

Board of Variance

BOARD OF VARIANCE

Thursday, February 25, 1971
Municipal Hall
1111 Brunette Avenue
COQUITLAM, B. C.

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, February 25, 1971 at 7:30 p.m.

Members present were Mr. R. C. Parsons, Chairman, Mr. G. Crews, Mr. R. J. Arrell, Mr. L. Miles and Mr. A. H. Kennedy. Also present were Mr. N. Wainman, Building Inspector and Mr. T. Klassen, Deputy Municipal Clerk who acted as Secretary to the Board.

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on them after all submissions had been made and the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerk's Office.

1. Appeal of C. W. Matthew
822 Rochester Avenue
SUBJECT: Relaxation of side yard requirements.
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Mr. Matthew addressed the Board and stated that he had made an addition to his garage without a permit and that the addition was non-conforming in that the total square footage of the accessory building now exceeded the amount allowable by about approximately 80 square feet.

Mr. Matthew stated that the addition is not fully completed at this time but that the roof is finished and it is his intention to stucco the addition and place a cement floor on the addition as well.

Mr. Matthew stated that if he had built according to the rules he could have only had a 17 foot garage and as he wants to park his trailer and truck in this portion, the garage would be of no use to him as he requires the full 20 feet.

Mr. Matthew informed the Board that he had spoken to the neighbour most affected by the addition and this neighbour had no objection to the addition but was actually pleased with the improvement which was taking place.

2. Appeal of A. P. Baranec
Cedar Drive
SUBJECT: Relaxation of front yard requirements.
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Mr. Baranec appeared before the Board and stated that he wishes to place an addition on to his dwelling to make room for four more bedrooms as he has a family of six children and the dwelling presently only has one bedroom and an attic. He stated that the only way he could expand his house was to the front which would leave him a front yard setback of only sixteen feet.

Mr. Crews informed the Board that on his visit to the

property he had determined that this was the only way Mr. Baranec could expand because of the fence to the rear and he also informed the Board that the foundation for the proposed addition has already been poured.

3. Appeal of A. A. A. Developments Limited
1871 Bowman Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. Ken Hoffman appeared on behalf of A. A. A. Developments and stated that they had erected a prefab building on the property at 1871 Bowman Avenue which had a china cabinet which extended two feet into the side yard setback. He stated that this house was already framed but that the plans submitted to the Building Department had not shown the china cabinet.

The Building Inspector explained to the Board that chimneys are allowed to extend into the side yard as a roof overhang, however, no other part of the building is allowed to extend into the required side yard setback.

Mr. Hoffman explained that some Municipalities allow such extensions into side yard setbacks providing they are not attached to the foundation. He went on to state that having known that this would not be allowed they could have set the building over a further two feet to the other side of the property line, however, they had centered the house on the lot.

4. Appeal of R. J. Sturgeon
1751 Rideau Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. Sturgeon appeared before the Board and stated that he has owned his house since 1959 and that his only access is Newport Street. He stated that he had built a carport onto the side of his dwelling without first obtaining a permit and has now discovered that it is only 3 feet 3 inches from the side yard instead of the required 4 feet. He went on to state that the only reason he had not obtained a permit was that at one time he had talked to the representatives of Valley Lumber Supply and they had stated that if the carport was not attached to a dwelling a permit was not required.

Mr. Sturgeon submitted the letter from his neighbour Mr. M. Fedoruk of 687 Newport Street which stated that he had no objection to the location of the carport as built as there has been no inconvenience caused to himself or his family.

5. Appeal of P. Senger
970 Adair Avenue
SUBJECT: Relaxation of by-law requirements to be able to make an addition to a non-conforming dwelling.
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Mr. Senger appeared before the Board and stated that he has made a two room addition to the rear of his dwelling without first having obtained a building permit. He went on to state that he had originally had a patio in this area, however, it had begun to rot so he decided to tear it down and at the same time had made the two room addition to the dwelling.

Mr. Senger informed the Board that he was having great difficulty in renting or selling the building as there was not sufficient bedrooms at the present time.

6. Appeal of Mr. J. Canuel
1491 Pipeline Road
SUBJECT: Relaxation of by-law requirements to build workshop in front of dwelling.
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Mr. Canuel appeared and informed the Board that he wishes to build a private workshop which would act as his own hobby shop to the front of his dwelling as his dwelling is set a considerable distance back from Pipeline Road.

He went on to state that he cannot build to the rear of his house as it would cost too much to build a road through a swamp area to be able to reach it from Pipeline Road.

The Deputy Clerk informed the Board that a phone call has been received from Mr. Canuel's neighbour, Mr. H. J. McCullough on February 24th, stating that he had no objections to the proposed workshop being built in the location as proposed by Mr. Canuel.

The Board noted that the Municipal Planning Department had requested that the workshop be located 37 feet back from the property line and asked Mr. Canuel if he had any objections to such a setback. Mr. Canuel stated that he had no objection to allowing a 37 foot setback from Pipeline Road.

7. Appeal of R. Hivon
1180 Westwood Street
SUBJECT: Relaxation of By-Law Requirements to make alterations to a non-conforming building.
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Mr. Hivon addressed the Board and stated that he has a small store which he wishes to enlarge by removing an interior wall, however, he had been prevented from doing this as the building was non-conforming and the removal of the wall was considered a structural change to the building. Mr. Hivon stated that there would be no changes made to the exterior of the building.

Mr. Kowallison stated that he was the proposed purchaser of the property and the purchase of the property was dependent upon the Board of Variance allowing structural alteration inside the store.

Mr. Kowallison also went on to state that it is not their intention if they buy this property to do the alteration immediately and, therefore, may not apply for a building permit for some time to do the actual construction.

8. Appeal of E. Schmutz
609 Edgar Avenue
SUBJECT: Relaxation of by-law requirements to make addition to non-conforming dwelling.
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Mr. Schmutz addressed the Board and stated that he wishes to build an addition to the front of his dwelling but because of the odd shape of his lot, one corner of the dwelling is only set back approximately 12 feet from the rear property line, making his house a non-conforming building. He went on to state that he originally bought the house six years ago and that to the best of his knowledge the lane was put in after the house was built. The Building Inspector explained to the Board that a 20 foot rear yard setback on dwellings is a fairly new by-law requirement and that at the time this dwelling was built the only requirement would have been a six foot rear yard setback.

Mr. Schmutz stated that he wished to add a dining room to the front of the house as well as a sundeck which would have a storage area underneath it.

9. Appeal of Canaveral Investments Limited
Cariboo Shopping Centre
SUBJECT: Relaxation of by-law requirements to erect a 50 foot display sign.
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Mr. Poul Hansen, Architect, appeared on behalf of the Cariboo Shopping Centre as well as on behalf of the Cariboo Car Wash. He stated that the owners of the Cariboo Car Wash are considering the upgrading and redesigning of the car wash situated on the corner of North Road and Austin Avenue and that at present this property is zoned CS-1 which would allow a fifty foot sign. He went on to state that the area where the Cariboo Shopping Centre wishes to place the sign, which is immediately adjacent, is zoned C-2 which would allow the erection of a twenty-five foot sign.

Mr. Hansen stated that while they could erect a fifty foot sign on the car wash property at this time, they did not wish to take up the space as this would hamper expansion of the car wash.

Mr. Hansen stated to the Board that the present sign which would be erected would be on two columns and that the area underneath it would be fully landscaped and benches would be installed for people to use that may be walking to the centre from the surrounding apartments.

He stated that the lot on which the sign would be placed is approximately 50 feet by 50 feet and it is between the access to the Cariboo Shopping Centre and the car wash and that no building would be going on this lot.

Mr. Hansen stated that the sign is needed because of the competition of the area from the Lougheed Mall and the sign which they have on their property. He went on to state that there were several signs larger than the 25 foot allowable height in the area at present.

Mr. John McLoughlin speaking on behalf of Canaveral Investments Limited the owners of the Shopping Centre stated that his company is prepared to fully landscape the 50 foot by 50 foot lot on which the sign will be erected and to maintain the landscaping in the area.

Mr. Crews enquired of Mr. McLoughlin what assurance the Board had that they landscaping would be done and Mr. McLoughlin stated that it was to their benefit to do it and it would add visually to the appearance of the Shopping Centre and also his Company had requests from the Pensioners in the J. L. Christmas Centre for benches to be placed in this area so that they would have some place to rest on their visit to the shopping centre. Mr. McLoughlin also stated that it was impossible to put expensive shrubs in this area as the theft of shrubs is a very real risk, but that they have Blue Mountain Nurseries drawing up a plan of landscaping for them at the present time.

Homeowners situated at 515 Austin Avenue and 521 Austin Avenue appeared to object to the proposal of the erection of the 50 foot sign and stated that they did not wish any sign in this area at all. Mr. Hansen stated that the owners of the Cariboo Shopping Centre could erect a 25 foot sign under present zoning regulations and felt that a 50 foot sign would be less objectionable to residents across the street as it would not hinder their view as much as a 25 foot sign would.

The neighbours enquired as to why the sign could not be placed on the corner of Austin Avenue and North Road and Mr. McLoughlin explained that to his knowledge a 15 foot setback would be required from the property line on North Road and this would interfere with the existing car wash in this area.

10. Appeal of the District of Coquitlam
Municipal Hall
SUBJECT: Relaxation of by-law requirements to
make addition to a non-conforming building and
relaxation of by-law requirements with regards to
side yard setback.
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Mr. Carlberg, of Carlberg, Jackson Partners, addressed the Board and stated that the Municipality wishes to remove the 1918 Wing of the Municipal Hall because it was found that remodelling costs of this portion of the building would be considerable and it was felt that this would be a waste of funds.

Mr. Carlberg also explained that it was proposed to extend the Municipal Hall an additional 36 feet to the east which would mean that there would only be a 20 foot side yard setback from Therrien Street instead of the required 25 feet. He went on to explain that the reason for seeking the additional 5 feet of length to the proposed extension was that the building was being built in 12 foot modules and that it would be difficult to design the addition if one module had to be shortened.

Mr. Carlberg explained to the Board that landscaping would be done in the front of the building as well as parking would be upgraded to the rear of the building.

11. Appeal of George Miller
572 Madore Avenue
SUBJECT: Relaxation of front yard setback.
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Mr. Miller addressed the Board and stated that he had commenced construction of the dwelling at 572 Madore Avenue and upon receiving the Surveyor's certificate showing the location of the forms it was found that he only had a 22 foot setback from Madore Avenue instead of the required 25 feet. He stated that it would be a hardship in that it would cost a considerable sum of money to move the forms back.

