

BOARD OF VARIANCE

BOARD OF VARIANCE

Thursday, February 10th, 1972  
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 10th, 1972 at 7:30 P.M.

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

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

1. Appeal of Mr. K. Rihela  
2035 Dawes Hill Road  
SUBJECT: Permission to make addition to  
non-conforming dwelling

Mr. Rihela addressed the Board and stated that he wished to build a sundeck onto his property and when he applied for a permit for the construction he was informed that one could not be issued because the house was non-conforming in that it was too close to the street. He went on to inform the Board that he wishes to move the driveway entrance to the other side of the house and proposes to come in off of Dawes Hill Road rather than Craigen Street.

Mr. Rihela also went on to state that the length of the house is not being increased and that he only wishes to extend the total length of the roof.

Mr. Crews enquired of Mr. Rihela whether it was his plan to continue the use of the present carport and Mr. Rihela stated that he wished to close in the present carport to extend his living quarters but that he would not construct a carport on the other end of the house. Mr. Rihela also stated that he doesn't think he will have to build a carport in the near future at the other end of the house.

The Building Inspector informed the Board that the matter of a driveway access off of Dawes Hill Road would have to be approved by the Engineering Department and does not come within the scope of the Board of Variance to deal with.

2. Appeal of A. & J. Ergas  
1052 Austin Avenue  
SUBJECT: Relaxation of front yard requirements  
and parking requirements

Mr. Ergas addressed the Board and stated that he wished to build a store at 1052 Austin Avenue similar to the one just directly to the east and the new regulations require that this store be set back 37 feet whereas the other store just completed is only set back 25 feet and he was therefore appealing that the Board renounce the extra 12 foot setback requirement in order that the block could be developed as a unit. He also went on to state that the block to the east had been built under the old

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Board of Variance, cont'd.

regulations which meant that one parking space was required for every 800 square feet of floor area whereas the new zoning by-law requires one parking space for 400 square feet of floor area.

Mr. Ergas went on to state that if he is required to have the full amount of parking in accordance with the provisions of the zoning by-law he would have to construct underground parking which would increase the total cost of the building by 22% which would make construction uneconomical.

Mr. Ergas stated that he was requesting permission to construct it under the same regulations as were in force prior to the passing of zoning by-law No. 1928.

A neighbour of the property rose to object to the relaxation of parking requirements as he stated there is a great deal of parking problems in the area at the present time and the more parking spaces that can be provided the better.

Mr. Jackson speaking on behalf of the Planning Department stated that the overall parking problems in the area must be taken into consideration and that presently the Municipality has a Design Architect looking at the whole of Austin Avenue and it is hoped that a recommendation will be forthcoming on some remedy for the parking situation in the area.

Mr. Ergas says he cannot afford to put in the required amount of parking of one space for every 400 square feet of floor area and stated that while there may be a parking problem in the future, at the present time the construction contemplated would be an improvement.

3. Appeal of Mrs. B. Tyssedal  
511 Chapman Avenue  
SUBJECT: Relaxation of rear yard requirements

A Mr. Anderson appeared to represent Mrs. Tyssedal and submitted a letter of authorization signed by Mrs. Tyssedal.

Mr. Anderson explained that Mrs. Tyssedal wishes to subdivide her property and in order for the Municipality to grant a permit the Board of Variance would have to allow a rear yard setback of 17.89 feet instead of the required 20 feet. He stated that this would mean a relaxation of 2.11 feet.

Mr. Anderson went on to state that Mrs. Tyssedal is not now making full use of the yard and requires the money to do improvements to her own home.

4. Appeal of T.&.L. Mah  
1139 Austin Avenue  
SUBJECT: Relaxation of front and side yard requirements

Mr. Mah did not appear to present his case to the Board of Variance.

The Chairman stated that in view of no one appearing the application would be tabled until a further meeting was held.

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Board of Variance, cont'd.

5. Appeal of D.C. MacDonald  
724 Colinet  
SUBJECT: Relaxation of side yard requirements

Mr. MacDonald addressed the Board and stated that he had purchased the property at 724 Colinet approximately four years ago and that approximately two years ago he had raised the home to put a basement under and also built a carport onto the dwelling.

He stated that at the time he built the carport he had provided the required four foot setback from the side property line however he now wished to enlarge his living quarters by providing a Family Room over top of the carport and this would mean that the side yard setback should be six feet. He was therefore requesting the Board to relax the requirements in order that he could complete the addition.

Mr. Crews asked Mr. Anderson whether he would not have to structurally change the carport in order to erect the room over top and Mr. Anderson stated that he would not have to as he had originally built the carport strong enough to support construction on top.

