

COMMITTEE OF THE WHOLE

Thursday, September 8th, 1977  
Committee of the Whole

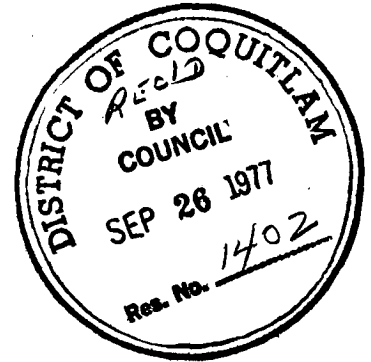
COMMITTEE OF THE WHOLE

Subject: Proposed Referendum for Major Roads, 1977

A meeting of Council, sitting as a "Committee of the Whole", convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, September 8th, 1977 at 7:00 p.m. with the following persons in attendance:

Council: Mayor J. L. Tonn  
Ald. J. Parks  
Ald. B. T. H. Robinson  
Ald. L. A. Bewley  
Ald. L. Garrison  
Ald. M. Gregory

Staff: Mr. R. A. LeClair  
Mr. H. F. Hockey  
Mr. D. M. Buchanan  
Mr. J. Duguid  
Mr. E. Newson  
Mr. T. Klassen



Council had been presented with a report from the Engineering Department with respect to a proposed referendum for major roads, a copy of which is attached hereto and forms a part of these minutes.

Ald. Parks advised the Committee that the Public Works Committee of Council had considered the report and proposal at their meeting on Wednesday, September 7th, 1977 and would be recommending proceeding with the referendum for Como Lake Avenue, Brunette Avenue and North Road. He further advised that the Committee were not too enthusiastic about proceeding with the Ridgeway Mall concept at this point as there was still the matter of method of financing. Ald. Parks did advise that the Committee were in favour of the concept of the Ridgeway Mall proposal but felt possibly it should be a separate referendum.

Ald. Garrison enquired of the Engineer as to what contacts had been made with New Westminster and Burnaby with respect to the North Road widening and was advised that one meeting had been held with representatives from Coquitlam, Burnaby, New Westminster and the Department of Highways, however after this meeting, New Westminster's representative advised that he would have to give more consideration to the proposal even though all the other representatives had expressed enthusiastic support of the proposed project.

Mr. Hockey further advised that Burnaby had requested Coquitlam to make provision for its share of the cost of design of a four lane bridge with such a design being necessary before actual costs could be determined for the replacement of the bridge.

Mayor Tonn stated that in his opinion the widening of North Road should be covered by short term borrowing as construction in this area has to be expedited.

The Mayor also advised the meeting that prior to making any commitment, Council should be aware of the financial impact with respect to the cost of last years work and the cost of short term borrowing and the implications that this would have on the limits of municipal debt.

Mr. Hockey stated that the amended budget should contain a provision to cover design costs for the four lane bridge on North Road in order that this municipality together with Burnaby could ascertain exact costs.

MOVED BY ALD. PARKS  
SECONDED BY ALD. GARRISON:

That Council not proceed with placing on the referendum the widening of North Road between the Trans-Canada Highway south to the municipal boundary with New Westminster and further, that the Municipal Engineer be authorized to make provision in the amended budget for design funds for the bridge as required in this area.

CARRIED UNANIMOUSLY

Discussion then took place with respect to Ridgeway Mall and the priority which should be given to this project.

Some members of Council felt that discussions should be held with property owners with respect to methods of financing, such as on a local improvement basis while other members of Council felt that even if a method of sharing of costs can not be worked out, the project should proceed as this is to be the focal point of commercial development in this area.

In answer to a question from a member of Council Mr. Hockey advised that the reconstruction of Brunette Avenue could be done in one year, however, should Council so desire, the referendum work could be spread out over a five year construction program.

A great deal of discussion took place with respect to the inclusion of Como Lake Avenue in the referendum, with Council being advised that Como Lake Avenue has now reached capacity and widening is essential if traffic is to continue to move without encountering delays. Mr. Duguid advised that should Council consider only a portion of the street for widening, the western end is the most important as this is where the greatest bottleneck is occurring.

Ald. Garrison felt that the referendum should be split into two to allow the electorate to better voice their opinions.

Discussion took place on this aspect together with the possibility of the failure of the referendum on the Como Lake reconstruction as well as the Brunette Avenue reconstruction were the referendum to be split into two.

Council also gave a great deal of thought and discussion to the matter of only doing a portion of Como Lake Avenue at this time with various sections being considered.

MOVED BY ALD. GREGORY  
SECONDED BY ALD. ROBINSON:

That Council approve for submission to referendum the following proposed read improvements:

1. Como Lake Avenue - from Emerson Street to Montrose Avenue.  
Estimated cost - \$3,360,000.
2. Brunette Avenue - from ~~Woolridgen Street~~ to ~~Laurentian Crescent~~.  
Estimated cost - \$1,500,000.
3. Ridgeway Mall - from Marmont Street to Nelson Street.  
Estimated cost - \$305,000.

MOTION TABLED

MOVED BY ALD. GARRISON  
SECONDED BY ALD. PARKS:

That the proposal for the improvement of Ridgeway Avenue be removed from the proposed referendum.

MOTION DEFEATED

All members of Council voted in opposition to this resolution with the exception of Alderman Garrison.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. BEWLEY:

That the resolution to approve for referendum the projects on Brunette Avenue, Ridgeway Avenue and Como Lake Avenue be tabled for one week.

MOTION DEFEATED

All members of Council voted in opposition to this resolution with the exception of Ald. Bewley and Ald. Garrison.

Council at this point in the discussions requested that the Municipal Manager bring forward a report on the cost impact which could be expected if the referendum were approved. When preparing the report, he should be taking into account that the funds for the referendum work were to be borrowed over a twenty year repayment period with the work being done in a five year period with the expenditures in each of the five years to be of an equal amount.

MOVED BY ALD. BEWLEY:  
SECONDED BY ALD. GREGORY:

That the issue of the proposed referendum be tabled until Monday, September 12th, 1977 at 4:00 p.m.


CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY ALD. ROBINSON  
SECONDED BY ALD. PARKS:

That the Committee of the Whole meeting stand adjourned until 4:00 p.m., Monday, September 12, 1977.

CARRIED UNANIMOUSLY

  
CHAIRMAN

PROPOSED REFERENDUM FOR MAJOR ROAD WORKS - 1977

Major Road Improvement of Brunette Avenue 1) from Woolridge Street to Marmont Street on the south side only - consisting of pavement widening with overlay and curb and gutter, and sidewalk 2150 feet and 2) from Marmont Street to Laurentian Crescent consisting of 46 feet of pavement, curb and gutter, and sidewalk on both sides, street lighting to arterial standards 3,200 feet.

TOTAL ESTIMATED COST: 1,500,000

Major Road Improvement of Como Lake Avenue from Emerson Street to Spuraway Avenue - consisting of 46 feet of pavement, curb and gutter, and sidewalk on both sides, street lighting to arterial standards 17,200 feet

TOTAL ESTIMATED COST: 4,700,000

The improvement of Ridgeway Mall, consisting of 70 feet wide pavement, curbs, sidewalks, street lights, brick crosswalks, paved walkways, underground wiring, landscaping, planters and street furniture.