Mr. Miller stated that the reason he would only set back this distance was that he had lined up the forms with the other houses in the area, believing that they had been set back the proper amount. Mr. Miller also stated that it is his intention to build the house for sale but that he may have to live in it if it is found difficult to sell. He stated that the house next door to him has a fairly large joist overhang and is therefore not set back the required 25 feet from the property line.

The neighbour next door appeared to object to the relaxation of front yard setback as he stated that it would most likely interfere with his view quite a bit as he has a large window in his rumpus room and he was able to look up and down the street and this dwelling would obstruct his view were it built only 22 feet from the front property line.

CONCLUSIONS

1. Mr. C. W. Matthew

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That the appeal of Mr. Matthews to be allowed to maintain a non-conforming addition to his garage be approved as built.

CARRIED.

2. Mr. A. P. Baranec

MOVED BY MR. CREWS
SECONDED BY MR. ARRELL:

That Mr. Baranec be allowed to construct an addition to his dwelling maintaining a 16 foot front yard setback.

CARRIED.

3. A. A. A. Developments Limited

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That A. A. A. Developments Limited be allowed to retain the china cabinet as constructed in the dwelling projecting into the side yard setback.

CARRIED.

4. R. J. Sturgeon

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. R. J. Sturgeon be allowed to retain his carport as constructed maintaining a three foot three inch side yard setback.

CARRIED.

5. Mr. P. Senger

MOVED BY MR. MILES
SECONDED BY MR. CREWS:

That Mr. P. Senger be allowed to retain the addition already constructed to the rear of his non-conforming dwelling.

CARRIED.

6. Mr. J. Canuel

MOVED BY MR. CREWS
SECONDED BY MR. MILES:

That Mr. J. Canuel be allowed to construct a private workshop to the front of his dwelling providing a 37 foot setback from Pipeline Road is maintained.

CARRIED.

7. Mr. R. Hivon

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That Mr. R. Hivon or the purchaser Mrs. P. M. Kowallison be allowed to make structural alterations to the interior of the non-conforming store at 1180 Westwood Street in accordance with their submission to the Board.

CARRIED.

8. Mr. E. Schmutz

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That Mr. Schmutz be allowed to make an addition to the front of his non-conforming dwelling in accordance with his submission to the Board.

CARRIED.

9. Canaveral Investments Limited

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That the owners of the Cariboo Shopping Centre be allowed to erect a 50 foot sign in accordance with their submission to the Board providing that provision for landscaping and benches is made on the property on which the sign is to be erected.

CARRIED.

10. The District of Coquitlam

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That the Municipality be allowed to remove the 1918 wing of the Municipal Hall and replace it with a new structure and also that the Municipality be allowed to make a 36 foot addition to the east end of the Municipal Hall.

CARRIED.

Thursday, February 25, 1971
Board of Variance, cont'd.

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11. George Miller

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That Mr. Miller be allowed to retain his forms
maintaining a 22 foot setback from Madore Avenue.

MOTION DEFEATED.

ADJOURNMENT

The Chairman declared the meeting adjourned at 10:00 p.m.


CHAIRMAN

THE BOARD OF VARIANCE

Monday, May 17th, 1971
Municipal Hall
1111 Brunette Avenue
Coquitlam, B.C.



A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Monday, May 17th, 1971 at 7:30 p.m.

Members present were Mr. R. C. Parsons, Chairman, Mr. R. J. Arrell, Mr. L. Miles and Mr. A. H. Kennedy. Also present were Mr. N. Wainman, Building Inspector and Mr. T. Klassen, Deputy Municipal Clerk who acted as Secretary to the Board.

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on them after all submissions had been made and the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerk's Office.

1. Appeal of Victor M. Young
1501 Marine Crescent
SUBJECT: Relaxation of by-law requirements to allow addition to a non-conforming dwelling.

Mr. Young addressed the Board and stated that he wished to close in the existing carport for use as a garage and his house is nonconforming in that he does not have the required rear yard setback and therefore cannot make any structural alterations without the approval of The Board of Variance. Mr. Young stated that he had contacted his neighbours and they had no objections to the proposed alterations to his dwelling.

A Mr. Burgland who lives at 1507 Marine Crescent rose to inform the Board that he was a neighbour of Mr. Youngs and had no objection to Mr. Young closing in the carport for use as a garage.

2. Appeal of Mr. F. Caravaggio
229 Marmont Street
SUBJECT: Relaxation of by-law requirements to allow addition to a non-conforming dwelling.

Mr. Caravaggio addressed the Board and stated that they had commenced construction to close in the rear stairwells in a duplex and had not obtained a permit and he stated that when he applied for his permit he was informed that the enclosure of the stairwells would be a structural alteration to a non-conforming dwelling, and therefore a permit cannot be issued. Mr. Caravaggio stated that he realized he needed a permit, however, he had started work on a weekend and had completed it prior to applying for his permit.

Mr. Caravaggio stated that the reason for closing in the stairwells was to protect the rear entrance from the

elements as well as to replace the existing stairs which were completely rotted away and useless.

The Building Inspector explained to the Board of Variance that a permit for repairs had been issued to Mr. Caravaggio as repairs are allowed to be made to non-conforming buildings.

Mr. Marr, the Assistant Municipal Solicitor, addressed the Board and stated that he had been instructed by Council to object to any alterations being made to this non-conforming dwelling as sometime in the future the Municipality may wish to acquire property for the widening of Quadling Avenue and any alterations made to the building at this time could result in more expensive property acquisition. Mr. Marr went on to explain that while the alteration may be minor it may lead the owner to apply for similar alterations over the coming years which could ultimately affect the market value of the property.

Mr. Caravaggio stated that it had cost him between \$700 and \$800 to enclose these new stairwells.

3. Appeal of Wildwood Mobilehome Park Limited
201 Cayer Street
SUBJECT: Extension of time limit imposed by
the Board of Variance on a building permit
-

Mr. Allinger addressed the Board and stated that one year ago he had appeared before the Board of Variance and had been given a permit good for one year to complete development of his mobile home park. He stated that he now wished an extension of this permit to September 30, 1971 from May 31, 1971 as construction of the bays had been held up due to strikes which resulted in no concrete available for three and a half months in 1970. He also stated that the current wet spring had further held up development and he felt the extension to September 30, 1971 would allow them to fully complete his mobile home park.

4. Appeal of W. R. Garner
3640 Victoria Drive
SUBJECT: Relaxation of front yard requirements
-

Mr. Garner addressed the Board and stated that he had started construction on a garage on his property without first having obtained a permit and had now been informed that the garage was closer to the property line than his dwelling which is not allowed under existing zoning by-laws.

He went on to state that moving the garage would not be too great a problem, however, he would have to haul in several loads of soil and build a five foot retaining wall in order to locate the house to the rear of the dwelling. He stated that at the present time the garage was framed and has not been fully completed.

A neighbour to Mr. Garner rose to address the Board and stated that he had no objection to the location of the

garage and that it does not appear to be out of line as the road runs at quite an angle in this location.

5. Appeal of Androb Holdings Limited
1572 Harbour Drive
SUBJECT: Relaxation of side yard requirements.
-

A Mr. Black addressed the Board and stated that he was representing Androb Holdings Limited and had lived in the dwelling for the last 13 years. He stated that he wished to enclose the existing sundeck with glass in order to stop pollution and to stop animals from getting access to the sundeck.

A letter was read to the Board by the Deputy Municipal Clerk received from Mrs. R. J. Bruhm of 1559 Broadview Court objecting to the proposal put forward by Mr. Black as she felt should the enclosure be allowed it would make the adjacent house look too close and therefore lower the value of her property.

A Mr. Simpson of 1570 Harbour Drive rose to object to the proposal and stated that there is now a limited distance between the houses and Mr. Black already has a fence that is approximately 7 feet in height.

6. Appeal of Herman A. Lepitzki
2082 Lorraine Avenue
SUBJECT: Relaxation of side yard requirements.
-

Mr. Lepitzki addressed the Board and stated that he wished to make an addition to his dwelling which as the present time was non-conforming in that he only had a four foot side yard setback on the east side of his property. He stated that he wished to make an extension to the front of the dwelling which would still leave the house setback 47 feet 10 inches and he wished to maintain the present east side building line in order to give a good appearance to the completed dwelling. Mr. Lepitzki went on to explain that he needs the extra space as the present dwelling has only 850 square feet and the living is only 12 by 14 feet with four doors in it making it very difficult to arrange furniture in the room. He also stated that it would be too expensive to move the existing house over the required two feet as it has a full basement under this section of the house at the present time.

A Mr. Peereboom of 2080 Lorraine Avenue addressed the Board and stated that he had no objection to the proposal put forward by Mr. Lepitzki.

7. Appeal of Rene J. Couture
230 LeBleu Street
SUBJECT: Relaxation of by-law requirements to
make an addition to a non-conforming dwelling.
-

Mr. Couture addressed the Board and stated that he had constructed the carport which had been attached to the rear of the house which at the present time was nonconforming in that it did not have the required side yard setback. He stated that he had inquired as to how far back the carport had to be set and had been informed that it was four feet but did not realize that if it was attached to the dwelling he would require approval from the Board of Variance.

Mr. Couture did admit that he had not applied for a Building Permit prior to commencing construction.

Mr. Parsons, the Chairman of the Board, wished to go on record as stating that the Board of Variance are very concerned with the number of applicants appearing before the Board who have commenced construction without obtaining a permit and stated that the Board as a whole is becoming very unsympathetic to such applicants. He informed the meeting that regardless of how the Board ruled on appeals this in no way prevents the Municipality from proceeding to prosecute violators of Municipal by-laws.

8. Appeal of J. D. McCrea
2250 Haversley Avenue
SUBJECT: Relaxation of side yard requirements.
-

Mr. McCrea addressed the Board and stated that he wished to make an addition to his dwelling and due to the fact that the dwelling was placed on an angle on the property when it was originally constructed, the addition would violate the side yard setback at the southeast corner in that it would only be five feet from the property line. Mr. McCrea stated that he wished to maintain the present lines of the house and that it would be too expensive to change the building to straighten out the one wall.

Mr. McCrea stated that he had contacted the neighbours to the east and the neighbours directly across the road and they had expressed no objections to the proposed addition.

9. Appeal of Bruce Finlayson
423 Winona Street
SUBJECT: Relaxation of front yard requirements.
-

Mr. Finlayson addressed the Board and stated that he wished to construct a carport to the front of the house and his reason for placing it in this location was that the shape of the lot precludes building in any other location. Mr. Finlayson stated that at the present time he has two cars and a boat and he is having great

difficulty in attempting to provide protection for them. Mr. McCrea went on to explain that the lot situated at the end of a cul-de-sac and that the proposed carport would sit back 12 feet from the property line at the northeast corner.

