towards the end of October, and construction time is expected to take four to five and one-half months.

REPORTS, CONT'D:

(1) cont'd

The contract will not include construction of the planter and trellis work on the south side of the building, fireplace and floor finishes, cabinets and interior screens. This work can be completed at a later stage, with the help of scrounged material and volunteer labour, with some direction from the architect. The design drawings for these works are prepared, but they are not included in the contract to be let.

- (2) The electrical pole will be installed in place by Art Perreault after the contractor is chosen, in a place and under the direction of the contractor.
- (3) Material take-offs are important at this stage. After some discussion, the Committee asked Doug Sullivan to make arrangements to have Seaward Construction do the take-offs and prepare a materials list which would enable him to solicit materials for the Centre in earnest.

Doug Sullivan reported that:

- (1) Ray and Ron Stockli did a good job of cleaning and moving the bricks to Mr. & Mrs. VanNerum's lot next door so that this material will be available when needed for the Neighbourhood Centre.

The Committee agreed to pay Ray and Ron Stockli Fifty Dollars (\$50.00) each for cleaning and moving the bricks to an appropriate storage area adjacent to the site.

- (2) The Land Use Committee will be recommending to Council that it not support the Maillardville N.I.P. Committee's proposal to allow community scrounging of materials from the site, before demolition of the Neighbourhood Site Office at 306 Laval Square.

Demolition has been arranged with Litchfield Bulldozing for Saturday, September 17, 1977. If Council decides against community scrounging on site, the arranged date could be moved forward, but the Committee agreed that September 17th is suitable.

Sol Jackson reported that:

- (1) The Land Use Committee will be recommending to Council that:

- a) The District proceed to construct the Neighbourhood Centre by general contract in the usual way, and not by construction management.
- b) Rezoning Application Z-32-77 to rezone the property at 321 Laval Street be tabled as requested by the N.I.P. Committee.

- (2) The Film Maillardville crew requested a suitable date to film during a N.I.P. Committee Meeting. The Committee agreed to permit the crew to proceed during the meeting of September 21, 1977.

- (3) Mr. Dick VanTent was considering purchasing the property at 213 Laval Street for conversion to a duplex, while retaining the character of the existing house. He offered to prepare sketches for the Committee if it was interested. The Committee asked the N.I.P. Co-ordinator to encourage Mr. Van Tent to submit sketches showing his proposal, along with other pertinent information.

NEW BUSINESS:

The Chairman telephoned Mr. Gene Pare and requested him to attend the meeting to help the Committee in its efforts to solicit materials. Upon his arrival, a very fruitful discussion was held covering methods and details of how to acquire building materials and supplies for the Neighbourhood Centre by donation and reduced cost. The Chairman and Committee members thanked Mr. Pare for his contribution to the community this evening.

It was then:

MOVED BY MR. KIRK
SECONDED BY MR. SULLIVAN

That the meeting be adjourned.

CARRIED

SEPTEMBER 14, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

The twentieth special meeting of the Planning Advisory Committee was held September 14, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

Fernand Bouvier
Fernand Finnigan
Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary
Hector Viens

STAFF:

Sol Jackson, N.I.P. Co-ordinator

GUESTS:

Dave Nichols, Project Architect, after 8:30 p.m.
Annette Dupré, Dance Instructor
Leo Dupré, Dance Instructor

MINUTES:

Minutes of the September 7, 1977 meeting were read.

MOVED BY MR. KIRK
SECONDED BY MR. BOUVIER

That the minutes be adopted as read.

CARRIED

REPORTS:

Art Perreault reported that the Executive of Association Habitat Maillardville (A.H.M.) met recently in the first official meeting of the non-profit community society. The Executive consists of Chairman Art Perreault; Vice-Chairman and Treasurer Lloyd Kirk, Executive Secretary Doug Sullivan; Recording Secretary Shirley Sullivan. It was decided that the Executive Secretary will be the spokesman for the A.H.M.