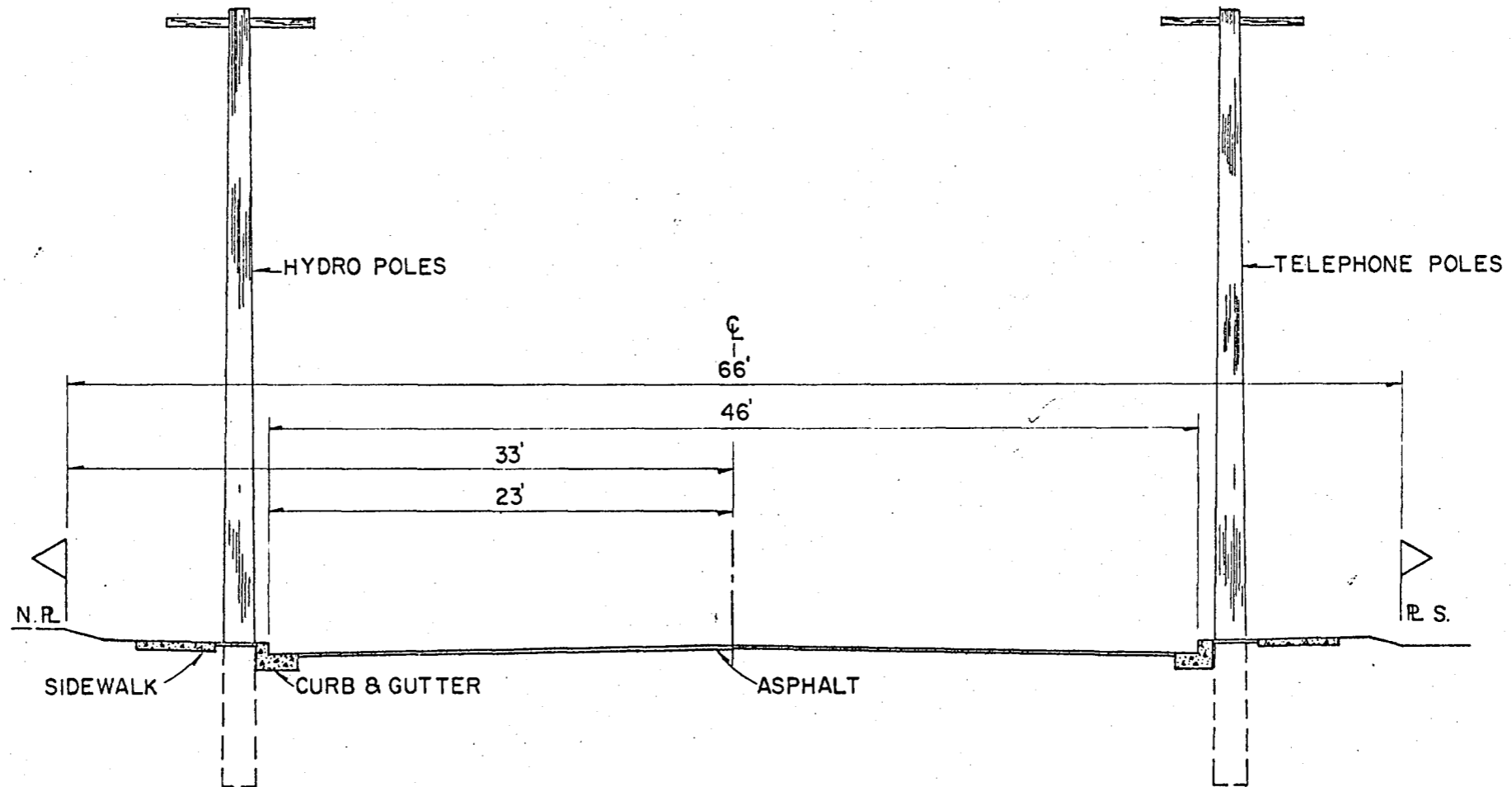
TOTAL ESTIMATED COST: 315,000

The widening of North Road between the Trans Canada Highway south to the Municipal boundary with New Westminster

ESTIMATED MUNICIPAL SHARE: 300,000

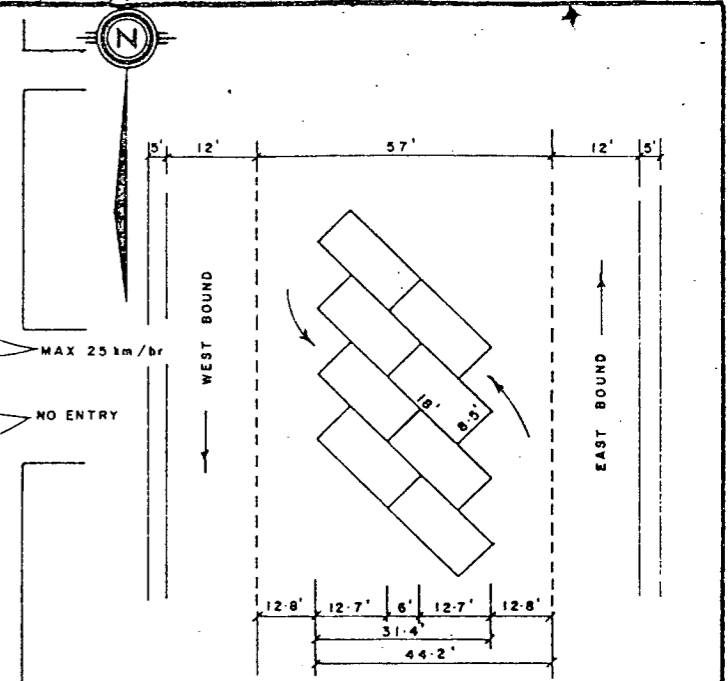
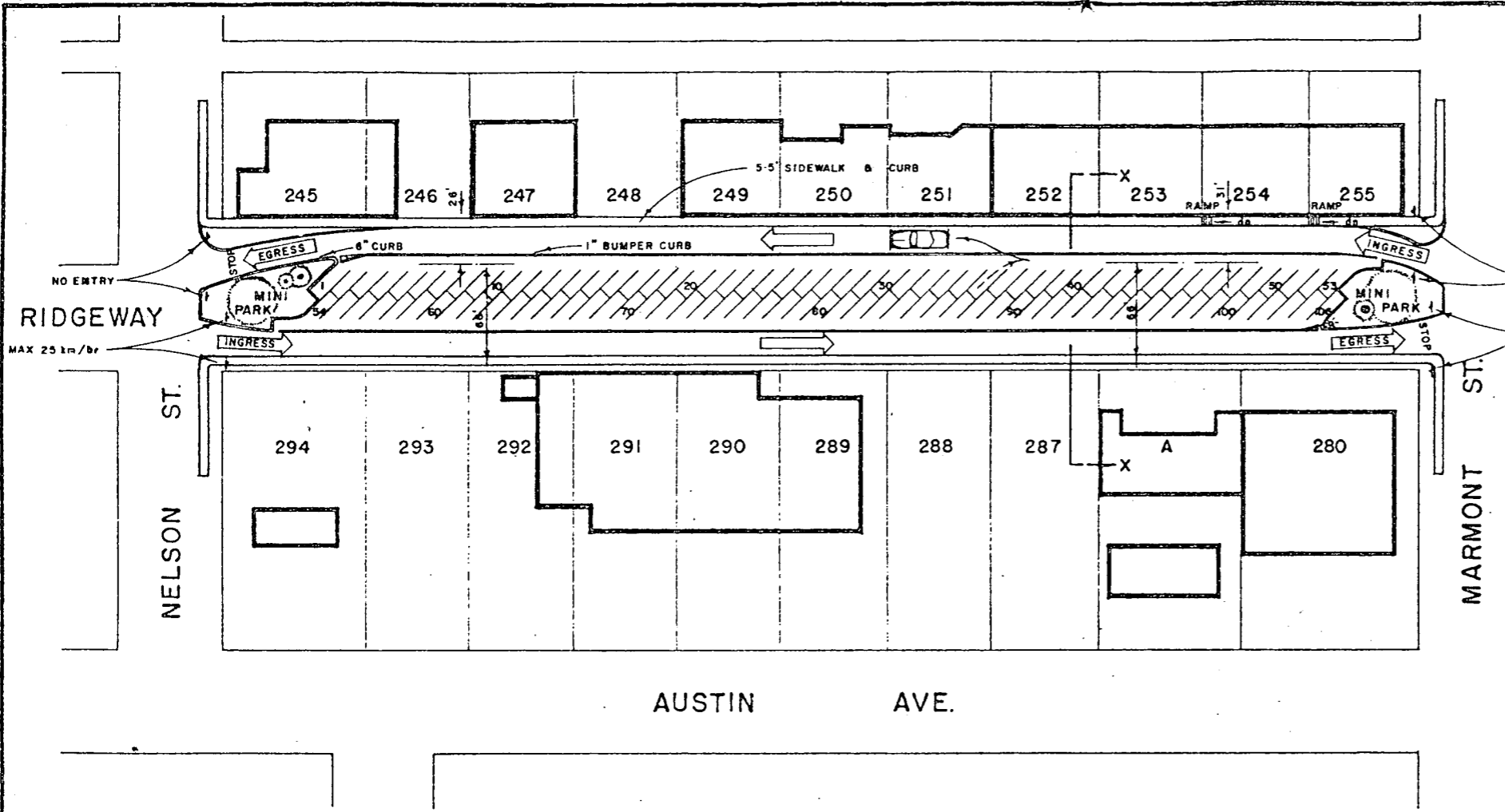
TOTAL: 6,815,000



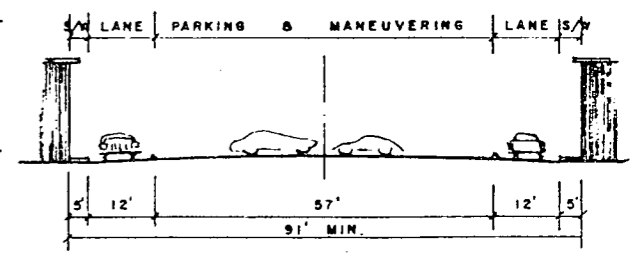


**DISTRICT OF COQUITLAM**  
**PROPOSED IMPROVEMENTS**  
 on  
**BRUNETTE AVENUE**

REVISIONS:		No.	DATE:	CKD:	APP:	SCALE: 1/8" = 1'-0"	DATE: JUNE 1977	DRAWING No:
DESIGNED BY:	E.K.N.							
DRAWN BY:	E.W.H.							
CHECKED BY:								
APPROVED BY:								