Mr. Finlayson stated that he had spoken to all neighbours surrounding him and none of them had any objections to his proposal.

10. Appeal of Wayne Forseth
Queenston Avenue
SUBJECT: Relaxation of by-law requirements
to allow a three foot roof overhang.

Mr. Forseth addressed the Board and stated that he wished to withdraw his original appeal with regards to setbacks of the main building and to substitute it in order to be allowed a 3 foot roof overhang on his proposed dwelling.

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY

That the Board of Variance accept the withdrawal of the original appeal to be substituted by an appeal to allow a three foot roof overhang.

CARRIED.

The Building Inspector stated that the appeal is then being made for relaxation of requirements of By-Law No. 860, Section 3, General Provisions #4. Mr. Forseth stated that if he were to move the proposed dwelling further to the rear to have the necessary 25 foot front yard setback the future rear lot line would not then have the required 20 setback and as well he would have to remove two large evergreens. He also stated that should the Board not allow the three foot overhang it would require new house plans to be drawn.

11. Mr. R. G. Griffith
690 Danville Court
SUBJECT: Relaxation of side yard requirements.

Mr. Griffith addressed the Board and stated that he wished to close in the existing sundeck overtop of the carport for additional living space in his dwelling. Mr. Griffith explained that were he required to move the south wall of the carport back to allow a six foot side yard setback from the south property quite an additional cost would be incurred by him.

May 17th, 1971

Board of Variance, cont'd.

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Mr. Griffith stated that he had contacted his neighbours and particularly the neighbour to the south and this neighbour had said that as long as there were no windows on the south end he had no objection to the proposed addition.

12. Appeal of James Gaube
651 Folsom Street
SUBJECT: Relaxation of by-law requirements
in order to erect a five foot chain-link
fence to the front of his dwelling.

Mr. Gaube addressed the Board and stated that he is currently having problems with dogs and teenagers running across his property and raiding his garden. He explained to the Board that the present by-law states that he must not have a fence higher than three feet for a length of twenty feet on the corner of his property which fronts on two roads. He stated that a fence of this height would not deter dogs from jumping over or teenagers from stepping over it.

Mr. Gaube went on to explain that he is presently finding it necessary to keep a dog in order to help protect his property which is costing him approximately \$100 a year and as well damages being done to his garden which would amount to \$50 to \$100 a year.

Mr. Gaube went on to explain that he understood the reason for three foot fences only being allowed on corner properties but felt that he would not in any way be restricting the sight of motorists were he to erect the five foot chain-link fence. He also stated that he does not wish to put any barbed wire around his property on top of the fence. Mr. Gaube presented a petition signed by four of his neighbours stating that they had no objection to his erecting a five foot chain-link fence to the front of his dwelling.

CONCLUSIONS

1. Victor M. Young

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That Mr. Young be allowed to close in his existing carport for use as a garage.

CARRIED.

2. Mr. F. Carravaggio

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That the appeal of Mr. Carravaggio be declined.

CARRIED.

The Board suggested that Mr. Carravaggio be instructed to be in touch with the Building Inspector to determine what alterations to the addition would have to be made in order to comply with the by-laws of the Municipality.

3. Wildwood Mobilehome Park

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Wildwood Mobile Home Park be allowed an extension of their building permit to September 30, 1971.

CARRIED.

4. Warren R. Garner

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That Mr. Garner be allowed to construct a garage to the front of his existing dwelling in accordance with the plans submitted.

CARRIED.

5. Androb Holdings Limited

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That the appeal of Androb Holdings Limited be declined.

CARRIED.

6. Herman A. Lepitzki

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Lepitzki be allowed to construct an addition to the front of his existing nonconforming dwelling in accordance with the plans submitted.

CARRIED.

7. Rene J. Couture

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That Mr. Couture be allowed to construct a carport attached to the rear of his existing non-conforming dwelling.

CARRIED.

8. J. D. McCrea

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES

That Mr. McCrea be allowed to construct an addition to his dwelling maintaining a five foot side yard setback at the northeast corner of the proposed addition.

CARRIED.

9. Bruce Finlayson

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That Mr. Finlayson be allowed to construct a carport to the front of his existing dwelling and that it be noted that this approval was due to the problems encountered by Mr. Finlayson because of the location of the lot on a cul-de-sac.

CARRIED.

The Board of Variance requests that Council consider the problems encountered by owners of properties situated on cul-de-sacs with regards to the setbacks and requested that consideration of a by-law amendment be given to help alleviate some of the problems encountered.

*Boyle
MCK
Refer to Plan
Comment*

10. Wayne Forseth

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Forseth be allowed a 36 inch roof overhang in accordance with his appeal.

CARRIED.

May 17th, 1971
Board of Variance cont'd.

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11. R. G. Griffith

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Griffith be allowed to close in his existing sundeck to enlarge the living area of his home in accordance with the plans submitted.

CARRIED

12. Mr. James Gaube

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Mr. Gaube be allowed to erect a four foot chain-link fence to the front of his dwelling.

CARRIED.

ADJOURNMENT

The Chairman declared the meeting adjourned
at 9:30 p.m.

CHAIRMAN

THE BOARD OF VARIANCE

Monday, May 17th, 1971
Municipal Hall
1111 Brunette Avenue
Coquitlam, B.C.

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Monday, May 17th, 1971 at 7:30 p.m.

Members present were Mr. R. C. Parsons, Chairman, Mr. R. J. Arrell, Mr. L. Miles and Mr. A. H. Kennedy. Also present were Mr. N. Wainman, Building Inspector and Mr. T. Klassen, Deputy Municipal Clerk who acted as Secretary to the Board.

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on them after all submissions had been made and the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerk's Office.

1. Appeal of Victor M. Young
1501 Marine Crescent
SUBJECT: Relaxation of by-law requirements to allow addition to a non-conforming dwelling.
-

Mr. Young addressed the Board and stated that he wished to close in the existing carport for use as a garage and his house is nonconforming in that he does not have the required rear yard setback and therefore cannot make any structural alterations without the approval of The Board of Variance. Mr. Young stated that he had contacted his neighbours and they had no objections to the proposed alterations to his dwelling.

A Mr. Burgland who lives at 1507 Marine Crescent rose to inform the Board that he was a neighbour of Mr. Youngs and had no objection to Mr. Young closing in the carport for use as a garage.

2. Appeal of Mr. F. Caravaggio
229 Marmont Street
SUBJECT: Relaxation of by-law requirements to allow addition to a non-conforming dwelling.
-

Mr. Caravaggio addressed the Board and stated that they had commenced construction to close in the rear stairwells in a duplex and had not obtained a permit and he stated that when he applied for his permit he was informed that the enclosure of the stairwells would be a structural alteration to a non-conforming dwelling, and therefore a permit cannot be issued. Mr. Caravaggio stated that he realized he needed a permit, however, he had started work on a weekend and had completed it prior to applying for his permit.

Mr. Caravaggio stated that the reason for closing in the stairwells was to protect the rear entrance from the

elements as well as to replace the existing stairs which were completely rotted away and useless.

The Building Inspector explained to the Board of Variance that a permit for repairs had been issued to Mr. Caravaggio as repairs are allowed to be made to non-conforming buildings.

Mr. Marr; the Assistant Municipal Solicitor, addressed the Board and stated that he had been instructed by Council to object to any alterations being made to this non-conforming dwelling as sometime in the future the Municipality may wish to acquire property for the widening of Quadling Avenue and any alterations made to the building at this time could result in more expensive property acquisition. Mr. Marr went on to explain that while the alteration may be minor it may lead the owner to apply for similar alterations over the coming years which could ultimately affect the market value of the property.

Mr. Caravaggio stated that it had cost him between \$700 and \$800 to enclose these new stairwells.

3. Appeal of Wildwood Mobilehome Park Limited
201 Cayer Street
SUBJECT: Extension of time limit imposed by
the Board of Variance on a building permit
-

Mr. Allinger addressed the Board and stated that one year ago he had appeared before the Board of Variance and had been given a permit good for one year to complete development of his mobile home park. He stated that he now wished an extension of this permit to September 30, 1971 from May 31, 1971 as construction of the bays had been held up due to strikes which resulted in no concrete available for three and a half months in 1970. He also stated that the current wet spring had further held up development and he felt the extension to September 30, 1971 would allow them to fully complete his mobile home park.

4. Appeal of W. R. Garner
3640 Victoria Drive
SUBJECT: Relaxation of front yard requirements
-

Mr. Garner addressed the Board and stated that he had started construction on a garage on his property without first having obtained a permit and had now been informed that the garage was closer to the property line than his dwelling which is not allowed under existing zoning by-laws.

He went on to state that moving the garage would not be too great a problem, however, he would have to haul in several loads of soil and build a five foot retaining wall in order to locate the house to the rear of the dwelling. He stated that at the present time the garage was framed and has not been fully completed.

A neighbour to Mr. Garner rose to address the Board and stated that he had no objection to the location of the

garage and that it does not appear to be out of line as the road runs at quite an angle in this location.

5. Appeal of Androb Holdings Limited
1572 Harbour Drive
SUBJECT: Relaxation of side yard requirements.
-

A Mr. Black addressed the Board and stated that he was representing Androb Holdings Limited and had lived in the dwelling for the last 13 years. He stated that he wished to enclose the existing sundeck with glass in order to stop pollution and to stop animals from getting access to the sundeck.

A letter was read to the Board by the Deputy Municipal Clerk received from Mrs. R. J. Bruhm of 1559 Broadview Court objecting to the proposal put forward by Mr. Black as she felt should the enclosure be allowed it would make the adjacent house look too close and therefore lower the value of her property.

A Mr. Simpson of 1570 Harbour Drive rose to object to the proposal and stated that there is now a limited distance between the houses and Mr. Black already has a fence that is approximately 7 feet in height.

6. Appeal of Herman A. Lepitzki
2082 Lorraine Avenue
SUBJECT: Relaxation of side yard requirements.
-

Mr. Lepitzki addressed the Board and stated that he wished to make an addition to his dwelling which as the present time was non-conforming in that he only had a four foot side yard setback on the east side of his property. He stated that he wished to make an extension to the front of the dwelling which would still leave the house setback 47 feet 10 inches and he wished to maintain the present east side building line in order to give a good appearance to the completed dwelling. Mr. Lepitzki went on to explain that he needs the extra space as the present dwelling has only 850 square feet and the living is only 12 by 14 feet with four doors in it making it very difficult to arrange furniture in the room. He also stated that it would be too expensive to move the existing house over the required two feet as it has a full basement under this section of the house at the present time.