A cheque for One Thousand Dollars (\$1,000.00) was presented by Art Perreault as a donation to the Association Habitat Maillardville so that an account can be opened up in the Caisse Populaire. This money was earned by Art Perreault with the help of Doug Sullivan for demolishing the buildings at 302 Laval Square and 1200 Cartier, demolishing three chimneys, digging soil test holes, removing an oil tank and installing a service pole to the construction site.

Doug Sullivan reported that:

- 1) All services had been disconnected from 306 Laval Square, and that Litchfield Bulldozing will start at 8:00 a.m. Saturday, September 17th to demolish the last remaining building on site. Following this, they will clear the land. The Committee agreed that the N.I.P. Co-ordinator should invite the local newspapers

REPORTS, CONT'D:

- 1) and the Vancouver Sun and Province to take publicity pictures of the demolition, and that plans of the Neighbourhood Centre should be on hand for the press.
- 2) John Hicks of Seaward Construction was doing a detailed materials list for use in soliciting materials, and he cautioned the Committee to take great care in preparing the contract clause dealing with the material acquired by the District of Coquitlam.

Dave Nichols reported that:

- 1) Working drawings are almost complete and that structural changes from now on will be more difficult to accommodate. He was introduced to Leo Dupré and his daughter Annette, both of whom are dance instructors. The Dupré's requested the Committee and Architect to consider installing a wooden floor with some "give" and a mirrored wall with barres suitable for dancing classes. It was agreed that the Architect should discuss further with the Dupré's, details and changes required to attempt to accommodate the request.
- 2) He prepared a draft amendment to the General Contract provisions which is being reviewed by the District of Coquitlam's Legal Department, and which will be inserted into the General Contract when it goes to tender. He noted that he still has to prepare a clause which would require the Contractor to accept materials acquired through donation or reduced cost by the District of Coquitlam as owners, so that these savings are passed on to the owner. He will prepare a draft clause and have it checked by the District's Legal Department and by others, to see if it should achieve the desired results when implemented.
- 3) A landscape plan for the site prepared by Lloyd Kirk and Dave Nichols was approved by the Design Committee earlier this evening, and only some minor amendments are required to comply with the Zoning By-law. The N.I.P. Committee reviewed and accepted the landscape plan.
- 4) Completion of the job specifications expected September 19 will hopefully be ready by September 26. He has now completed three specifications of the twelve to be done.

Sol Jackson reported that:

- 1) The Municipality's Purchasing Department has arranged to pick up on Friday, September 15 the furniture it lent out for the N.I.P. site office.
- 2) That he will prepare an article on the latest status of the Neighbourhood Centre for the Association Maillardville Citizens Planning Committee Newsletter September-October 1977, Issue No. 5 at Lenore Peyton's request.

Doug Sullivan suggested that the Newsletter contain a "gripes" column which would allow residents to express their beefs in a way which would encourage upgrading the neighbourhood. As examples, he cited encouraging people to mow their boulevards and lawns, asking people to consider their neighbour's welfare when playing a hi-fi set or when walking their dogs. Doug Sullivan agreed to speak to George Hough to see if he would accept responsibility for such a regular column in the Newsletter.

- 3) Patrick Chotikian telephoned to say that Film Maillardville has been postponed until sometime in the New Year, to give them time to prepare for greater community participation.

SEPTEMBER 14, 1977

UNFINISHED BUSINESS:

The Committee's letter to Mrs. Art Canuel was given to members to sign.

NEW BUSINESS:

Art Perreault suggested that the Committee should consider Mr. Gene Pare's proposal that a Clerk of Works be hired immediately to spend large blocks of time soliciting material, and arranging for delivery of the material on schedule; that this person should carry on through to the end of the construction period, checking the quantity and quality of materials delivered on site, assuring that the materials are not misused and generally looking after the District and community interest.