**PARKING MODULE**  
SOURCE: INSTITUTE OF TRAFFIC ENGINEERS HANDBOOK



SECTION X-X

TOTAL POTENTIAL SPACES = 106 (SUBJECT TO DETAILED ENGINEERING DESIGN)					
REVISIONS:					
DESIGNED BY:	J. J. D.	DRAWN BY:	R. W.	CHECKED BY:	
		APPROVED BY:			
		NO.	DATE:	CKD:	APP:

**DISTRICT OF COQUITLAM**

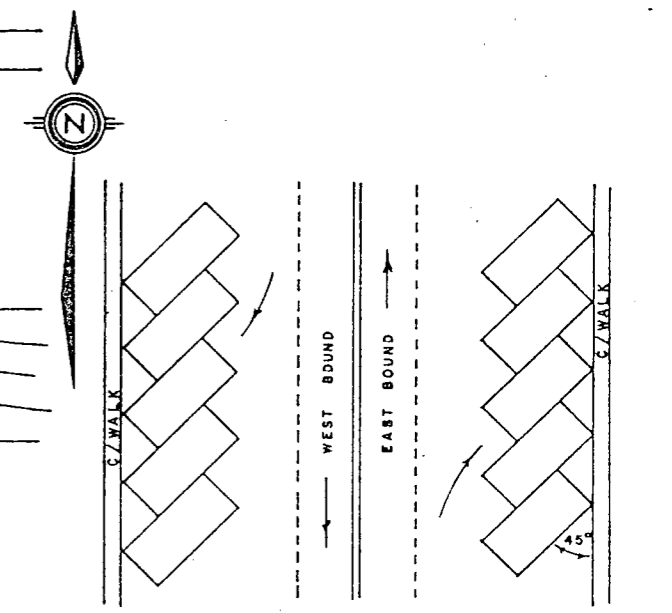
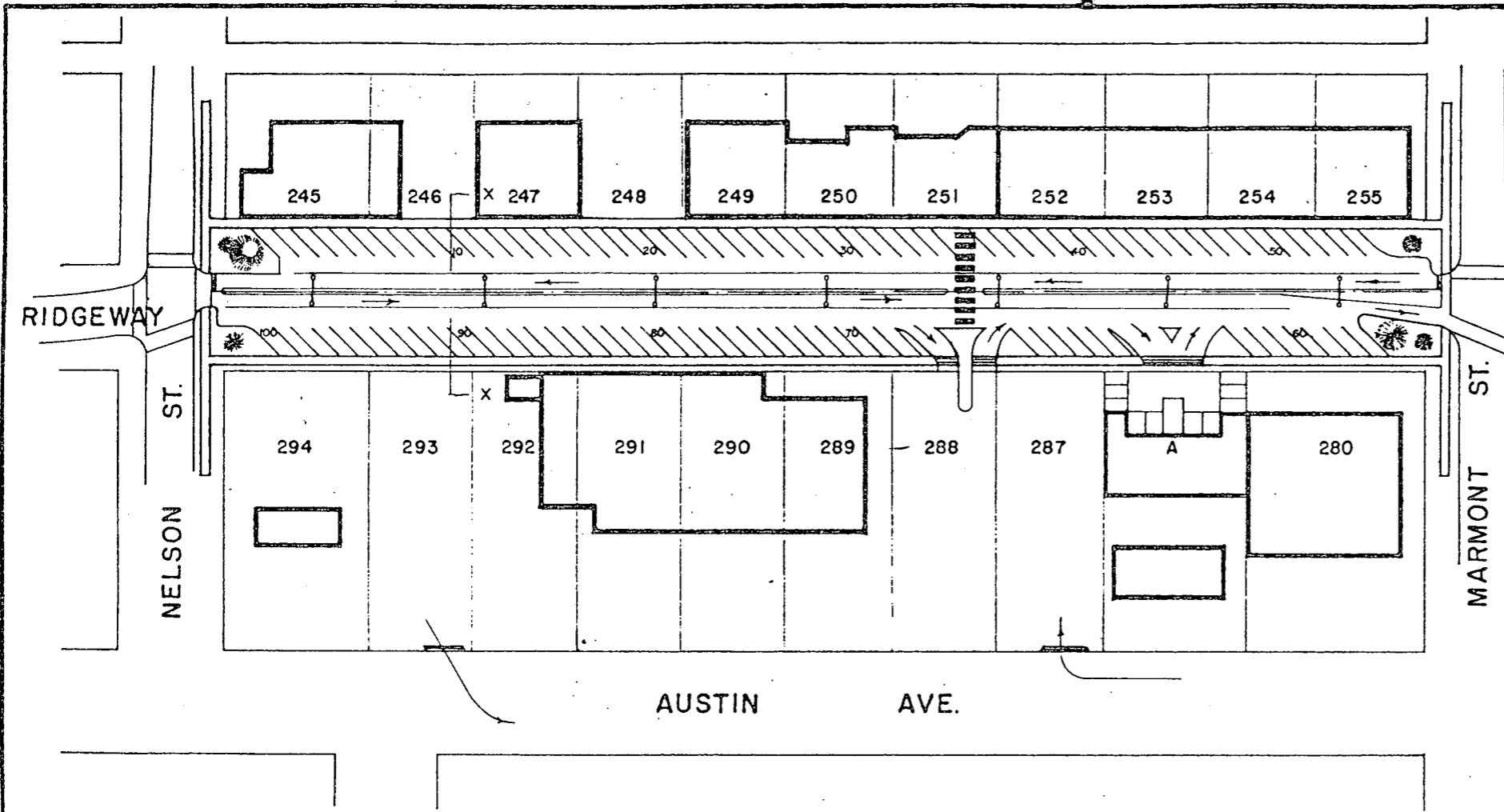
**RIDGEWAY AVENUE - NELSON ST. TO MARMONT ST.**

**COMMERCIAL PARKING CONCEPT NO 1**

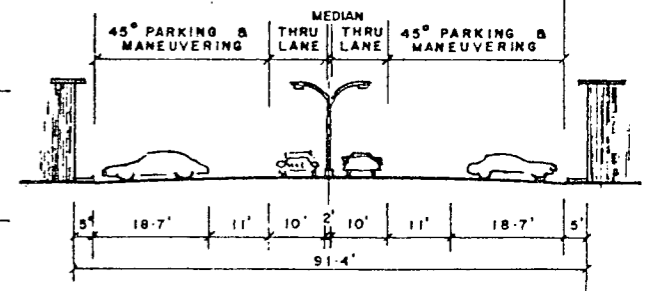
**45° HERRINGBONE DEVELOPMENT**

SCALE: N. T. S.      DATE: JUNE, 77.      DRAWING NO.