A Mr. Peereboom of 2080 Lorraine Avenue addressed the Board and stated that he had no objection to the proposal put forward by Mr. Lepitzki.

7. Appeal of Rene J. Couture
230 LeBleu Street
SUBJECT: Relaxation of by-law requirements to
make an addition to a non-conforming dwelling.
-

Mr. Couture addressed the Board and stated that he had constructed the carport which had been attached to the rear of the house which at the present time was nonconforming in that it did not have the required side yard setback. He stated that he had inquired as to how far back the carport had to be set and had been informed that it was four feet but did not realize that if it was attached to the dwelling he would require approval from the Board of Variance.

Mr. Couture did admit that he had not applied for a Building Permit prior to commencing construction.

Mr. Parsons, the Chairman of the Board, wished to go on record as stating that the Board of Variance are very concerned with the number of applicants appearing before the Board who have commenced construction without obtaining a permit and stated that the Board as a whole is becoming very unsympathetic to such applicants. He informed the meeting that regardless of how the Board ruled on appeals this in no way prevents the Municipality from proceeding to prosecute violators of Municipal by-laws.

8. Appeal of J. D. McCrea
2250 Haversley Avenue
SUBJECT: Relaxation of side yard requirements.
-

Mr. McCrea addressed the Board and stated that he wished to make an addition to his dwelling and due to the fact that the dwelling was placed on an angle on the property when it was originally constructed, the addition would violate the side yard setback at the southeast corner in that it would only be five feet from the property line. Mr. McCrea stated that he wished to maintain the present lines of the house and that it would be too expensive to change the building to straighten out the one wall.

Mr. McCrea stated that he had contacted the neighbours to the east and the neighbours directly across the road and they had expressed no objections to the proposed addition.

9. Appeal of Bruce Finlayson
423 Winona Street
SUBJECT: Relaxation of front yard requirements.
-

Mr. Finlayson addressed the Board and stated that he wished to construct a carport to the front of the house and his reason for placing it in this location was that the shape of the lot precludes building in any other location. Mr. Finlayson stated that at the present time he has two cars and a boat and he is having great

May 17th, 1971
Board of Variance cont'd.

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difficulty in attempting to provide protection for them. Mr. McCrea went on to explain that the lot situated at the end of a cul-de-sac and that the proposed carport would sit back 12 feet from the property line at the northeast corner.

Mr. Finlayson stated that he had spoken to all neighbours surrounding him and none of them had any objections to his proposal.

10. Appeal of Wayne Forseth
Queenston Avenue
SUBJECT: Relaxation of by-law requirements
to allow a three foot roof overhang.

Mr. Forseth addressed the Board and stated that he wished to withdraw his original appeal with regards to setbacks of the main building and to substitute it in order to be allowed a 3 foot roof overhang on his proposed dwelling.

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY

That the Board of Variance accept the withdrawal of the original appeal to be substituted by an appeal to allow a three foot roof overhang.

CARRIED.

The Building Inspector stated that the appeal is then being made for relaxation of requirements of By-Law No. 860, Section 3, General Provisions #4. Mr. Forseth stated that if he were to move the proposed dwelling further to the rear to have the necessary 25 foot front yard setback the future rear lot line would not then have the required 20 setback and as well he would have to remove two large evergreens. He also stated that should the Board not allow the three foot overhang it would require new house plans to be drawn.

11. Mr. R. G. Griffith
690 Danville Court
SUBJECT: Relaxation of side yard requirements.

Mr. Griffith addressed the Board and stated that he wished to close in the existing sundeck overtop of the carport for additional living space in his dwelling. Mr. Griffith explained that were he required to move the south wall of the carport back to allow a six foot side yard setback from the south property quite an additional cost would be incurred by him.

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Board of Variance, cont'd.

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Mr. Griffith stated that he had contacted his neighbours and particularly the neighbour to the south and this neighbour had said that as long as there were no windows on the south end he had no objection to the proposed addition.

12. Appeal of James Gaube
651 Folsom Street
SUBJECT: Relaxation of by-law requirements
in order to erect a five foot chain-link
fence to the front of his dwelling.

Mr. Gaube addressed the Board and stated that he is currently having problems with dogs and teenagers running across his property and raiding his garden. He explained to the Board that the present by-law states that he must not have a fence higher than three feet for a length of twenty feet on the corner of his property which fronts on two roads. He stated that a fence of this height would not deter dogs from jumping over or teenagers from stepping over it.

Mr. Gaube went on to explain that he is presently finding it necessary to keep a dog in order to help protect his property which is costing him approximately \$100 a year and as well damages being done to his garden which would amount to \$50 to \$100 a year.

Mr. Gaube went on to explain that he understood the reason for three foot fences only being allowed on corner properties but felt that he would not in any way be restricting the sight of motorists were he to erect the five foot chain-link fence. He also stated that he does not wish to put any barbed wire around his property on top of the fence. Mr. Gaube presented a petition signed by four of his neighbours stating that they had no objection to his erecting a five foot chain-link fence to the front of his dwelling.

CONCLUSIONS

1. Victor M. Young

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That Mr. Young be allowed to close in his existing carport for use as a garage.

CARRIED.

May 17th, 1971
Board of Variance cont'd.

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2. Mr. F. Carravaggio

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That the appeal of Mr. Carravaggio be declined.

CARRIED.

The Board suggested that Mr. Carravaggio be instructed to be in touch with the Building Inspector to determine what alterations to the addition would have to be made in order to comply with the by-laws of the Municipality.

3. Wildwood Mobilehome Park

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Wildwood Mobile Home Park be allowed an extension of their building permit to September 31, 1971.

CARRIED.

4. Warren R. Garner

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That Mr. Garner be allowed to construct a garage to the front of his existing dwelling in accordance with the plans submitted.

CARRIED.

5. Androb Holdings Limited

MOVED BY MR. MILES
SECONDED BY MR. ARRELL:

That the appeal of Androb Holdings Limited be declined.

CARRIED.

6. Herman A. Lepitzki

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Lepitzki be allowed to construct an addition to the front of his existing nonconforming dwelling in accordance with the plans submitted.

CARRIED.

7. Rene J. Couture

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That Mr. Couture be allowed to construct a carport attached to the rear of his existing non-conforming dwelling.

CARRIED.

8. J. D. McCrea

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES

That Mr. McCrea be allowed to construct an addition to his dwelling maintaining a five foot side yard setback at the northeast corner of the proposed addition.

CARRIED.

9. Bruce Finlayson

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That Mr. Finlayson be allowed to construct a carport to the front of his existing dwelling and that it be noted that this approval was due to the problems encountered by Mr. Finlayson because of the location of the lot on a cul-de-sac.

CARRIED.

The Board of Variance requests that Council consider the problems encountered by owners of properties situated on cul-de-sacs with regards to the setbacks and requested that consideration of a by-law amendment be given to help alleviate some of the problems encountered.

10. Wayne Forseth

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Forseth be allowed a 36 inch roof overhang in accordance with his appeal.

CARRIED.

May 17th, 1971
Board of Variance cont'd.

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11. R. G. Griffith

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Griffith be allowed to close in his existing sundeck to enlarge the living area of his home in accordance with the plans submitted.

CARRIED

12. Mr. James Gaube

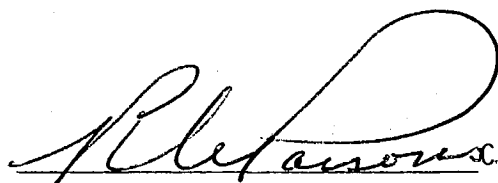
MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Mr. Gaube be allowed to erect a four foot chain-link fence to the front of his dwelling.

CARRIED.

ADJOURNMENT

The Chairman declared the meeting adjourned
at 9:30 p.m.


CHAIRMAN

THE BOARD OF VARIANCE



Monday, July 12th, 1971
Council Chambers
Municipal Hall
1111 Brunette Avenue
Coquitlam, B. C.

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, July 12th, 1971 at 7:30 p.m.

Members present were Mr. R. C. Parsons, Chairman, Mr. R. J. Arrell, Mr. L. Miles, Mr. A. H. Kennedy and Mr. G. Crews. Also present were Mr. M. Robinson, Building Department and Mr. T. Klassen, Deputy Municipal Clerk who acted as Secretary to the Board.

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on them after all submissions had been made and the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerk's Office.

1. Appeal of James S. Crawford
250 Finnigan Street
SUBJECT: Relaxation of side yard requirements.

Mr. Crawford addressed the Board and stated that he wished to build an additional carport on the north side of his dwelling, in order to house his second car and his boat. Mr. Crawford stated that it would be necessary that he be allowed to build within 2½ feet of his property line rather than the required 4 feet, in order for him to be able to turn into the carport from his driveway. Mr. Crawford informed the Board that the proposed carport would be the same width as the carport on the opposite end of the lot.

A member of the Board enquired as to whether it was not possible for the carport to be placed to the rear of the dwelling and Mr. Crawford stated that this would then place it quite a distance from the house.

Mr. Wagner, the neighbour to the north, said that he would object to the carport being built within 2½ feet of his property line, but would have no objection if the carport were built according to the requirements presently existing in Municipal by-laws.

Mr. Crawford, by way of a note to Mr. Crews, stated that the width of the proposed carport would be 11 feet and that it would be impossible to place this onto the other end of the existing carport.

2. Appeal of W.J. Investments Limited
North Road at Appian Way
SUBJECT: Relaxation of site coverage requirements.

Mr. Reid represented W.J. Investments and stated that they were requesting relaxation of site coverage re-

quirements because following completion of their plans, the Municipality had requested the small triangle of property off the corner of their property at Appian Way and Whiting Way for the future extension of Whiting Way south. He went on to explain to the Board that as a result of this extra property being required, their proposed building was in contravention of the site coverage and floor space requirements of the zoning by-law.

Mr. Reid explained to the Board that the hardship which would exist would be that W.J. Investments would have to completely redo their plans if the board did not allow the appeal.

As a result of the property dedicated to the Municipality for Whiting Way, the apartment exceeds the maximum site coverage by 52.91 square feet.

3. Poul E. Hansen
730 Clarke Road
SUBJECT: Relaxation of parking requirements
and secondary access requirements.

Mr. Hansen addressed the Board and stated that he was representing Silva Holdings and Slumber Lodge and that they were appealing the requirement of a secondary access to a proposed local at 730 Clarke Road, as well as the parking requirements.

Mr. Hansen stated that the present By-Law requires one parking space per 100 square feet of gross floor area and as the motel units range in size from 227 square feet to 550 square feet, this would require from 2.27 parking spaces to 5.5 parking spaces per unit, which would be excessive for the use the property would be put to.