6. Appeal of Mr. E.W. Loos  
747 Gauthier Street  
SUBJECT: Permission to make addition to non-conforming dwelling

Mrs. Loos appeared and stated that they wished to make an addition to their home to provide extra room as they now have three teenage children. The addition is to measure 12' x 30' and it is also proposed to put a carport under the addition.

She explained that the reason they require the approval of the Board was that the existing dwelling had only a 5'6" setback from the west boundary line whereas the setback was required to be 6' as the house was a non-conforming dwelling.

7. Appeal of Donald A. Good  
735 Robinson Street  
SUBJECT: Permission to make addition to non-conforming dwelling

Mr. Good addressed the Board and stated that his present dwelling was 2'6" to close to the north property line and it was his desire to expand his dwelling to the opposite side of the property.

He stated that it was his desire to add a new kitchen and to use the old kitchen for a dining room as they presently have a large home which has no dining room.

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Board of Variance, cont'd.

He stated that he had checked with all the neighbours surrounding and had showed them the plans of this proposal and they had indicated that they did not object in any way.

CONCLUSIONS

1. Mr. K. Rihela

MOVED BY MR. KENNEDY  
SECONDED BY MR. CREWS

That the appeal of Mr. K. Rihela be approved and he be allowed to construct an addition to his dwelling in accordance with the plans submitted.

CARRIED

2. A.&J. Ergas

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the appeal of Mr. Ergas with regards to the 25' setback from Austin Avenue be approved.

CARRIED

Mr. Miles registered his opposition to this motion.

MOVED BY MR. KENNEDY  
SECONDED BY MR. CREWS

That the appeal of Mr. Ergas with regards to parking requirements be not approved.

CARRIED

Mr. Miles registered his opposition to this motion.

3. Mrs. B. Tyssedal

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY

That the appeal of Mrs. Tyssedal to provide a rear yard setback of 17.89 feet on her existing dwelling because of the proposed subdivision be approved in accordance with her submission to the Board.

CARRIED

4. T.&L. Mah

This item was tabled because the applicant did not appear to present his appeal.

Thursday, February 10th, 1972  
Board of Variance, cont'd.

5. D.C. MacDonald

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the appeal of Mr. D.C. MacDonald be approved and he be allowed to construct an addition to his dwelling over top of his presently existing carport maintaining a four foot side yard setback.

CARRIED

6. Mr. E.W. Loos

MOVED BY MR. CREWS  
SECONDED BY MR. MILES

That Mr. Loos be allowed to construct an addition to his non-conforming dwelling in accordance with his submission to the Board.

CARRIED

7. Donald A. Good

MOVED BY MR. ARRELL  
SECONDED BY MR. CREWS

That Mr. Good be allowed to construct an addition to his non-conforming dwelling in accordance with his submission to the Board.

CARRIED

APPOINTMENT TO THE BOARD

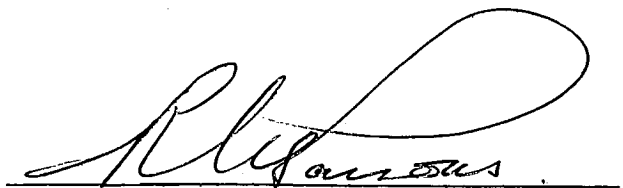
MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That Mr. G. Crews be reappointed to the Board of Variance for a three year term of office.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned at 9:45 P.M.



CHAIRMAN

BOARD OF VARIANCE

Tuesday, March 28, 1972  
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, March 28, 1972 at 7:30 p.m.

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

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

1. Appeal of Mr. R. Pare  
2998 Starlight Way  
SUBJECT: Relaxation of side yard requirements.
- 

Mr. Pare explained to the Board that he wishes to close in his existing carport in order to make a family room and stated that it would be a hardship if he were required to meet the six foot side yard setback, as the wall on which the carport is presently built is a supporting wall and it would mean that he would have to move the cement wall. He went on to state that the carport is presently closed in on three sides and that he had bought the house approximately two years ago and at that time had put a carport on himself.

The Board inquired as to where Mr. Pare proposed to park his car once the carport is closed in and he stated that in the interim he would be parking it in his driveway or on the boulevard, but that he proposed to build a new carport in the front of his property at a later date.

There were no objections raised by anyone to the proposal submitted by Mr. Pare.

2. Appeal of Mr. J. Bojtos  
1052 Dansey Avenue  
SUBJECT: Permission to make addition to non-conforming dwelling.
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Mr. H. Vroon spoke on behalf of Mr. Bojtos and stated that it was intended to add an addition approximately 30 feet by 12 feet to the existing dwelling which currently only had a four foot side yard setback as well as the sundeck. Mr. Vroon stated that no addition would be made to the side of the house having the four foot setback, and the reason for requesting permission to make an addition to the non-conforming dwelling was that the existing house was very small and more living space was needed. Mr. Vroon also stated that N.H.A. financing had already been arranged for the proposed addition.