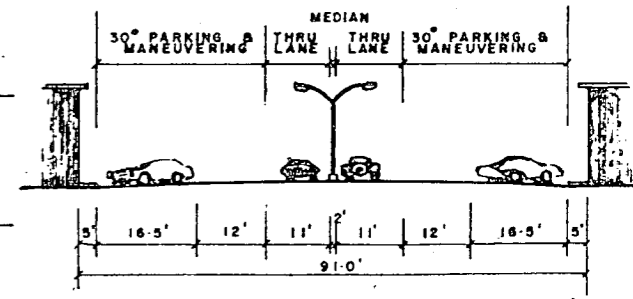
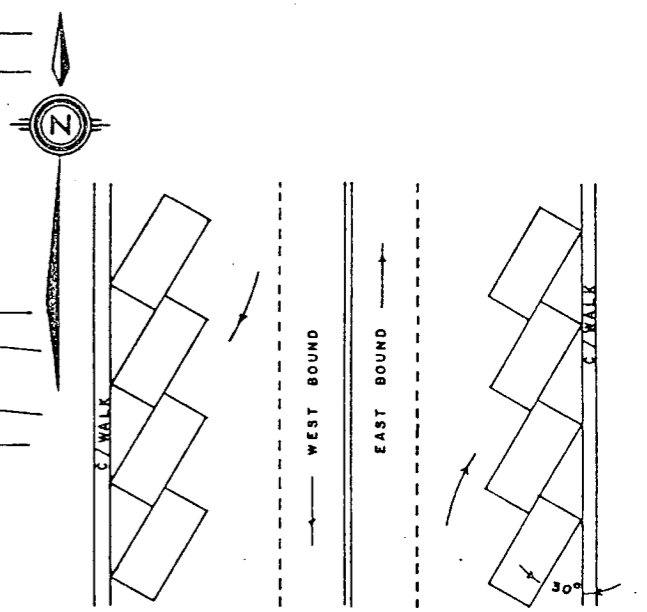
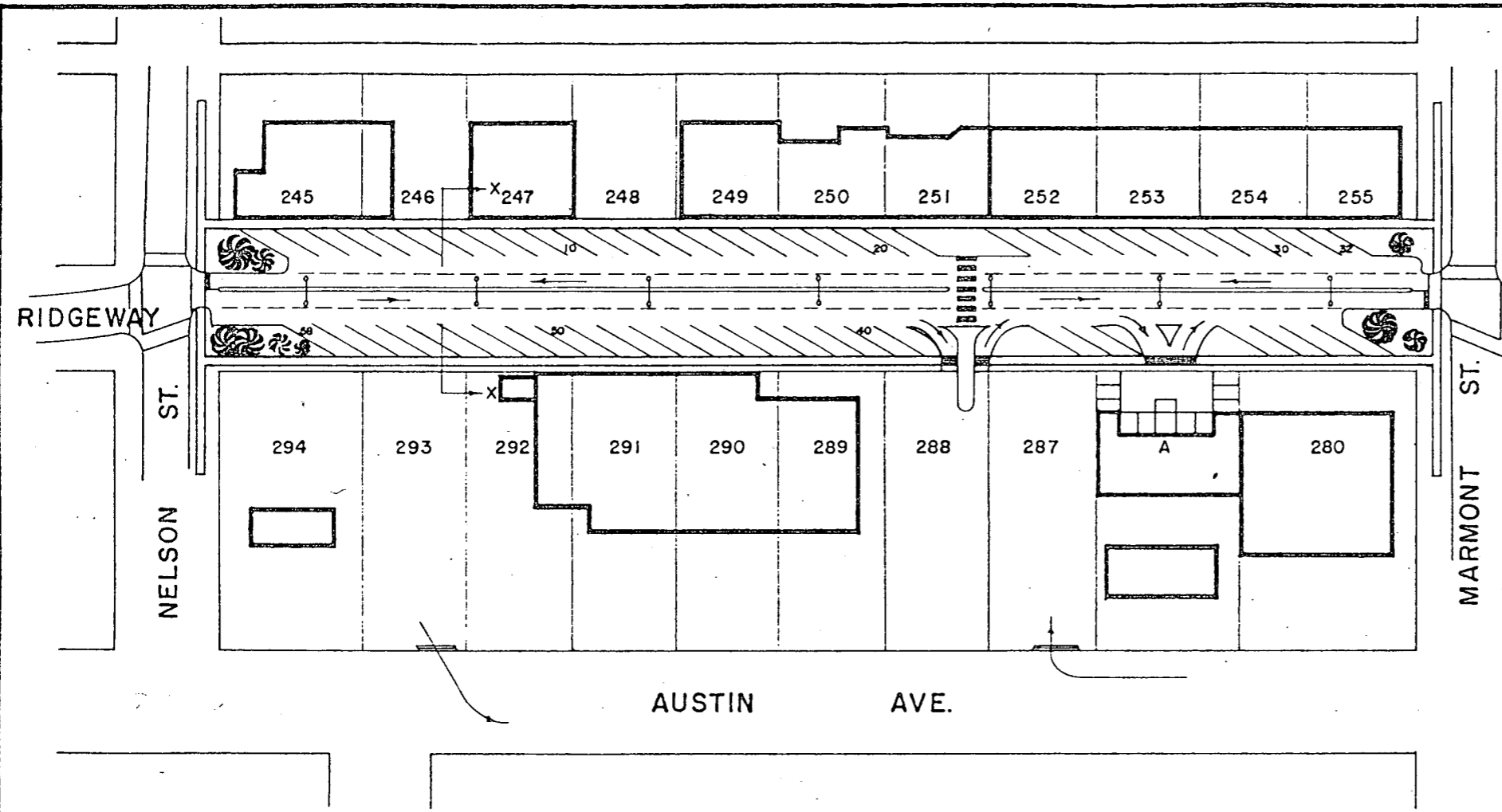
**PARKING MODULE**  
SOURCE: INSTITUTE OF TRAFFIC ENGINEERS HANDBOOK



SECTION X-X

TOTAL POTENTIAL SPACES = 100 (SUBJECT TO DETAILED ENGINEERING DESIGN)					
REVISIONS:					
DESIGNED BY:	J. J. D.	DRAWN BY:	R. W.	CHECKED BY:	
		APPROVED BY:			

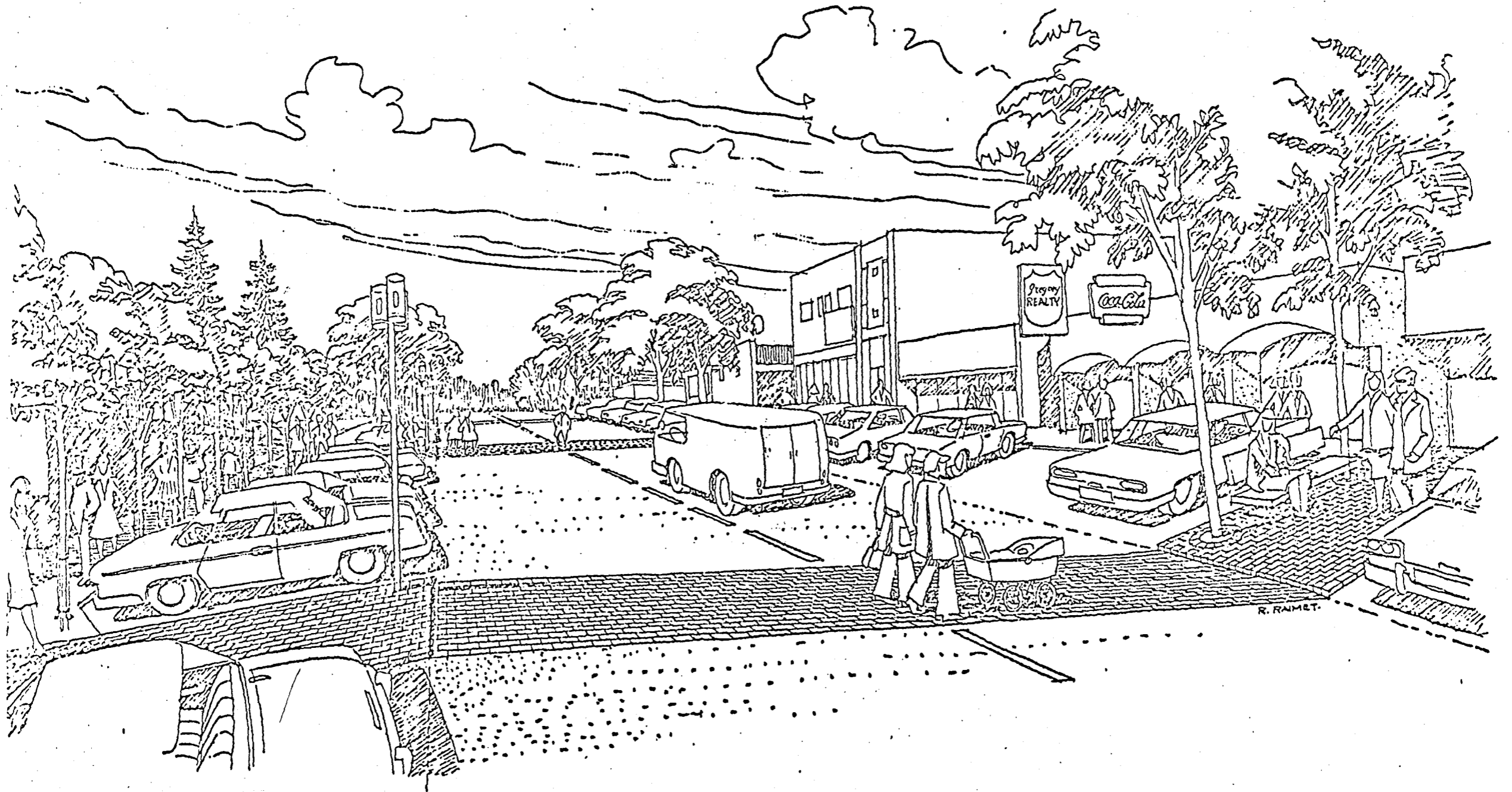
<b>DISTRICT OF COQUITLAM</b>		
RIDGEWAY AVENUE - NELSON ST. TO MARMONT ST.		
COMMERCIAL PARKING CONCEPT NO 2		
45° ABUTTING DEVELOPMENT		
SCALE:	N. T. S.	DATE:
		JULY, 77.
		DRAWING NO:



TOTAL POTENTIAL SPACES = 58 (SUBJECT TO DETAILED ENGINEERING DESIGN)					
REVISIONS:		NO	DATE	CKD	APP
DESIGNED BY: J. J. D.	DRAWN BY: R. W.	CHECKED BY:	APPROVED BY:	SCALE: N. T. S.	DATE: JULY, 77.