Mr. Hansen stated that in his discussions with the Executives of Slumber Lodge Limited he was informed that the average occupancy throughout the year of a motel is approximately 75% and even when there is 100% occupancy quite often patrons arrive in buses and thus, no more than one parking space per unit is required.

With regard to the secondary access, Mr. Hansen stated that the present way out of the motel on the property allows two accesses onto Clarke Road and that it will be possible for cars to proceed directly around the back of the motel so that circular traffic will be possible. He also explained that the property to the rear is being dedicated to the Municipality for future use as a road and Mr. Hersak, the developer, stated that he would be required to post a deposit for construction of this road in the future.

Mr. Crews stated that the back portion of the property which is to be dedicated as future road appears on the plans to only at this time be gravel. He stated that this was not conducive to traffic proceeding around the back of the motel and wondered if the developer would be willing to pave this portion if the Board were to allow his appeal. Mr. Hersak indicated his willingness to do so.

A Mr. Roy Kjelson of 1150 Charland Avenue addressed the Board and stated that he was opposed to any secondary access coming out onto Anskar Court and

stated that the Board should not allow this. It was explained to Mr. Kjelson that the purpose of the appeal to the Board was to relax the requirements of secondary access and therefore, no secondary access would be provided at this time to Anskar Court but that all cars would be coming in and out of the motel on Clarke Road.

The Municipal Planner had submitted comments on the proposed appeal, stating that the only concern to the Planning Department was that in no case should the parking standard for the motel be less than 1.25 parking spaces per unit with none of these parking spaces being off the site.

4. Appeal of June E. Ferguson
645 Claremont Street
SUBJECT: Relaxation of frontyard requirements.

Mr. Ferguson addressed the Board and stated that he wished to remodel and renovate his house as well as build a carport on the front of the house. He stated that it was necessary for him to have a larger carport as he presently owns an 18 foot boat and two automobiles and also, his son would be shortly acquiring an automobile and he has to have somewhere to park it.

Mr. Ferguson stated that he does not want to build to the rear of his property as his neighbour has a sun-deck in this area and if he were to continue his sun-deck, he would be looking into the neighbour's dining room.

Mr. Ferguson read a letter from a Mr. H.E. Roberts, 643 Claremont Street and a Mr. J.D. Suttie of 647 Claremont Street, stating that they had no objections to Mr. & Mrs. Ferguson building a double carport in the front of their dwelling extending to within 10 feet of the property line.

A letter was read to the Board from Mr. & Mrs. Drake of 636 Claremont Street, objecting to the proposed addition.

A Mr. Walter MacIntosh of 644 Claremont addressed the Board and stated that if Mr. Ferguson were to construct the carport to the front of his lot, his view would be restricted and he would therefore object to the proposal.

A Mr. Turner of 638 Claremont Street addressed the Board and stated that he also is opposed to the carport being built in the front of the dwelling and stated that as Mr. Ferguson has a lane to the rear of his property, possibly it would be better to place the carport to the rear.

5. R.J. Roberge
739 Wilmot
SUBJECT: Relaxation of side yard requirements.

Mr. Roberge addressed the Board and stated that he wished to build a carport to the rear of his dwelling with the entrance being off Regan Avenue and that,

as this is a corner lot, he is required to have a 12½ foot set-back and if this set-back were obtained it would be necessary for him to remove several existing shrubs and trees which would take a long time to replace. He stated that, if he moved the carport closer to the house in order to obtain the 12 foot set-back, this would block off the light coming into the kitchen.

There was no one objecting to the proposed addition.

6. W.E. Taylor
2404 Austin Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. Taylor addressed the Board and stated that he wished to place an addition onto his present non-conforming dwelling, with the addition being approximately 48 feet by 30 feet. Mr. Taylor stated that the present house is non-conforming in that the set-back at the northeast corner is only 4 feet 2 inches and that the southeast corner set-back is 4 feet 7 inches, whereas a 6 foot side yard set-back is required.

Mr. Taylor presented letters from Mrs. Robin Keyes of 2437 Warrenton Avenue and Mr. & Mrs. Ronald Finnigan of 2447 Warrenton Avenue, stating that they had no objections to the proposed addition which Mr. Taylor was to make.

7. J.H. Crot
730 Roderick Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. Crot addressed the Board and stated that he wished to build an extra bedroom onto his non-conforming dwelling in order to provide room for a housekeeper, as his wife has been sick for some time. He stated that at present the house has only a 2 foot side yard set-back from the west property line, whereas a 6 foot set-back is required.

There was no one objecting to this application.

8. Percy Contracting Services
335 North Road
SUBJECT: Relaxation of parking requirements.

Mr. Percy, the son of the applicant, addressed the Board and stated that they wished to build a structure 30 feet by 120 feet, which under the present regulations would require one space for every 100 square feet of gross floor area, which would mean providing a minimum of 48 parking spaces. He stated that the proposed By-Law of the Municipality, which would shortly be coming into effect, would require one parking space for every 400 square feet of gross floor area, which would mean 12 parking spaces.

Mr. Percy stated that the building would be divided into three units and that a maximum of six employees would be employed on the site, with five service vehicles lodged on the site as well.

July 12th, 1971
Board of Variance cont'd.

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Mr. Percy went on to state that they were willing, at this time, to provide 40 parking spaces if they are allowed to proceed.

There was no one objecting to the proposal.

9. M. Duff
1122 Westwood Street
SUBJECT: Relaxation of fence By-Law requirements.

Mr. Duff addressed the Board and stated that he lives across from No. 3 Fire Hall and that very recently this fire hall has been manned full time, which means that there is a considerable amount of activity going on. He stated that he wished to build a 6 foot fence to across the front of his property to screen his home from the activity of the Fire Department. Mr. Duff went on to state that his is actually a visual hardship, in that there is constant testing of equipment going on in the Fire Hall and also, quite a great deal of traffic with the comings and goings of Departmental vehicles and staff vehicles.

There was no one objecting to this proposal.

10. Jack O. Jacobson
1750 Regan Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. Jacobson addressed the Board and stated that he wished to build a carport onto the west side of his dwelling and that in his application he had requested to be allowed to build right to the property line, however, since submitting his application, he has found that he can build the carport 2 feet back from the property line and he would thus have a carport 15 feet 2 inches by 32 feet 2 inches.

Mr. Crews questioned Mr. Jacobson as to why he could not park vehicles one behind the other and thus meet the By-Law requirements of a 4 foot side yard set-back and Mr. Jacobson stated that this could prove to be quite inconvenient.

Mr. Jacobson stated that his only alternative is to build a driveway around the side of his property and place the carport to the rear of the house.

Mr. Jacobson also stated that if he is allowed to build a carport to within 2 feet of his property, there will be at least 7½ feet between the edge of the carport and the neighbour's dwelling and the neighbour has no windows on that end of the house, so that the carport would in no way affect the next door neighbour.

There was no on opposing this application.

11. Joseph Kogler
1645 Harbour Drive
SUBJECT: Relaxation of side yard requirements.

Mr. Kogler addressed the Board and stated that he had just recently purchased the house at 1645 Harbour Drive and when applying for a mortgage, had been required to submit a site survey of the dwelling and upon obtaining

the survey it was found that the house was not situated in accordance with Municipal By-Laws, in that he only had a 10.7 foot set-back on the northwest corner of his dwelling, instead of the required 12½ feet.

Mr. Kogler stated that the Mortgage Company will not give him a mortgage until such time as the Municipality submits a letter stating that it will take no action with regards to having the house brought into conformity with Municipal By-Laws in the future.

12. Central Dri Wall
553 Lougheed Highway
SUBJECT: Relaxation of By-Law requirements
regarding site coverage, gross floor
area and front yard set-back.

Mr. A. Thompson, a solicitor, appeared on behalf of Central Dri Wall and stated that the developers of the property at 553 Lougheed Highway had proceeded to plan an apartment on the basis of a survey done by David H. Burnett and Associates in 1968 and that once all planning and drawings had been completed, it was discovered that the B. C. Department of Highways had gazetted a portion of the property as highway. Mr. Thompson explained to the Board that the gazetting did not appear on the title and therefore, when a search was made at the Land Registry Office, no indication of the gazetting could be located.

Mr. Thompson also went on to explain that no negotiations had been undertaken by the Department of Highways with the owner of the property and therefore, the owner had no indication that his property was being taken and no offer of compensation had been made.

Mr. Thompson therefore requested that the Board allow the applicant to use the total area of the property, including the area gazetted by the Department of Highways, in calculating the gross floor area, the site coverage and the front yard set-back. Mr. Thompson explained that the area being taken by the Department of Highways ranged from 16 feet at the southwest corner to 24 feet at the southeast corner. Mr. Thompson went on to explain that there was no guarantee that the road would ever be widened in this area, as it was his understanding the road was gazetted at the time a Drive-In Theatre was proposed in this area and it was felt that an extra lane of traffic may be required to provide turn slots.

In answer to a question from the Board, Mr. Thompson explained that if the appeal were not allowed, five suites would have to be removed, which would then mean redrawing of the plans, which would create hardship upon his client as this would involve considerable extra cost. Mr. Thompson stated that the site coverage they are over is 2,860 square feet and the gross floor area by which they exceed the By-Law is 1,150 square feet on each of three floors or a total of 3,450 square feet.

Mr. Samson, who lives at 556 Rochester, rose and stated that he is opposed to any further development in this area whatsoever.

July 12th, 1971
Board of Variance cont'd.

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The Municipal Planner submitted a statement dealing with this application and a copy is attached and forms part of these Minutes.

Planner's Comments re Applications to the Board of Variance

The Municipal Planner submitted written comments to the Municipal Council with regard to the Board of Variance Agenda together with a memo directed to the Board of Variance regarding Item No. 3, copies of these two memos are attached too and form part of these Minutes.

CONCLUSIONS

1. James S. Crawford

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That the appeal of Mr. Crawford be not allowed.

CARRIED.

Mr. Miles registered opposition to the motion.

2. W.J. Investments Limited

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That the appeal of W.J. Investments Limited be approved in accordance with their submission to the Board and that they be allowed to use the full area of their property, including the small triangular portion being dedicated to the Municipality for the Whiting Way, when calculating site coverage.

CARRIED.

3. Poul E. Hansen

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That the appeal regarding the elimination of secondary access be approved, subject to the portion of land shown on plans submitted and identified as Job No. 6934, Drawing No. P1, revised June 23, 1971, to the rear of the motel and shown as an 18 foot wide driveway (gravel) and road dedication (pending) be paved so that access around the motel is facilitated and also that the appeal regarding reduction of parking to 1.25 spaces per unit be allowed providing it is all on-site parking.

CARRIED.