After considerable discussion, it was:

MOVED BY MR. FERN BOUVIER
SECONDED BY MR. LLOYD KIRK

That the Committee recommend to Council that Doug Sullivan be hired as a Clerk of Works at a salary of \$900.00 per month for a period of five months, beginning September 15, 1977, and that before February 15, 1978, the matter be reviewed to see if this position is required for a further period of time.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED BY MR. FERN BOUVIER
SECONDED BY MR. FERN FINNIGAN

That the meeting be adjourned.

CARRIED

OCTOBER 6, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

The twenty-third regular meeting of the Planning Advisory Committee was held on October 6, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

Fernand Bouvier
Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary
Hector Viens

STAFF:

Sol Jackson, NIP Co-ordinator

MINUTES:

Minutes of the September 14, 1977 meeting were circulated to Committee members by mail.

MOVED BY MR. KIRK
SECONDED BY MR. VIENS

That the minutes be adopted as circulated.

CARRIED

REPORTS:

The Executive Secretary reported that:

- 1) An invoice has been received from Litchfield Demolition for demolishing the building at 306 Laval Square and requested that it be paid.
- 2) Ald. Garrison requested a meeting with the Executive Secretary and the NIP Co-ordinator. A meeting was held September 29, 1977 to discuss plans to raise funds for the Neighbourhood Centre. These discussions may result in a major fund raising drive.
- 3) Dave Nichols, Project Architect, has prepared the drawings and specifications for tender.
- 4) He is actively pursuing the acquisition of materials, with particular concentration on wood and steel. He has also started to pursue plumbing and concrete material, but he will concentrate on these later.
- 5) Mrs. Peyton has requested help with the New Horizons grant application. Hector Viens offered to assist Mrs. Peyton and Fernand Bouvier said he could be called on if more assistance is needed.

The NIP Co-ordinator reported that:

- 1) The draft contract was being discussed at the staff level at a meeting Friday, October 7th and the Municipal Solicitor would be helping finalize the document.

The Committee discussed at some length the draft contract and found it generally acceptable.

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD
IMPROVEMENT PROGRAM
AREA NO. 1

OCTOBER 6, 1977

REPORTS: con't

- 2) He would prepare a contract for the Clerk of Works tasks, based on the contract document discussed at this meeting.
- 3) The Vancouver Sun, The Columbian, The Enterprise and The Herald all gave publicity in recent editions to the demolition of the last building on the Laval Square property and the forthcoming Neighbourhood Centre. The Columbian decided somehow that the Centre could be completed by Christmas and this timing was erroneously reported by the local weekly publications when their editions came out.
- 4) If all goes well, the building might be complete sometime before mid-April.
- 5) The road referendum this Autumn will include the widening of Brunette Avenue to four lanes.

If the referendum is approved and Brunette Avenue is improved, the Committee agreed to pursue its recommendation for a pedestrian-oriented signal at Schoolhouse Street, noting that it would expect the appropriate authorities to review the proposal again.

- 6) The Land Use Committee requested comment from the NIP Committee regarding the proposed rezoning of 321 Laval Street.

The Committee heard the Land Use Committee Minute of October 4, 1977, which read as follows:

"ITEM #504-6

Z-32-77 - REZONING APPLICATION FOR 321 LAVAL STREET TO RT-1 TWO-FAMILY RESIDENTIAL

This application is tabled until the NIP Area #1 Planning Advisory Committee advises in this regard, noting that the Land Use Committee tends to feel that the owner should have the option of rehabilitation or demolition."

The NIP Co-ordinator read a report from the Chief Building Inspector which indicated that, in his opinion, the house was rehabilitable. The Co-ordinator noted that the estimated cost was less than the amount of money available to repair houses under the Residential Rehabilitation Assistance Programme (RRAP).

The Committee then discussed at length the philosophy of the Neighbourhood Improvement Program (NIP) and the approach that the Committee should take in view of the NIP emphasis on conservation of neighbourhood communities.

The Committee notes that the National Housing Act brochure on NIP, issued by CMHC, states the NIP objectives as follows:

"The objectives of the Neighbourhood Improvement Program are to conserve and improve older rundown neighbourhoods and to encourage development of higher quality community environments. Emphasis will be placed on rehabilitation of the housing stock through the Residential Rehabilitation Assistance Program, improvements to municipal services and public utilities, and the improvement of social and recreational amenities.