**DISTRICT OF COQUITLAM**  
**RIDGEWAY AVENUE - NELSON ST. TO MARMONT ST.**  
**COMMERCIAL PARKING CONCEPT NO 3**  
**30° ANGLE PARKING DEVELOPMENT**

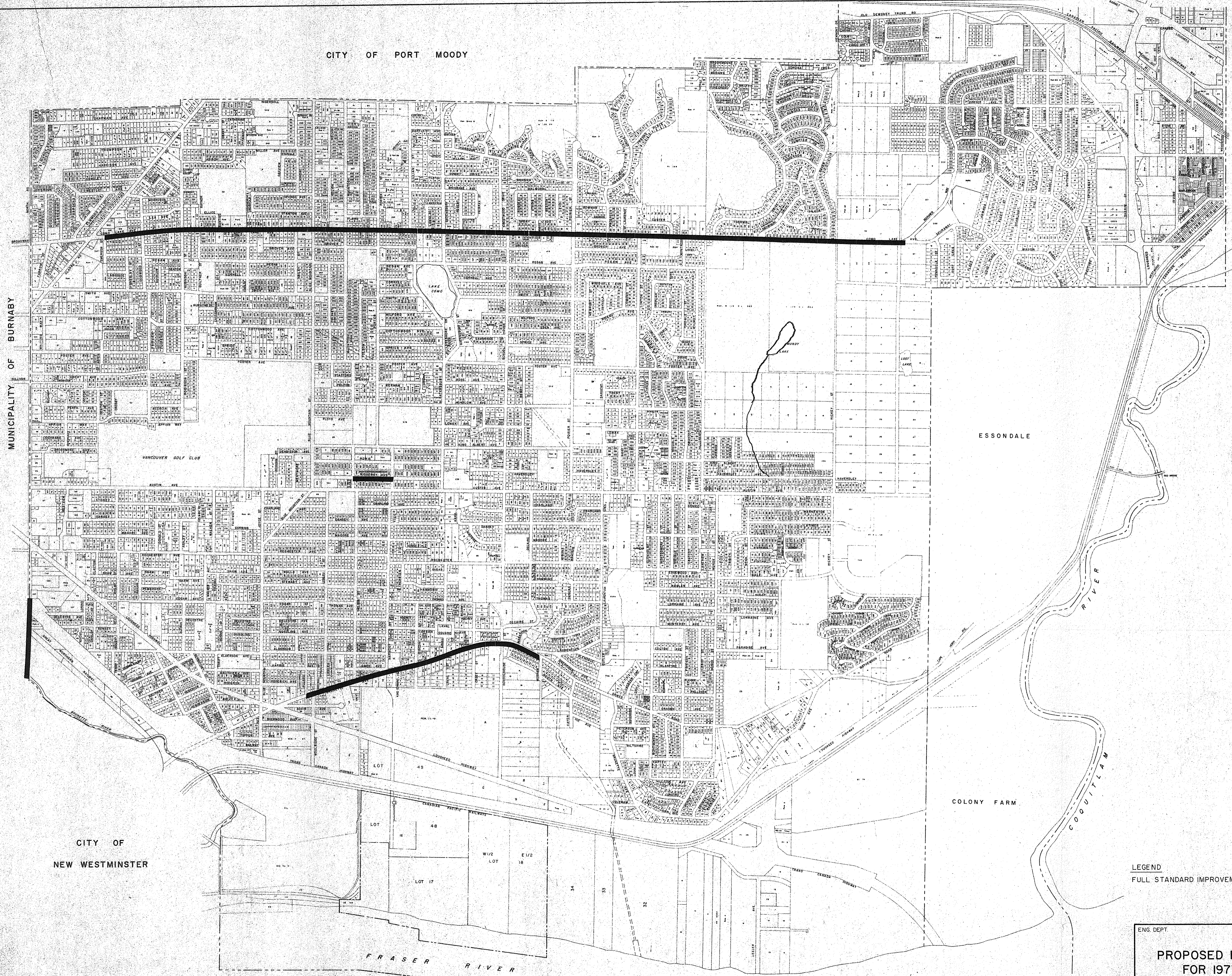
DRAWING NO:



R. RAIMEY



CITY OF PORT MOODY



MUNICIPALITY OF BURNABY

CITY OF  
NEW WESTMINSTER

ESSONDALE

COLONY FARM

LEGEND  
FULL STANDARD IMPROVEMENT

ENG. DEPT. JUNE 1977

PROPOSED ROAD IMPROVEMENTS  
FOR 1977 REFERENDUM



Monday, September 12, 1977  
Committee of the Whole

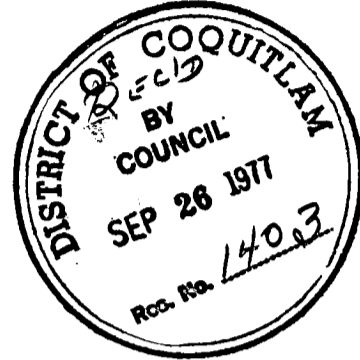
COMMITTEE OF THE WHOLE

Subject: Proposed Referendum for Major Roads, 1977

A meeting of Council, sitting as a "Committee of the Whole", convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Monday, September 12, 1977 at 4:00 p.m. with the following persons in attendance:

Council: Mayor J. L. Tonn  
Ald. J. Parks  
Ald. B. T. H. Robinson  
Ald. L. A. Bewley  
Ald. L. Garrison  
Ald. M. Gregory  
Ald. M. Sekora

Staff: Mr. R. A. LeClair  
Mr. H. F. Hockey  
Mr. D. M. Buchanan  
Mr. J. Duguid  
Mr. T. Klassen



The Council, at the Committee of the Whole meeting of September 8th, 1977 dealing with the subject of a proposed referendum for major roads, 1977, had tabled a resolution with respect to the program to be included in the proposed referendum. The purpose of tabling the motion on September 8th, 1977 had been to allow members of Council to consider the matter for some days and also to give them an opportunity to speak to ratepayers and others with respect to the widening and improvement of Como Lake Avenue.

Members of Council reported at the beginning of the meeting on contacts that they had had over the weekend with respect to the widening of Como Lake Avenue.

The Mayor, following receipt of reports from members of Council, then proposed a program for referendum which would exclude the widening and improvement of Como Lake Avenue east of Clarke Road. This program included:

1. Brunette Avenue - from Woolridge Street to Laurentian Crescent
2. Ridgeway Mall - from Marmont Street to Nelson Street
3. Como Lake Avenue - from North Road to Clarke Road
4. Clarke Road - from Como Lake Avenue to Ingersoll Avenue

The Mayor stated that the estimated cost of such referendum would be \$2,615,000.

MOVED BY ALD. ROBINSON  
SECONDED BY ALD. SEKORA:

That the resolution tabled at the meeting of September 8th, 1977 with respect to the proposed referendum for road improvements be lifted from the table.

CARRIED UNANIMOUSLY

Proposed Motion Lifted from the Table

MOVED BY ALD. GREGORY  
SECONDED BY ALD. ROBINSON:

That Council approve for submission to referendum the following proposed road improvements:

1. Como Lake Avenue - Emerson Street to Montrose Street  
- estimated cost \$3,360,000.00.
2. Brunette Avenue - Woolridge Street to Laurentian Crescent  
- estimated cost \$1,500,000.00.
3. Ridgeway Mall - Marmont Street to Nelson Street  
- estimated cost \$315,000.00.

MOTION DEFEATED UNANIMOUSLY

New Proposed Road Referendum

MOVED BY ALD. GREGORY  
SECONDED BY ALD. GARRISON:

That the Committee of the Whole recommended to Council that they approve for submission to referendum the following proposed road improvements:

1. Como Lake Avenue - North Road to Clarke Road
2. Clarke Road - from the intersection of Como Lake Avenue to Ingersoll Avenue
3. Brunette Avenue - from Woolridge Street to Laurentian Crescent
4. Ridgeway Mall - from Marmont Street to Nelson Street.

CARRIED

Ald. Parks registered opposition to this motion.

Report of Municipal Treasurer - September 12th, 1977

Attached hereto and forming a part of these minutes is a report from the Municipal Treasurer dated September 12, 1977 entitled "Contemplated 1977 Major Roads Referendum".