4. June E. Ferguson

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES:

That the appeal of June E. Ferguson be not allowed.

CARRIED.

5. R.J. Roberge

MOVED BY MR. CREWS
SECONDED BY MR. MILES:

That Mr. Roberge be allowed to construct a carport with a 9 foot set-back from Regan Avenue, in accordance with his submission.

CARRIED.

6. W.E. Taylor

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Taylor be allowed to make an addition to his non-conforming dwelling, in accordance with his submission to the Board.

CARRIED.

7. J. H. Crot

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Mr. Crot be allowed to make a 9 x 12 addition to the front of his non-conforming dwelling, in accordance with his submission to the Board.

CARRIED.

8. Percy Contracting Services

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That Percy Contracting Services be allowed a reduction in required parking spaces to 40 spaces, in accordance with their submission to the Board.

CARRIED.

9. M. Duff

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That Mr. Duff be allowed to construct a six foot fence along the front of his property, in accordance with his submission to the Board.

CARRIED.

July 12th, 1971
Board of Variance cont'd.

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10. Jack D. Jacobson

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That the appeal of Mr. Jacobson be not allowed.

CARRIED.

11. Joseph Kogler

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That as it would appear that the Board of Variance does not have the power or authority to rule on this application, the Board would suggest that the Municipal Solicitor attempt to resolve the situation by personally being in contact with the mortgage company to ascertain their exact requirements and subsequently, recommend to the Municipal Council, possible solution to this problem and to any others of a similar nature which may arise in the future.

CARRIED.

12. Central Dri Wall

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That the appeal of Central Dri Wall, with regard to site area, gross floor area and front yard set-back be approved, in accordance with their submission to the Board and in accordance with the site plan provided by their solicitor, Mr. Thompson, as drawn by W. Ralph Brownlee, Architect, and further describes as Job No. 176, Drawing No. 1 of 23, dated July 6, 1971.

CARRIED.

ADJOURNMENT

The Chairman declared the meeting adjourned at 10:30 p.m.

CHAIRMAN

CORPORATION OF THE DISTRICT OF COQUITLAM

Inter-Office Communication

TO: T. Klassen DEPARTMENT: Administration DATE: July 12, 1971
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Board of Variance Application OUR FILE: B-291
by Highland Park Developers Ltd.

I believe you wish some information in regard to this application which relates to rezoning application Z-73-70. As you are aware, I met with Mr. K. Thompson, Solicitor for the developer and the Municipal Solicitor on July 6. The problem before the Board is in regard to a strip of land which was gazetted by the Department of Highways several years ago along the south edge of the property. I explained to Mr. Thompson that this strip could not be considered part of the site and Mr. Brownlee, the Architect, should have been aware of this since he was involved with the project to the west.

Involved with the gazetted strip would be allowance of site coverage in excess of the 40% allowed, and allowance of a gross floor area in excess of that allowed. Also, the setback from the strip would be less than the 25 feet required.

I mentioned to you on the telephone that Council should be made aware that access is coming from Shaw Avenue to a cul-de-sac which would be dedicated in the future. This cul-de-sac would simply be reserved at this time by right-of-way plan and road reservation agreement. Thus, the Board of Variance does not have to deal with the further reduction in the site and the setback from that cul-de-sac.

I indicated to Mr. Thompson on July 6 that I would not object to the application at the Board of Variance. However, I did point out that I felt Mr. Brownlee should have been aware of the reduction in the site since he had been the Architect on the project to the west.

DMB/ci



D.M. Buchanan,
Planning Director

c.c. D.C. Reed,
Municipal Solicitor

Board of Variance Agenda

Item 11 is perhaps of interest. An individual has applied to the Board for assurance that his dwelling may remain as its present location in spite of the fact that its location contravenes the zoning bylaw. There is no objection to this appeal, but there could be situations in the future when this type of appeal would have to be reviewed carefully by municipal staff to see if any public works projects would affect such buildings.

In conclusion, I believe that the only item which deserves careful attention is item 3 in order that the Board of Variance be made fully aware of the amount of parking required in the motel development.

Yours truly,



D. M. Buchanan
Planning Director

DMB:pmh

CORPORATION OF THE DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Mr. R. E. LeClair
Municipal Manager for Council

DEPARTMENT:

DATE: June 28, 1971

FROM: D. M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Board of Variance Agenda

OUR FILE: Board of Variance, 1971.

I have received the agenda of the Board of Variance for their meeting of July 12, 1971. The Municipal Manager has requested, as a matter of course, a report to Council on that agenda in order that Council could review whether objection should be made to the Board of Variance on any application before it.

I should note Item 2 since this application originated with the proposal to the applicant by the Planning Department that he should apply to the Board of Variance. The applicant is essentially correct in that the dedication of the triangular area was made a requirement in the final stages of view of this application for subdivision and rezoning. Dedication of the triangular area reduces a site by an amount that makes the proposed building contravene the provisions of the zoning Bylaw. However, dedication of the triangular area is essential in order to provide forthwith roads south of Apian way.

Item 3 is most important. It is my recommendation in the new zoning Bylaw that standard parking for tourist uses by 1.25 spaces per unit. As long as this standard is followed, we have no objection to the application under Item 3. Also, we have no objection to the exemption to the requirement from secondary access for service commercial uses. I note that the letter by Mr. Hansen to the Board does not specify the parking standard which he will meet. However, his last plans to us indicate that he can meet the proposed standard in the new zoning Bylaw of 1.25 spaces per unit.

Item 8 is another application involving the parking requirements within service commercial zone. In this case the parking is proposed to be reduced to 30 spaces. Under the new zoning Bylaw which has been to public hearing, a number of parking spaces would be one per 400 square feet of gross floor area or 12 spaces in this case. Therefore, the Planning Department has no objection to issue the proposal of the applicant. I would note that there are other problems in association with this proposed development of a building nature and that the development is still under review by the various municipal departments.

Item 9 relates to fence ^{height} site. This is an alleged case of undue hardship from an external use, namely the fire station No. 3 on Westwood Street.

CORPORATION OF THE DISTRICT OF COQUITLAM


Inter-Office Communication

TO: T. Klassen DEPARTMENT: Administration DATE: July 8, 1971
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Board of Variance OUR FILE:

I write in regard to Council resolution #1444. The only item of real concern to myself is item #3. In no case should the parking standard for the motel be less than 1.25 parking spaces per unit. None of these parking spaces should be off the site. I would suggest that the Board may be advised to tie its recommendation into the plans acceptable to the Design Committee.

I also attach a copy of my report to Council dated June 28, 1971 for your records.

DMB/ci
Encl.



D.M. Buchanan,
Planning Director

THE BOARD OF VARIANCE

Thursday, August 12, 1971
Council Chambers
Municipal Hall
1111 Brunette Avenue
Coquitlam, B.C.

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, August 12, 1971 at 7:30 p.m.

Members present were Mr. R. J. Arrell, Mr. L. Miles, Mr. A.H. Kennedy and Gary Crews.

Staff present were Assistant Solicitor R. F. Marr, Building Inspector Mr. N. Wainman and Municipal Clerk Mr. Frank Pobst as Secretary to the Board.

MOVED BY MR. KENNEDY
SECONDED BY L. MILES

That Mr. Gary Crews act as Chairman of the meeting in the absence of Bob Parsons who is out of town on holidays.

CARRIED

The Chairman then asked for the problems before the Board of Variance and Neil Wainman, with maps, informed the Board as to the reason why he refused the Building Permit for the Justice Building serving Coquitlam and Port Coquitlam, as not having a 20 foot rear yard as required by our By-Laws.

The legal position was covered by the Assistant Solicitor, Mr. R. Flynn Marr, in which he emphasized:

1. By-Law 2008 has been considered by Council and when completed will be forwarded for the Lieutenant Governor in Council to approve the consolidation of certain portion of the lane and the 33 foot lots adjoining them.
2. The matter will take two to three months to cancel out and it is hoped to have the building almost complete by that time.
3. The rezoning to P-1 Institution for the Justice Building has now been completed.

Two representatives of the community were present including the owner of Diamond Steel and Mr. T. Baranyar, owner of lots 25 and 26, who were seeking information as to what was intended in the cancellation for both.

There being no further questions, the room was vacated and the members of the Board considered all information that had been tabled.

MOVED BY MR. KENNEDY
SECONDED BY MR. MILES

That this application before the Board of Variance for exemption of rear yard requirement be approved.

CARRIED

MOVED BY MR. MILES
SECONDED BY MR. ARRELL

That the meeting adjourn.

CARRIED

 CHAIRMAN

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THE BOARD OF VARIANCE

Thursday, October 21st, 1971
Council Chambers
Municipal Hall
1111 Brunette Avenue
Coquitlam, B. C.



A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, October 21st, 1971 at 7:30 p.m.

Members present were Mr. R. C. Parsons, Chairman, Mr. R. J. Arrell, Mr. A. H. Kennedy, Mr. G. Crews and from the staff, Mr. N. Wainman, Building Inspector, Mr. Sol Jackson, Planning Department and Mr. F. L. Pobst, Municipal Clerk, acting as Secretary to the Board.

The Chairman explained to the large audience of forty-seven that all appeals would be heard and all submissions received and then the Board would study the matter and the Clerk's Office would notify the applicants of the result of their appeal.

1. Appeal of Tamarac Finance Ltd.
Southwest corner of Gatensbury and Howie
SUBJECT: Relaxation of parking requirements.

Mr. Marr, Architect for Tamarac Finance Ltd., spoke on behalf of the applicants requesting relaxation of parking requirements for six bays on the lane between Ridgeway and Howie. Due to the grade of the lane, these six bays were found to be too high to enter from the lane.

Mr. Jackson said that he had been advised by the Engineering Department that the lane would be raised as late as 5:00 p.m. this date and therefore, it left some doubt as to the exact position of the grade at the present time and also what could be done to overcome this problem.

There being no further submissions and enquiries only in regards to on-street parking by neighbours, the matter was left for the Board to further study and upon reaching a decision, the applicants would be advised by the Clerk's Department.

2. Appeal of Triad Music Studios
1948 Como Lake Avenue
SUBJECT: Relaxation of sign requirements.

Mr. Lutz spoke briefly on behalf of Triad Music Studios, asking for a restriction relaxation from the Sign By-law No. 1826 requirements to allow their sign to be in conformity with the signs now in the area rather than a reduced size sign.

Mr. Crews drew to the attention of the applicant the by-law requirements being the basis of his refusal by the Building Department.