Extensive clearance operations are not intended nor is it intended under NIP to provide assistance solely for a program of special services such as day care centres."

The NIP Handbook also mentioned Specific Objective 2(f) "to assist in stabilizing the neighbourhood in terms of residential land use and densities."

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Further, the NIP Handbook refers to four inherent characteristics, one of which is Resident Participation. This is discussed as follows:

"RESIDENT PARTICIPATION

The fourth inherent characteristic is the involvement of residents in the process of planning and implementation. The program requires that residents be provided with an opportunity to relate to what is happening to their environment and develop a measure of control in what happens to their community. Associated with this is the hope that there will develop, as part of the neighbourhood plan, an approach to the integrated and local delivery of social, health, education and recreational services such as legal aid, family counselling services and the like."
(emphasis added)

It was then:

MOVED BY MR. FERNAND BOUVIER
SECONDED BY MR. DOUG SULLIVAN

"That the Maillardville Planning Advisory Committee reiterate its support for the established policy of rehabilitating homes in the NIP Area, and strongly recommends that Council continue its support of the same policy; and further, that the owner of the house at 321 Laval Street be requested to rehabilitate the house."

CARRIED UNANIMOUSLY

- 7) The Land Use Committee had expressed its concern about the NIP Committee reviewing development plans.

The Committee was referred to the September 26, 1977 Council Resolution No. 1443, which states:

"1443 That the Planning Advisory Committee Minutes of September 7, 1977 be received, noting that the Land Use Committee is concerned with the last paragraph of page 3 regarding the NIP Committee requesting submission of sketches to them and feels that plan review by the Committee is not appropriate."

The NIP Committee discussed the matter of Mr. VanTent's offer to submit sketches to the Committee if it was interested in his proposal to rehabilitate the house at 321 Laval Street as part of a proposal to convert to duplex use.

It was then:

MOVED BY MR. FERNAND BOUVIER
SECONDED BY MR. LLOYD KIRK

"That a letter be forwarded to the Land Use Committee, noting that the Committee never has requested plans or sketches from a potential developer; that in this case an offer was made by a community-oriented person to submit sketches to the Committee, and that he has not done so to date.

The Committee feels it cannot refuse to discuss with a community-minded person a rehabilitation proposal in the NIP area.

The Committee has never intended to nor does it mean to circumvent the municipal approvals process."

CARRIED UNANIMOUSLY

PLANNING ADVISORY COMMITTEE
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OCTOBER 6, 1977

NEW BUSINESS:

Fern Bouvier reported that he knows of some artists who could be contacted to help design a creative playground at the Centre site. The Committee asked him to look into the matter further and report back to the Committee.

A resident of the area telephoned Doug Sullivan regarding the unfinished appearance of the Hoy's Grocery property at 1429 Brunette Avenue and wondered if anything can be done to get some landscaping installed. The NIP Co-ordinator was requested to call the owner of Hoy's Market to see if he could get some information which can be considered further.

It was then:

MOVED BY MR. VIENS
SECONDED BY MR. KIRK

That the meeting be adjourned.

CARRIED

SJ/ci

PLANNING ADVISORY COMMITTEE

504-12

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

The twenty-fourth regular meeting of the Planning Advisory Committee was held October 19, 1977 at 7:30 in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

Lloyd Kirk, Vice-Chairman
 Art Perreault, Chairman
 Colleen Perreault
 Doug Sullivan, Executive Secretary
 Shirley Sullivan, Recording Secretary
 Alderman Les Garrison (from 10:15 - 10:45 p.m.)

STAFF:

Sol Jackson, N.I.P. Co-ordinator

GUEST:

Dave Nichols, Project Architect

MINUTES:

Minutes of the October 6, 1977 meeting were circulated to Committee members.

MOVED BY MR. KIRK
 SECONDED BY MR. SULLIVAN

That the minutes be adopted as circulated.