Adjournment

The Mayor declared the meeting adjourned at 4:55 p.m.

  
CHAIRMAN

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Mayor J. L. Tonn, Chairman of the Finance Committee      DEPARTMENT:      DATE: Sept. 12, 1977  
FROM: V. A. Dong, Treasurer      DEPARTMENT:      YOUR FILE:  
SUBJECT: CONTEMPLATED 1977 MAJOR ROADS REFERENDUM      OUR FILE:

Following my perusal of the Minutes initiated from your meeting of September 8, 1977 which dealt with the above-noted subject matter, I noted the request for certain financial information. This request was for "...a report from the Treasurer on the cost impact which could be expected if the referendum were approved." The referendum being considered is contemplated at present to consist of the following works to be constructed over a five year period with a repayment term of 20 years:

1) Como Lake Avenue - from Emerson Street to Montrose Avenue -	estimated cost -	\$3,360,000
2) Brunette Avenue - from Woolridge Avenue to Marmont Avenue -	estimated cost -	1,500,000
3) Ridgeway Mall - from Marmont Avenue to Nelson Avenue -	estimated cost	315,000
	Total construction costs	\$5,175,000
Financing costs - say @ 10% for average period of ½ year -	approx.	325,000
	TOTAL	<u>\$5,500,000</u>

(equivalent to \$1,100,000 per year over 5 years)

To undertake this study, reference was made to the 1977 - 1981 Capital Expenditure Programme By-law No. 740, 1977. Therein I note that the above-mentioned projects are included to the following extent:

1) Como Lake - 1977 -	\$980,000	
1978 - 1981	nil	
2) Brunette Avenue - 1977 -	250,000	
1978 - 1981	nil	
3) Ridgeway Mall - 1977	315,000	
1978 - 1981	nil	
	<u>Sub-total</u>	\$1,545,000
Unassigned 1978 - 1981 (\$1,000,000 per year)		4,000,000
	TOTAL BUDGETING PROVISIONS	<u>\$5,545,000</u>

The budgetary provisions relate reasonably to the estimated cost of work. Accordingly in order to respond to Council's request, I have simply addressed myself to the contents and financial implications set out in the 1977 - 1981 Capital Expenditure Program By-law No. 740, 1977 and the 1977 Annual Budget By-law No. 738, 1977. (Best information available)

1. 1977 - 1981 Capital Expenditure Program By-law No. 740, 1977

a) Present Assumptions

- Basis of establishing assessments remains unchanged i.e. 50% of Actual Value, 10% and 5% limits removed on all but residential and farm properties

(Note - for fiscal year 1978 the assessed values will be a percentage of actual value by class subject to transitional formula)

- Programs contained therein represents Council's priorities
- Cost estimates utilized are reasonably representative and adequate
- No financial grants available to offset any portion of anticipated costs

b) Observations

- Projected debt impact will rise from a present level of 1.4 million dollars to 5.3 million dollars by 1981 averaging approximately 1 million dollars per year increase.
- Projected debt charges will represent an increasing proportion of the projected -

i. Annual Budget Expenditures (not to exceed 20-25%)

1977	10.3%
1978	15.7%
1979	16.4%
1980	19.0%
1981	22.4%

ii. General Levies (not to exceed 25%)

1977	20.6%
1978	25.5%
1979	25.2%
1980	28.1%
1981	32.5%



Comments:

By relating the aforesaid statistics to certain accepted guidelines employed by borrowers to evaluate a municipality's credit, the prima facie evidence indicates that one should feel apprehensive about our immediate capacity to carry this debt without undermining our financial viability. However such guidelines are not definitive. In the final analysis, a municipality's debt level will depend to a considerable extent on Council's attitude towards borrowing, the Council's determination to acquire amenities without delay, and its willingness to accept the cost of debenture financing.

2. Other Areas Observed -

- a) Determination of Borrowing Power per Section 249 of the Municipal Act. As at December 31, 1976 the District's gross borrowing power stood at \$39,524,865, its present authorized debt at \$21,517,370, and its unused borrowing power at \$19,666,492. How valid this information is for determining our debt carrying capability is questionable because of its excessive results.
- b) Short Term Borrowing - Section 260 of the Municipal Act.

The aggregate Short Term debt for the District cannot exceed approximately 1.4 million dollars (population of 55,464 times 25 dollars) according to the laid down formula

At this time our use of short term capital borrowings amounts to the following:

B.L. #516, 1975 - Road Reconstruction	\$122,960
B.L. #612, 1977 - Road Improvement	775,000
	<hr/>
Total commitments	\$897,960

Proposed - 1977 -

B.L. #795 - Road Improvement	600,000
Glen Drive Bridge	82,000
North Road	273,750
	<hr/>
TOTAL	\$1,853,710

As is obvious, there is insufficient scope within our short-term borrowing capabilities to absorb all the proposed projects. Because this form of borrowing does not require the assent of the electors it is my opinion that the District should assess its priorities so that it can take maximum advantage of the greater ease of borrowing afforded by this section e.g. retain for - "emergency" type projects that could have

greater difficulty obtaining electors' approvals. The uncommitted short-term borrowing allowance approximates \$500,000.

In conclusion, I must stress again that my comments are based on a "rough" five year Capital Expenditure Programme which has yet been evaluated critically for formal acceptance.

Respectfully submitted,



V. A. Dong  
Municipal Treasurer

VAD/rs

cc: R.A. LeClair

**DISTRICT OF COQUITLAM**

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Inter-Office Communication


TO: DEPARTMENT: DATE: Sept. 13, 1977  
FROM: V. A. Dong DEPARTMENT: YOUR FILE:  
SUBJECT: AMENDMENT TO SEPTEMBER 12, 1977 MEMORANDUM RE OUR FILE:  
"CONTEMPLATED 1977 MAJOR ROADS REFERENDUM"

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1977 amendments to the Municipal Act (Bill 42) increased the short-term capital borrowing limitation of a municipality from \$25 per capita to \$35. Accordingly the short-term borrowing schedule set out on page 3 of the initial September 12, 1977 memorandum must be revised as follows:

Borrowing limitation (population of 55,464 times \$35)		\$1,941,240
Commitments:		
B.L. #516, 1975 - Road Reconstruction	\$122,960	
B.L. #612, 1977 - Road Reconstruction	775,000	897,960
		<hr/>
Uncommitted balance		\$1,043,280
Contemplated:		
B.L. #795 - Road improvement	\$600,000	
Glen Drive Bridge	82,000	
North Road work	273,750	955,750
		<hr/>
Balance		\$87,530
		<hr/> <hr/>

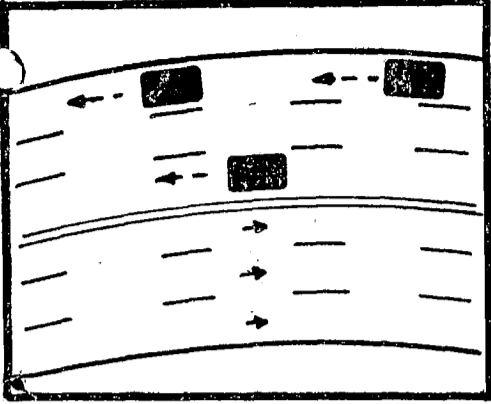
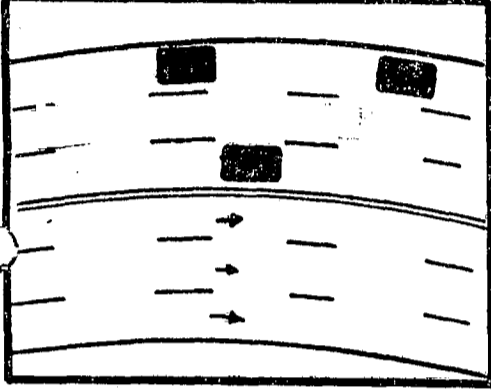
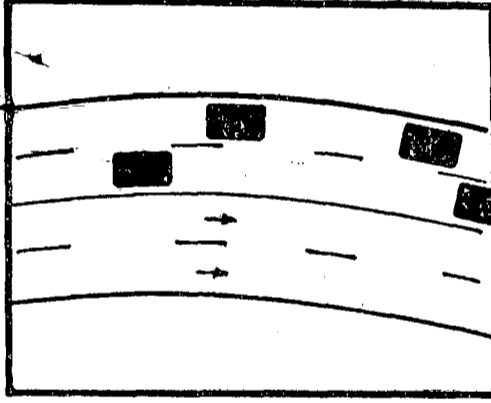
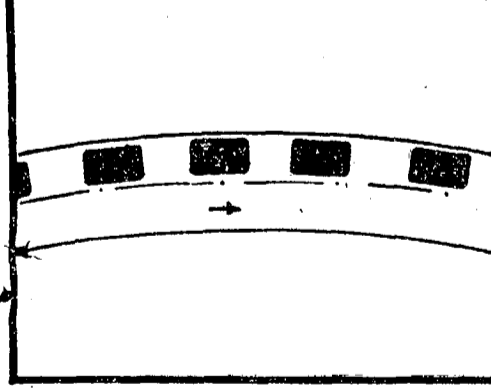
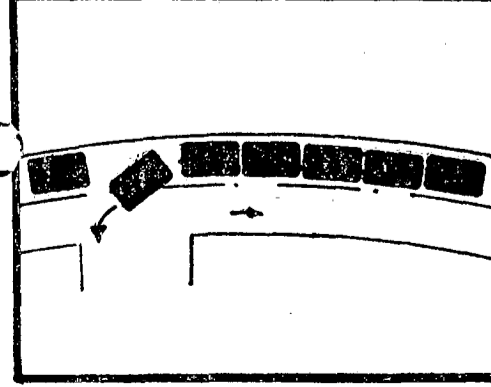
Respectfully submitted,