3. Appeal of Wildwood Mobile Home Park Ltd.
201 Cayer Street
SUBJECT: Extension of time to complete Mobile Home Park.

Application of Wildwood Mobile Home Park Ltd., 201 Cayer Street, was presented by Mr. Allinger, the owner, in which he requested extension of time to complete the mobile home park and gave the following reasons for his one year extension request:

- (a) The land we are developing is on a peat bog which requires filling from three to five feet. We had one contractor who

was to supply twelve to fifteen thousand yards of fill in June. This was only delivered in early August. The second contractor was to deliver fifteen thousand yards in early July and this was not delivered until mid September. Consequently, we were not able to construct sewers, etc. over new fill because of the rain.

- (b) No professional sewer layers and equipment due to the very short summer.

4. Appeal of Canada Safeway Ltd.
1033 Austin Avenue
SUBJECT: Relaxation of rear yard requirements.

Canada Safeway Ltd., 1033 Austin Avenue, was represented by Mr. W.F. Clipperton who asked for relaxation on Ridgeway to 16 ft. from 25 ft., the purpose for a retail liquor store.

Mr. Wainman pointed out the non-conforming use at present. Besides, the relaxation would also be contrary to the by-law.

Communication was read by the Secretary from Alan N. Ker and J. Ross Ker opposing the regulations being relaxed. No further presentations. The representative left with the Board numerous maps relative to the proposal.

5. Appeal of W. Smillie
971 Madore Avenue
SUBJECT: Relaxation of side yard requirements.

Mrs. W. Smillie stated, in support of her request for a permit, the age of the building and the sixteen years that they had occupied the residence.

Mr. Wainman stated that a survey was made of the property and found only a four inch violation existed.

Mrs. Smillie was thanked by the Chairman and they proceeded to the next case.

6. Appeal of R. D. Insley
711 Schoolhouse Street
SUBJECT: Permission to make addition to non-conforming dwelling.

R. D. Insley, 711 Schoolhouse Street, requesting permission to make additions to a non-conforming dwelling had been denied his building permit because of a change in regulations increasing the 25 ft. set-back to 37 ft.

He was asked one question by members of the Board and replied that all houses on the street were a set-back of 25 ft.

7. Appeal of Mrs. G. Morley
2583 Mathewson Road
SUBJECT: Relaxation of front yard requirements.

The next case was Mr. Morley, 2583 Mathewson Road, requesting relaxation of front yard requirements that he had removed the porch which was of a very poor structure and had commenced to rebuild the replacement when he was stopped by the Building Inspector.

He stated that the 2 ft. to 5 ft. violation of set-back was the continuation of the former porch set-back and he had intended to only roof the porch leaving the rest open.

8. Appeal of Mr. Bob Zukovic
1045 Rochester Avenue
SUBJECT: Relaxation of rear yard requirements.

Mrs. Bob Zukovic, 1045 Rochester Avenue, requesting relaxation of rear yard requirements from 20 ft. to 16 ft. but as the lane was a consideration, Mrs. Zukovic produced a letter from the Subdivision Committee that recommended the following:

Approved subject to:

- 1) The signing of a reservation agreement, reserving 10 feet north and 10 feet south of the property line for a lane, noting that it is unlikely that this lane will be used in the future.
- 2) Servicing of the vacant lot, including storm sewers, sidewalks, curb and gutter, and pavement for the approximately 99 feet along Madore Avenue.
(Since the application was dated May 28, 1971, prior to passage of By-law No. 1930, underground wiring and ornamental street lighting are not required services.)
- 3) A report from the Planning Department to Council on lane closure between this lot and Marmont Street to the east.

9. Appeal of Mrs. A. Protheroe
1121 Brunette Avenue
SUBJECT: Relaxation of By-law requirements - rear yard, landscaping.

Mrs. Protheroe requested relaxation for rear yard requirements and landscaping so that she could build a garage for her car.

10. Appeal of F. E. Wright
3410 Roxton Avenue
SUBJECT: Relaxation of height requirements.

F. E. Wright, building an alpine home at 3410 Roxton Avenue, requested relaxation of height requirements for his garage, also built on the same design, wishing to build higher than the 12 ft. to even 16 ft.

Mr. Wainman informed the Board that under By-Law 1928 passed the 27th of September, new regulations have raised the requirement from 12 to 15 ft. and that this would alleviate the problem somewhat.

11. Appeal of Mr. A. Lemay
618 Sunset Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. A. Lemay, 618 Sunset Avenue, requested relaxation of side yard requirements to a building that was once a second home on his lot, so that it could be converted to a workshop.

Mr. Wainman informed the Board of the condition of building permits that when the permit was issued he had signed a statement that the old house would be removed from the property. Now he wished to have the building converted to a workshop and the set-back being 5 ft. on Grayson Avenue should be 12½ ft.

Mr. Lemay introduced a neighbour who stated that he had no objections to the building remaining on the property as a workshop.

12. Appeal of B. Ryan
1041 Alderson Avenue
SUBJECT: Relaxation of side yard requirements.

Mr. B. Ryan, 1041 Alderson Avenue, requests relaxation of side yard requirements having a 5 ft. set-back instead of the required 6 ft.

Mr. Beauregard, neighbour to the east, stated that he has no objection to the building remaining at 5 ft. side yard set-back.

13. Appeal of John Wright
878 Runnymede Avenue
SUBJECT: Relaxation of front yard requirements.

Mrs. John Wright, 878 Runnymede Avenue, requested relaxation of front yard requirements in the amount of 1 ft. and stated that the four neighbours did not object to the 1 ft. violation.

Comment was made by the Planning Department that they are awaiting full and final approval on a zoning by-law under Section 403.3 (b) and same was read to the Board for their information.

The Chairman then stated that the Board would convene and the applicants would be notified as soon as possible following the decision of the Board on the respective applications.

Study period followed.

CONCLUSIONS

1. Tamarac Finance Ltd.

Mr. Wainman suggested that if the Board meets in one weeks time that a report of the Engineering Department be secured and the Board table the matter until then.

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That the application for Tamarac Finance Ltd. re relaxation of parking requirements be laid over for one week, at which time we should receive a report from the Engineering Department relative to the grade data.

CARRIED.

2. Triad Music Studios: request for relaxation of sign requirements in the Como Lake Village.

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That this application be approved.

CARRIED.

3. Wildwood Mobile Home Park Ltd.: request for extension of time to complete the mobile home park.

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That the application be approved as to the extension of time under the understanding that this is the last extension that will be granted.

CARRIED.

Thursday, October 21st, 1971
Board of Variance cont'd

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4. Canada Safeway Ltd.: request for relaxation of rear yard requirements for an extension to their building.

MOVED BY MR. CREWS
SECONDED BY MR. ARRELL:

That the application be approved subject to landscaping areas being covered by bond.

CARRIED.

5. Mrs. W. Smillie: request for relaxation of side yard requirements.

MOVED BY MR. ARRELL
SECONDED BY MR. KENNEDY:

That the application be approved.

CARRIED.

6. R. D. Insley: request permission to make addition to non-conforming dwelling.

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That the application be approved.

CARRIED.

7. Mrs. G. Morley: request relaxation of front yard requirements.

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That the application be approved.

CARRIED.

8. Mrs. Bob Zukovic: request for relaxation of rear yard requirements.

MOVED BY MR. ARRELL
SECONDED BY MR. CREWS:

That the application be approved and consideration of approval be related to the approval suggested by the Subdivision Committee relative to lane cancellation.

CARRIED.

9. Mrs. A. Protheroe: request for relaxation of By-law requirements - rear yard and landscaping.

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That the application be approved.

CARRIED.

10. F. E. Wright: request for relaxation of height requirements.

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That this be not approved and that the applicant be asked to build his garage to coincide to the new Municipal By-law which requires

Thursday, October 21st, 1971
Board of Variance cont'd

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a height of not more than 15 ft.

CARRIED.

11. A. Lemay: request for relaxation of side yard requirements.

MOVED BY MR. KENNEDY
SECONDED BY MR. CREWS:

That the applicant's request to use a dwelling now vacated be used only as an accessory building such as boatshed and materials in conformance with all By-laws, with the exception of the requirement that the set-back on the flanking street, being Grayson Avenue, be not required.

CARRIED.

12. B. Ryan: request for relaxation of side yard requirements.

MOVED BY MR. ARRELL
SECONDED BY MR. KENNEDY:

That the application be approved.

CARRIED.

13. John Wright: request for relaxation of front yard requirements.

This was not considered a violation of the latest By-law and that the applicant be so advised.

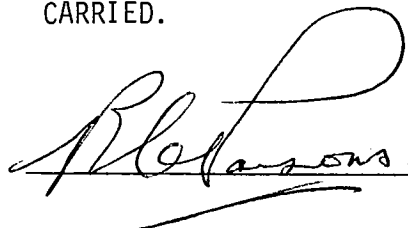
Mr. Crews stated that he was disturbed that whereas we are asked to base our opinions on what is presented, such as in case no. 1 this evening, where full information is not known that in the future all of the facts should be tabled.

After considerable discussion, a suggestion was tabled requesting that all information be supplied in writing by the applicant authenticated by all such departments involved.

MOVED BY MR. CREWS
SECONDED BY MR. ARRELL:

That the meeting adjourn.

CARRIED.

 CHAIRMAN

Thursday, October 28th, 1971
1111 Brunette Avenue, Coquitlam.



BOARD OF VARIANCE

A meeting of the Board of Variance convened in the Council Chambers at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, October 28th, 1971 at 7.30 p.m.

Members present were Mr. R. C. Parsons, Chairman; Mr. G. Crews, Mr. R. J. Arrell, Mr. L. Miles and Mr. A. H. Kennedy. Also present were Mr. N. Wainman, Building Inspector; Mr. S. Jackson, Planner; and Mr. T. Klassen, Deputy Municipal Clerk, who acted as Secretary to the Board.

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on them after all submissions had been made and the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerk's Office.

1. Appeal of D. J. Clarke
834 Smith Avenue.
SUBJECT: Relaxation of Side Yard Requirements.

Mr. Clark addressed the Board and stated that he had applied for and received a permit to build a garage on his property, however, after siting the building it was discovered he did not have the required sideyard setback. He stated that while the sideyard setback was sufficient for an open carport, the forming had already been done with the idea of constructing a garage, also, he wished the garage to have available space for storage which could be locked.

The neighbour to the east of Mr. Clark rose to say that it was he who had brought to the attention of the Building Department the violation of the by-law but that he did not really have any objection to the proposed garage.

Mr. Wainman explained to the Board that the appellant had been notified of the violation before it reached the present stage of forming.

2. J. Tougas-
2040 Regan Avenue.
SUBJECT: Relaxation of Side Yard Requirements.

Mrs. Tougas addressed the Board and stated that they wished to build a 12 foot carport which would leave a sideyard clearance of only three feet, one inch. She stated that she had discussed this with the neighbours and they had no objection to the proposal.