CARRIED

REPORTS:

The Executive Secretary reported that he is continuing to get prices on materials, for wood, steel, concrete and plumbing.

A general discussion was held on soliciting materials, and how the Committee can be assured that the best price quotation on such items as steel is accepted by the Contractor chosen for the Neighbourhood House. Consideration was given to cash allowances, separate contract and bid depository, and members agreed that the best approach appears to be bid depository.

Doug Sullivan, as Clerk of Works for the project, was asked to contact some of the firms who submitted price quotations to see if they would agree to placing their quotes in a bid depository. If the response is positive, the Clerk of Works, the Project Architect and N.I.P. Co-ordinator would consider having steel and possibly electrical and mechanical quotations placed in a bid depository.

The Project Architect reported that some 16 Contractors and Trades have requested copies of tender documents. He noted that the bond requirements of the District of Coquitlam are very stringent, but that under the circumstances of going to open tender, these requirements may be reasonable since some Contractor's unknown to the Owner and the Architect are considering bidding.

OCTOBER 19, 1977

REPORTS, CONT'D:

The N.I.P. Co-ordinator reported on the 1977 amended budget for N.I.P., which includes an additional \$15,000 for the construction of the Neighbourhood Centre since Council on October 15, 1977 officially authorized proposed improvements to Laval Square to be charged to the Transportation Services budget. The N.I.P. budget also includes \$10,000 to cover costs of designing, tendering and constructing off-site services for the Neighbourhood Centre. The Project Architect will review with Baxter and Rannela the latest cost estimates for this work.

Lloyd Kirk reported that he has an unofficial quotation for landscape material of \$4,212.00 and that an official quote will be available at the next meeting of the Committee. He also noted that Hector Viens mentioned he can provide manpower when needed, to install the landscaping material.

Alderman Les Garrison arrived at the meeting at this point, and the Committee discussed alternative ways to solicit funds. It was agreed that Alderman Garrison, Doug Sullivan and Sol Jackson would work out the details of a broad fund raising campaign, which will include approaches to industry and community residents.

The Co-ordinator reported that the Land Use Committee on October 18, 1977 recommended to Council that the application for a duplex at 321 Laval Street (Z-32-77) be referred to Public Hearing. The Committee discussed the matter, noting that it had opposed the application.

Alderman Garrison left the meeting at this point.

The Committee discussed the matter further and decided that if Council refers the application to Public Hearing, Doug Sullivan would act as the Committee's representative in opposing the rezoning application.

It was then:

MOVED BY MR. LLOYD KIRK
SECONDED BY MRS. COLLEEN PERREAULT

That the meeting be adjourned.

CARRIED

NOVEMBER 16, 1977

PLANNING ADVISORY COMMITTEE

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

The twenty-second special meeting of the Planning Advisory Committee was held on November 16, 1977 at 8:00 p.m. in the East Wing Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

MEMBERS:

Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Doug Sullivan Executive Secretary

STAFF:

Sol Jackson, N.I.P. Co-ordinator

GUEST:

Dave Nichols, Project Architect

The purpose of the meeting was to determine what changes can be made to upgrade the building and to reduce projected maintenance costs of the Maillardville Neighbourhood Centre if more funds were available.

The changes, listed in the same sequence as the Specifications and not in order of priority, are as follows:

2-A	<u>Excavation</u> - contingency	\$ 3,000.00
2-B	<u>Paving</u> , Future Play Area @ \$1.50 sq. ft.	1,860.00
	West walkway change asphalt to concrete 400 sq. ft. - 4" thick, 5 yds. @ \$35.00/yd. (add difference labour and material)	200.00
2-C	<u>Landscaping</u>	
	Patio paving - rear 1,000 sq. ft. concrete work	1,250.00
	Barbeque - masonry type pit	1,500.00
	Built-In Seating finished	600.00
	Rear Trellis Work 69' x 6' high - staining, anchors and posts	1,600.00
	Ornamental Trellis including staining & finishing	900.00
	Upper Trellis	2,000.00
	Miscellaneous Metals	200.00
	Front Trellis	200.00
	Retaining Walls	1,800.00
	Repair stonewall fence and complete 30' - 2 pillars, footings, trellis screening 270' x 3' - 7 man-days, river rock, staining	2,740.00
	Grass Grid - loading area	1,300.00
	Creative Playground - Big Toy	4,000.00
	Landscaping - additional	5,000.00
	Future Play Area 85' x 8' high chain link fencing	500.00
	Basketball Hoop and Pole	200.00
	Fire Pit Culvert - 18" section x 36" dia.	100.00
3-A	<u>Concrete</u>	
	Special finishing section of basement floor for carpet bowling	300.00
	Cedar dividing strips for upper balcony topping	1,000.00
6-A	<u>Rough Carpentry</u> - Gardener's Storage Shed	1,200.00
6-D	<u>Finish Carpentry</u>	
	Dance Floor	4,000.00
	Fireplace finishing, time - 8 man days -	
	Tile work material and finishing	2,900.00
	Entry trellis work	400.00

PLANNING ADVISORY COMMITTEE
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 IMPROVEMENT PROGRAM AREA NO. 1
SPECIAL MEETING NOVEMBER 16, 1977

6-E	<u>Millwork</u>		
	Cabinets - moveable plastic laminate on plywood		
	- on casters - 5' high x 7' long x 2' wide	\$	2,700.00
	Cupboards - institutional from comm.		
	- including misc. tack & notice boards		3,600.00
	Display Case for trophies, books, etc.		1,200.00
8-A	<u>Aluminum Windows</u> - go to double glazing)		8,000.00
8-B	<u>Aluminum Doors</u> - go to double glazing)		
8-C	<u>Skylights</u> - change from acrylic to high tensile poly-carbonite material (hi-carbon plastic) - add		500.00
8-D	<u>Hardware</u> - miscellaneous, locks, etc.		500.00
9-D	<u>Carpentry</u> - from \$10.00 to \$18.00/yd.		4,200.00
9-F	<u>Painting</u> - interior only, 3rd coat and custom painting		3,000.00
10-A	<u>Washroom Accessories</u> , Drinking faucets - 4 only		200.00
10-C	<u>Appliances and Kitchen Equipment</u>		
	Range and Oven		500.00
	Fridge with freezer		800.00
	Miscellaneous (Warmers, Trolleys)		700.00
12	<u>Draperies</u> - 2 track drapes - 165? yds. @ \$10.00/yd. 744 sq. ft. of curtain hanging space - lined, some 6', some 9'		4,000.00
15	<u>Mechanical Division</u> - to upgrade air-conditioning and air handling system (from exhaust air to circulate air - improve zoning).		5,000.00
16	<u>Electrical Division</u>		
	Add exterior light and outlet circuits - 6@ \$200.00 ea.		1,200.00
	Add (3 @ \$200.00 ea.) exterior lights for patio area		600.00
	<u>Architectural Fees</u> - based on \$350,000 bldg. (\$21,000 - 16,800 =)		4,200.00
			<hr/>
	Additional		79,650.00
	Estimate on Nov. 14/77		309,387.00
			<hr/>
	Total estimated cost		\$389,037.00

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

NOVEMBER 30, 1977



The twenty-fifth regular meeting of the Planning Advisory Committee was held November 30, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Colleen Perreault
Doug Sullivan, Executive Secretary & Clerk of Works
Shirley Sullivan, Recording Secretary

Staff:

Sol Jackson, NIP Co-ordinator

Guest:

Dave Nichols, Project Architect

MINUTES:

Minutes of the November 16, 1977 meeting were circulated to all Committee members by mail.

MOVED BY MR. KIRK
SECONDED BY MRS. PERREAULT

That the minutes be adopted as circulated.