  
V. A. Dong  
Municipal Treasurer

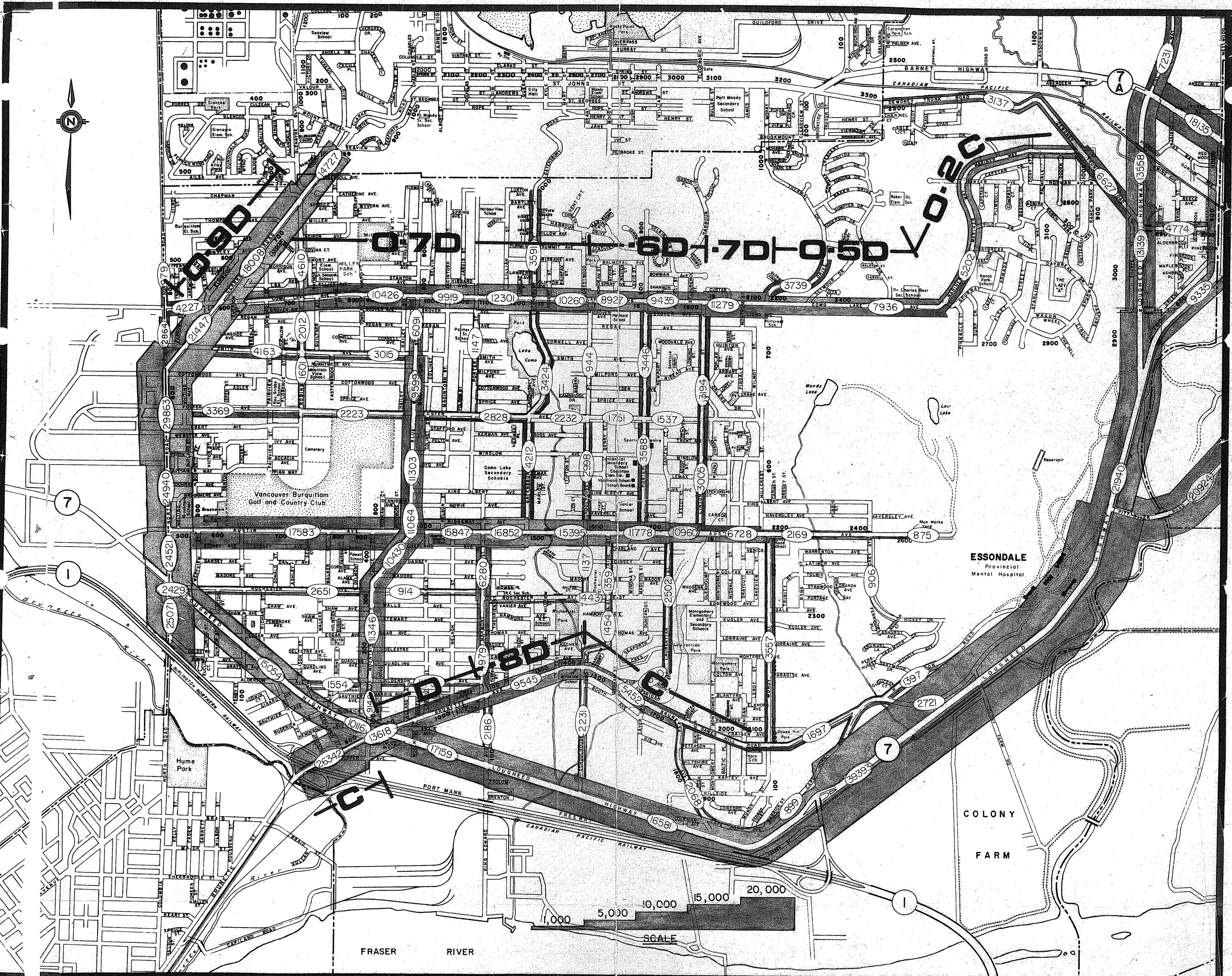
VAD/rs

cc: R. A. LeClair  
H. F. Hockey  
D. Buchanan  
T. Klassen

URBAN ARTERIAL - LEVELS OF SERVICE

LEVEL	DESCRIPTION	MAXIMUM SERVICE VOLUME ONE WAY
<p><b>A</b></p> 	<p>Free Flow Low volume High speed No delay</p>	<p>1050 vph (350 vph/lane)</p>
<p><b>B</b></p> 	<p>Stable Flow. Occassional Restriction On Operating Speed But In general Drivers Still Have Reasonable Freedom to Select their Speed</p>	<p>2100 vph (700 vph/lane)</p>
<p><b>C</b></p> 	<p>Stable Flow. Speeds and Maneuverability are more closely controlled by vehicle volume. <u>Suitable for Urban Standard.</u></p>	<p>2400 vph (800 vph/lane)</p>
<p><b>D</b></p> 	<p>Approaching unstable Flow. Operating speeds barely tolerable. Drivers have little freedom to maneuver.</p>	<p>1700 vph (850 vph/lane)</p>
<p><b>E</b></p> 	<p>Forced Flow. Very unstable operating speeds. Frequent stoppages resulting from queues of vehicles backing up from downstream restriction.</p>	<p>2000 vph (1000 vph/lane)</p>





REVISED	5 APR 77		
REVISION	26 SEPT 76		
REVISION	MAR 76		
DATE	CHECKED	APPROVED	

**DISTRICT OF COQUITLAM**  
1111 BRUNETTE AVENUE  
COQUITLAM, B.C.

— 1977 —  
2 WAY VEHICULAR VOLUMES (24 HR.)

SCALE: 1" = 1600' DATE: DRAWING BY:

Saturday, October 15, 1977  
Committee of the Whole

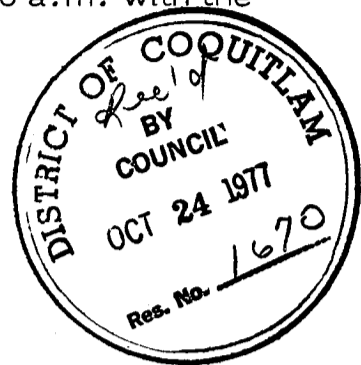
COMMITTEE OF THE WHOLE

A meeting of Council, sitting as a Committee of the Whole, convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Saturday, October 15th, 1977 at 8:05 a.m. with the following persons in attendance:

Council: Mayor J. L. Tonn  
Ald. J. Parks  
Ald. B. T. H. Robinson  
Ald. L. Garrison  
Ald. L. Sekora  
Ald. M. Bewley  
Ald. M. Gregory

Staff: Mr. R. A. LeClair  
Mr. D. Buchanan  
Mr. A. Phillips  
Mr. H. F. Hockey  
Mr. D. Cunnings  
Mr. B. Falcon  
Mr. R. Gidlof  
Mr. V. A. Dong  
Mr. E. Tiessen  
Mr. T. Klassen

Others: Mr. A. Wyatt, Provincial Area Assessor  
Mr. T. Protheroe, Deputy Provincial Area Assessor



THE PROPOSED 1977 ASSESSMENT  
BASE ALTERNATIVES

Mr. Wyatt reviewed with Council the history of assessments since 1953 leading up to the current new assessment legislation adopted by the Provincial Government.

Mr. Wyatt also presented to the Committee a copy of the Order-in-Council pursuant to Sections 24(7) and 24(8) which sets out the percentages of actual value at which each class of property defined is to be assessed for 1978. A copy of that Order-in-Council is attached hereto and forms a part of these Minutes.

Mr. Wyatt also presented to Members of Council some examples of phase-in calculation as well as a copy of the proposed 1978 Assessment Notice, copies of which are attached hereto and form a part of these Minutes.