3. Mrs. F. J. Harris,-
906 Madore Avenue.
SUBJECT: Relaxation of Rear Yard Requirements.

Mrs. Harris addressed the Board and stated that she wished to make an addition to her presently non-conforming dwelling as she wants to improve the outside appearance of her house as well as the livability of the house.

Thursday, October 28th, 1971,
Board of Variance, cont'd.

4. Mr. Malinowski -
2141 Regan Avenue.

SUBJECT: Relaxation of Side Yard Requirements.

Mr. Malinowski addressed the Board and stated that he wished to build a garage to the rear of his property maintaining a two foot side yard setback. He went on to state that he will enter from Regan Street along side of his house and it would be very difficult to move the garage further in to the backyard and still gain easy access to it. Also, if he moves the garage further in to the backyard, he would be cutting up, he felt, the backyard too severely.

The Board questioned as to whether or not it would be possible for him to have the barrier at Hillcrest and Regan Avenue moved further back so that Mr. Malinowski could enter directly off of Hillcrest Street and thus set the garage back from the property line so that he would be in conformance with Municipal by-laws. Mr. Malinowski stated that he had just recently requested the Engineering Department to move the barrier up to Regan Avenue as he found that Hillcrest Street was being used as a night parking spot.

Mr. Malinowski also stated that he did not wish to build a carport as he required storage as his house did not have any basement.

5. A. W. McIntosh -
1105 Cottonwood Avenue.

SUBJECT: Relaxation of By-Law Requirements to
make addition to non-conforming dwelling.

Mrs. McIntosh addressed the Board and stated that they wished to make an addition of a double carport to the front of their dwelling as they were currently filling in their existing carport for use as a family room which was badly needed as they did not have any basement in their house.

Mrs. McIntosh went on to state that she had discussed the proposed addition with her neighbours and they had no objection and also that they have managed to isolate their lot with trees and shrubs and they neighbours on either side do not really see the driveway.

6. W. Suhl -
835 Baker Drive.

SUBJECT: Relaxation of Side Yard Requirements.

Mr. Suhl addressed the Board and stated that he had extended his sundeck to within four feet of the property line which is legal, but he now wishes to close in underneath the sundeck in order to have some storage space.

He went on to state that he has discussed this with his neighbours on both sides and they have no objections to his proposal.

Thursday, October 28th, 1971,
Board of Variance, cont'd.

7. H. Karassowitsch -
1169 Madore Avenue.

SUBJECT: Relaxation of Rear Yard Requirements.

Mr. Karassowitsch addressed the Board and stated that he would like to make an addition to his house as his father-in-law is now moved in with the family and they are finding it difficult to cope with the present living space. He stated that he would like to make an addition of approximately 12 feet by 25 feet to provide for separate living quarters for his father-in-law and stated that no cooking facilities would be incorporated in the addition.

Mr. Karassowitsch informed the Board that his neighbours had no objection to the proposed addition.

8. A. Hofseth -
735 Linton Street.

SUBJECT: Relaxation of Front Yard Requirements.

Mr. Hofseth appeared before the Board and stated that he wished to make an addition to his dwelling by building a carport to measure 14 feet by 25 feet on to his existing non-conforming dwelling.

It was explained to the Board that the house is now non-conforming due to the fact that Linton Street has been declared an arterial route in the Zoning By-Law thus requiring a 37 foot setback for the dwelling whereas it now only has a 30 foot setback.

9. Elef V. Christensen -
836 Delestre Avenue.

SUBJECT: Relaxation of Front Yard Requirements.

Mr. Christensen failed to appear before the Board.

10. Mr. K. Rihela -
2035 Dawes Hill Road.

SUBJECT: Relaxation of Rear Yard Requirements.

The Secretary informed the Board that a telephone call had been received from Mr. Rihela's son requesting that this application be put off to the next meeting as Mr. Rihela was in Finland at the present time.

11. Mrs. A. M. Mosher -
1466 Pipeline Road.

SUBJECT: Relaxation of Front Yard Requirements.

Mr. Mosher addressed the Board and stated that he had applied for a Kennel License to keep dogs and had been informed that the building to be used for housing the dogs was not in compliance with the Zoning By-Law and he, therefore, could not have a Kennel License. Mr. Mosher went on to state that he felt it would be impossible to move the small building in front in one piece and, also, if this building were re-located, the kennel runs would also have to be re-located and they have spent approximately \$1,500 in fencing at the present time.

Thursday, October 28th, 1971,
Board of Variance, cont'd.

Mr. Mosher went on to state that this is not a business but is a hobby of his wife's and they would not be undertaking the boarding of dogs for the commercial sale of dogs.

Mr. Mosher also informed the Board that his property is situated between the North American Guard Dog Kennels and the S. P. C. A.

On a question from the Board, Mr. Mosher stated that shed had been there when he bought the property and that it had previously been used by the former owner for the making of floral arrangements.

12. G. H. England -
578 Chapman Avenue,
SUBJECT: Relaxation of Rear Yard Requirements.

Mrs. England addressed the Board and stated that they have two half acre lots, each with a dwelling, and that they wish to subdivide one of the half acre lots and to sell the home on that property. She stated that the back quarter acre would be incorporated into their own property.

Would this subdivision take place in compliance with their request, the dwelling on the quarter acre to be subdivided off would only have a 16 foot rear yard setback whereas a 20 foot rear yard setback is required under the Zoning By-Law.

13. M. J. Carlson -
888 Seymour Drive.
SUBJECT - Relaxation of Side Yard Requirements.

Mr. Carlson addressed the Board and stated that he wished to close in an existing carport in order to make it a garage. He stated his reason for doing so was that the open carport did not provide any protection from either the rain or snow as it was situated in a location such that the wind blew right through it. He stated that the carport at the rear has only a five foot sideyard setback whereas at the front he has a thirteen foot, four inch setback.

Mr. Carlson also informed the Board that his neighbours had no objections to his proposal.

14. Tamarac Finance Ltd.
Southwest corner of Gatensbury Street & Howie.
SUBJECT: Relaxation of Parking Requirements.

This appeal was brought forward from the meeting of October 21st, 1971 as the Board had requested further information prior to ruling on the appeal.

Mr. Marr, architect for the owners, addressed the Board and stated that it had been found possible to now ask for only relaxation of only three parking spaces as the elevations of the lane to the rear had now been changed so that access could be gained to three more parking spaces in the rear of the property. He stated that it would be possible to provide spaces for two more cars if two large trees were removed, however, these trees were 30 feet high and contributed to the landscaping around the apartment.

Thursday, October 28th, 1971,
Board of Variance, cont'd.

Mr. Marr stated that landscaping would be provided in lieu of the parking being removed if the Board approved the proposal.

CONCLUSIONS

1. D. J. Clark.

MOVED BY MR. CREWS
SECONDED BY MR. ARRELL:

That Mr. Clark be allowed to construct a garage to the side of his dwelling maintaining a 4 foot 2 inch sideyard setback.

CARRIED

2. J. Tougas.

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. Tougas be allowed to construct a carport to the side of his dwelling maintaining a three foot, one inch sideyard setback.

CARRIED

3. Mrs. F. J. Harris.

MOVED BY MR. KENNEDY:
SECONDED BY MR. MILES:

That Mrs. Harris be allowed to make an addition to her presently non-conforming dwelling in accordance with the plans as presented to the Board.

CARRIED

4. Mr. Malinowski.

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That the appeal of Mr. Malinowski be denied.

CARRIED

5. A. W. McIntosh.

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That Mr. McIntosh be allowed to make the addition of a double carport to the front of his existing dwelling, maintaining a 22 foot, six inch frontyard setback and on the condition that the sideyard setback is in conformance with the requirements of the Zoning By-Law.

CARRIED

Mr. Miles registered his opposition to the motion.

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6. W. Suhl.

MOVED BY MR. CREWS
SECONDED BY MR. ARRELL:

That Mr. Suhl be allowed to close in the portion of building underneath the sundeck, maintaining a four foot sideyard setback in accordance with the application to the Board.

CARRIED

7. H. Karassowitsch.

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Mr. Karassowitsch be allowed to make an addition to his dwelling in accordance with his submission to the Board.

CARRIED

8. A. Hofseth.

MOVED BY MR. MILES
SECONDED BY MR. CREWS:

That Mr. Hofseth be allowed to construct the carport on to his present non-conforming dwelling.

CARRIED

9. E. V. Christensen.

The Board discussed this application in view of the fact that Mr. Christensen had failed to appear to present his case. Members of the Board felt that all applicants should be present in order that any interested party in the audience would have a chance to state objections in order that the Board could be more fully informed of applications.

MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That the appeal of Mr. E. V. Christensen be approved to allow the construction of an addition to his existing non-conforming dwelling, provided that all surrounding neighbours are contacted and none of these object in any way to the proposed addition. Should any objections be received, the appeal is to be referred to the next meeting of the Board for further consideration.

CARRIED

Mr. Miles registered opposition to the motion.

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10. K. Rihela.

This application was withdrawn and is to re-appear at the next meeting of the Board of Variance.

11. Mrs. A. M. Mosher.

MOVED BY MR. MILES
SECONDED BY MR. KENNEDY:

That the appeal of Mrs. Mosher be approved in accordance with her submission to the Board, and that she be allowed to retain the existing non-conforming building at the front of her property.

CARRIED

12. G. H. England.

MOVED BY MR. ARRELL
SECONDED BY MR. CREWS:

That the appeal of G. H. England be approved and that they be allowed to subdivide the property in accordance with their submission maintaining a sixteen foot rear yard setback on the dwelling.

CARRIED

12. M. J. Carlson.

MOVED BY MR. CREWS
SECONDED BY MR. KENNEDY:

That the appeal of Mr. M. J. Carlson be approved and that he be allowed to close in the existing carport for use as a garage.

CARRIED

13. Tamarac Finance Company.

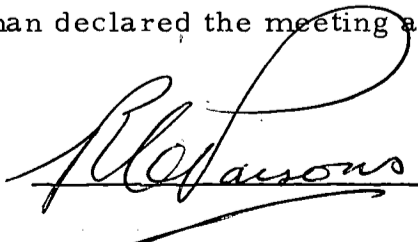
MOVED BY MR. KENNEDY
SECONDED BY MR. ARRELL:

That Tamarac Finance Company be allowed to reduce the parking for the apartments situated on the southwest corner of Gatsbury Street and Howie from 83 spaces to 81 spaces provided the revised landscaping in lieu of the parking is acceptable to the Design Panel of the District of Coquitlam.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned at 9.30 p. m.


CHAIRMAN