CARRIED

REPORTS:

1. The Executive Secretary reported:

- a) On the Co-ordinating Group meeting of November 30, 1977, which was attended by Mr. Des Biali, the Contractor Designate, Project Architect, the Clerk of Works for the Neighbourhood House and the NIP Co-ordinator.
- b) That in view of the extra efforts put into the project by the Project Architect and in conformity with the signed agreement between the District and the Project Architect, the Architect should be paid his fee of 6% of the current projected cost of the Neighbourhood House. It was then

MOVED BY MR. SULLIVAN
SECONDED BY MRS. PERREAULT

That the Architect's fee of 6% be based on the current projected cost of \$302,000 rather than the initial estimated cost of \$280,000.

CARRIED UNANIMOUSLY

- c) That there will be another meeting with Alderman Garrison to discuss a fund-raising campaign for the Neighbourhood Centre.

REPORTS con't

2. The Chairman reported on his meeting as Chairman of the Association Habitat Maillardville with Mr. George Kerster, MLA, seeking further funds for the Neighbourhood House.
3. The Project Architect reported:
 - a) As a follow-up on the Co-ordinating Group meeting of November 30, 1977, that if bonding arrangements are completed by the Contractor and Council approves the tender price and the expenditure of funds for owner supplied material, the contract could be let the week of December 5, 1977.
 - b) That Doug and Sol should review the price quotations received regarding closing dates, with the hope that construction can start before Christmas 1977.
 - c) The Colour Scheme for the Neighbourhood House would be decided after the suppliers are selected. Leanore Peyton and Fern Bouvier to discuss with Architect.
4. The NIP Co-ordinator reported:
 - a) On the possibility and desirability of a ground-breaking ceremony. Discussion was delayed on this matter until it was known when construction gets underway.
 - b) That the Architect's name has been placed on the sign at Laval Square.

UNFINISHED BUSINESS:

The NIP Co-ordinator to discuss with Fern Bouvier his offer to have a children's playground designed by a friend, noting that the Architect should be consulted before proceeding.

NEW BUSINESS:

1. Colleen Perreault to contact Fern Bouvier requesting him to write for the Association Habitat Maillardville (AHM) Newsletter.
2. The Committee discussed the question of activity programming for the Neighbourhood House and agreed that this should be the responsibility of the AHM.

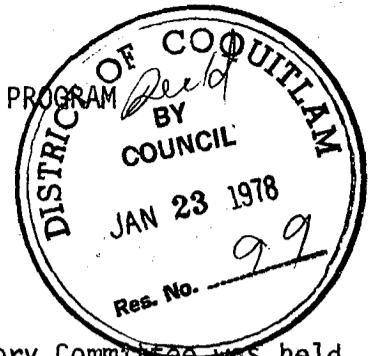
It was then

MOVED BY MR. KIRK
SECONDED BY MRS. PERREAULT

That the meeting be adjourned.

CARRIED

PLANNING ADVISORY COMMITTEE
 MAILLARDVILLE NEIGHBOURHOOD IMPROVMENT PROGRAM
 AREA NO. 1



The twenty-sixth regular meeting of the Planning Advisory Committee was held December 14, 1977 at 7:30 p.m. in the East Wing Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

Lloyd Kirk, Vice-Chairman
 Dave Nichols, Project Architect
 Art Perreault, Chairman
 Doug Sullivan, Executive Secretary & Clerk of Works
 Shirley Sullivan, Recording Secretary

Staff:

Sol Jackson, N.I.P. Co-ordinator

MINUTES:

Minutes of the November 30, 1977 meeting were to be circulated to all Committee members by mail.

REPORTS:

The N.I.P. Co-ordinator:

- a) Circulated a copy of a letter to be used in soliciting funds for Association Habitat Maillardville, after the beginning of the New Year. It was agreed that the letter was acceptable and will be used in the campaign for funds for the Maillardville Neighbourhood House;
- b) reported on the current status of the contract being readied for signing and sealing with the contractor-designate, Haver and Engineering Ltd.

A general discussion ensued regarding the contract document.

It was then:

MOVED BY MR. KIRK
 SECONDED BY MR. SULLIVAN

That the meeting be adjourned.

CARRIED