In answer to a question from Mayor Tonn, Mr. Wyatt explained that the Assessment Authority are using July 1st, 1976 as the datum line to set actual assessment values and will be continually updating the datum line for each successive year, however, the datum line will most likely always be one year behind actual values.

Mr. LeClair enquired as to whether the Provincial Assessment Authority will be providing annual studies to municipalities in order to allow them to give informed consideration to possible election of one of the other options available with respect to taxation.

Mr. Wyatt advised that from October 31st onwards, a comprehensive information program will be undertaken to advise the general public of the change in assessment legislation,



this being carried out in the newspaper, on radio and on television. Further, he advised that the Assessment Notices will be mailed one month early and a brochure will be enclosed with the Notices to further explain the changes in legislation.

Mr. Wyatt also advised Council that the Provincial Assessment Authority is also considering the placing of staff in municipal halls in order that explanations of the changes in assessments can be readily given to persons seeking information.

Mr. Wyatt further advised that his office will be accepting invitations from ratepayers groups to speak on the changes in legislation, and it is hoped with this fairly extensive public relations program that the public can at least be informed as to the meaning of the new method of assessing properties.

MOVED BY ALD. ROBINSON  
SECONDED BY ALD. PARKS:

That the Committee of the Whole adjourn to Special Council meeting. 10:00 a.m.

CARRIED UNANIMOUSLY

The Committee of the Whole reconvened at 10:20 a.m.

PROPOSAL FOR DEVELOPMENT OF  
A MUNICIPAL DRAINAGE SYSTEM

Council were advised that, if they were to approve the proposal for a drainage system, the impact of charges for the scheme would probably not be felt until 1979, and further, if they were not to approve the drainage system until March or April of 1978, the impact would still be felt in 1979.

MOVED BY ALD. GREGORY  
SECONDED BY ALD. BEWLEY:

That the Committee recommend to Council that Council request the 1978 Council to review and consider, early in 1978, the possible implementation of the proposed drainage system, this review to take place once the impact of the new assessment provisions are fully known.

CARRIED UNANIMOUSLY

ADJOURNMENT TO COUNCIL MEETING

The Committee of the Whole rose at 10:25 a.m. to reconvene as a Council.

The Committee of the Whole reconvened at 10:30 a.m.

PROPOSED HCBC ESSONDALE HOUSING PROJECT

The Committee received a report from the Deputy Director of Planning dated October 14th, 1977 entitled "Proposed HCBC Essondale Housing Project".

The Deputy Director of Planning explained to the Committee some of the background relating to this project and the more recent proposals put forward by the Housing Corporation relating to density of housing, revenue sharing and responsibility for construction of recreation facilities.

Several members of the Committee felt that the Municipality should take the initiative with respect to advising HCBC as to the conditions the Municipality sees being met prior to any approval being given to the project. These conditions would take into account densities, amenities, as well as recreational facilities and general development of the site.

MOVED BY ALD. GREGORY  
SECONDED BY ALD. GARRISON:

That the Committee of the Whole recommend to Council that a select committee consisting of three members of Council, being Ald. Sekora as Chairman, Ald. Bewley and Ald. Robinson, be struck to deal directly with HCBC and prior to any contact with the Housing Corporation, the Committee review the proposed project and bring forward to Council recommendations as to the position the Municipality should take with respect to the project for endorsement by Council, and further, that all such discussions should be held in-camera.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Committee of the Whole adjourned to reconvene as a Council at 10:55 p.m.

The Committee of the Whole reconvened at 10:58 p.m.

PURCHASE OF PRIVATE PROPERTY  
ON GORDON AVENUE

The Deputy Director of Planning placed before Council offers to sell to the Municipality Lots 22, 23 and 24 of Block 8, D.L. 381, Plan 22689 and property situated at 3033 Gordon Avenue.

MOVED BY ALD. BEWLEY  
SECONDED BY ALD. PARKS:

That the Committee of the Whole recommend to the next Executive Committee meeting of Council that the two offers submitted to the Municipality for land on Gordon Avenue be declined.

DEFEATED

Mayor Tonn, Ald. Parks, Ald. Garrison, Ald. Sekora and Ald. Gregory registered opposition.



MOVED BY ALD. GREGORY  
SECONDED BY ALD. GARRISON:

That the Committee of the Whole recommend to the next Executive Committee of Council that enquiries be made of the owners of the properties being offered for sale as to whether they would be willing to discuss the exchange of their properties for other municipal lands.

CARRIED

Ald. Bewley registered opposition.

CAPITAL EXPENDITURE PROGRAMME

The Committee proceeded to study the 1977 Capital Expenditure Programme in order to better understand the document and come to some conclusions with respect to how the programme should be established for future years.

The Municipal Manager explained to Council that with the exception of the year 1977, the present Capital Works Budget is largely a staff effort to indicate projects which they would see Council considering in future years.

Mr. Buchanan also explained to the meeting that the new development cost charges under Section 702(c) of the Municipal Act will have to bear some relationship to the Capital Expenditure Program and unless the development cost charges can be substantiated by the Capital Works Budget, such charges may not be approved by Victoria. He also went on to advise that major financial houses are looking for such documents when large borrowings are being sought.

The Mayor advised Council that he felt the second and third year of a Capital Expenditure Programme should be much more meaningful than what they presently seem to be. He felt that Council should be more closely studying at least the first three years of a Capital Expenditure Programme.

Some departments of the Municipality were instructed by Council to alter certain items within the Capital Works Budget in order that they be reflected in later years as Council has not yet had a chance to consider a great many of the proposed projects.

MOVED BY ALD. PARKS  
SECONDED BY ALD. GARRISON:

That the Planning Department give consideration to further potential projects that would qualify under the Neighbourhood Improvement Programme and that a report on this matter be submitted to the 1978 Council.

CARRIED UNANIMOUSLY

MOVED BY ALD. GARRISON  
SECONDED BY ALD. PARKS:

That Council receive guidance from the Municipal Manager and Municipal Treasurer by way of a report as to the establishment of the 1978 Capital Works Programme giving consideration to projected revenues and expenditures.

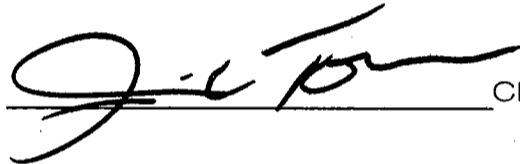
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. SEKORA:

That the Committee of the Whole adjourn. 2:25 p.m.

CARRIED UNANIMOUSLY

  
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CHAIRMAN

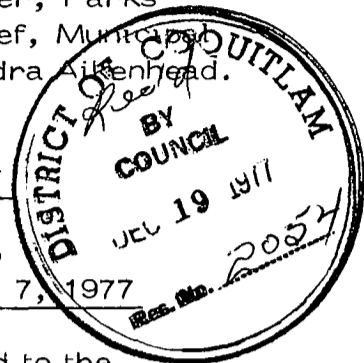
Monday, December 12, 1977,  
Committee of the Whole - 7.40 p.m.

503

A Committee of the Whole Meeting convened in the Council Chambers, Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, December 12, 1977 at 7.40 p.m. with all Members of Council present save Ald. Parks and Mayor Tonn. Members of staff present were the Municipal Manager, Planning Director, Municipal Engineer, Parks and Recreation Director, Municipal Treasurer, Fire Chief, Municipal Solicitor, Municipal Clerk and Recording Secretary Sandra Aikenhead. Ald. L. Sekora chaired the meeting.

COMMITTEE OF THE WHOLE

D. GUNN, MONTREAL TRUST RE 507, 511 & 515  
AUSTIN AVENUE & PLANNER'S REPORT - DEC. 7, 1977



The Planner tabled a report with Council in regard to the above noted matter, dated December 7, 1977.

Representatives from Montreal Trust Company, Real Estate Department, appeared before Council in regard to the noted property and requested that Council consider changing the land use policy for this area to consider rezoning from the current High Density High Rise Apartment zoning proposed to retail commercial. They stated that their reason for this request was that it was not economically viable to build residential in this area.

MOVED BY ALD. GARRISON  
SECONDED BY ALD. ROBINSON:

PC1 The Committee of the Whole recommends to Council that the applicants be advised that the proposal presently before the Committee of the Whole is not acceptable in light of Council policy.

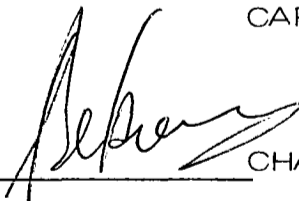
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY ALD. ROBINSON  
SECONDED BY ALD. GARRISON:

That the Committee of the Whole adjourn. 7.55 p.m.

CARRIED UNANIMOUSLY

  
\_\_\_\_\_  
CHAIRMAN