3. Appeal of Mrs. J. Smith  
1658 Charland Avenue  
SUBJECT: Relaxation of side yard requirements.
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This appeal was for permission to close in an existing carport to provide a bedroom and a bathroom to house the applicant's parents.

Mrs. Smith did not appear at the meeting, so the Chairman ruled that anyone having objection to the proposal would be allowed to at this time make their statement and the Board would discuss later the action to be taken.

The Deputy Clerk brought to the attention of the Board letters written by three neighbours, namely Mr. R.G. McFayden, Mr. William Gilbert and Mr. James W. Petrie registering objection to the proposal put forward by Mrs. Smith.

In addition to the letter written by Mr. Petrie, he also verbally expressed his opposition and stated that the house is right next door to him and would probably affect him more than any of the others, as the driveway to Mrs. Smith's house bordered on his property and he felt that were the garage to be closed in, cars would have to park in the driveway, as well as on the road, thus creating a traffic hazard in the area, as this is now a through street.

Mr. McFayden also expressed verbally his objection to the proposal to close in the carport for living quarters, as he felt that this would eventually be used as a separate suite.

4. Appeal of Mr. T. Mah  
1139 Austin Avenue  
SUBJECT: Relaxation of side and front yard requirements.

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Mr. Lee addressed the Board and stated that he would speak on behalf of Mr. Mah and explained that Mr. Mah at the present time wishes to improve the appearance of the existing drive-in at 1139 Austin Avenue and upon questioning from Mr. Miles, stated that contrary to the plan submitted to the Board, the applicant did not now wish to add on to the rear of the business or to provide parking between the house and Ridgeway Avenue. Mr. Lee stated that all the applicant wished to do at this time was to improve the appearance of the front of the building by undertaking alterations to cost in the neighbourhood of \$2,000.00.

There were no persons objecting to the application.

5. Appeal of Mr. E.A. Garrison  
2301 Austin Avenue  
SUBJECT: Relaxation of side yard requirements.

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Mr. Garrison addressed the Board and stated that he wishes to build a duplex 54 feet long on a lot 66 feet in width. He is requesting that he be allowed a side yard relaxation of two feet on the east side, in view of the fact that there is a 10 foot easement on the west side, and the Engineering Supervisor will allow only a two foot encroachment of the building onto this easement. This means that he will have an eight foot side yard setback on the west side.

Mr. Garrison also stated that he is restricted as to a siting of the dwelling on this property in that he now requires a 37 foot front yard setback and as well there is a storm sewer easement running diagonally across the back of his lot.



Mr. Garrison stated that he did not wish to build an up and down duplex, as these have been found to be not too successful and he still wishes to maintain 1000 square feet per unit. He stated that one side of the duplex would be larger than the other and the smaller side would contain only two bedrooms, in view of the fact that the building has to be built in such a manner as not to encroach onto the storm sewer easement at the rear of his property.

A member of the Board inquired of Mr. Garrison whether he had bought the property with the easements already registered and Mr. Garrison stated that he did not, but that he had owned the property and had signed over to the Municipality the easements.

Mr. Garrison also stated that when the easement on the west side of this property was originally taken, he was informed by the Engineering Supervisor that the pipe would be laid two feet from the property line, whereas it ended up being laid six feet from the property line, thus restricting the amount of encroachment allowed him onto the easement.

On a question from the Board Mr. Garrison stated that the lot is presently zoned for duplex use.

There were no objections raised to this application.

6. Appeal of Mrs. Molly Purdom  
1631 Smith Avenue  
SUBJECT: Relaxation of side yard requirements.

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Mrs. Molly Purdom and her son addressed the Board and stated that it was their desire to subdivide off a lot 48.3 feet by 124.53 feet and this would mean that the existing house would have a 4.7 foot side yard setback, whereas a six foot side yard setback is required.

The reason for the property line being drawn in this location is that a lot is required to have 6,000 square feet with a minimum 45 foot frontage. As this lot is only 124.53 feet deep, it was necessary to have 48.3 feet frontage.

A neighbour residing at 1655 Smith inquired as to what the value of the house would be. Mr. Purdom stated that he would be building a regular three bedroom house which would be compatible with others in the neighbourhood and would be specially designed to fit the lot, which would mean that it would probably be longer than most houses.

No other comments were forthcoming from any other neighbours in the area.

7. Appeal of Mr. J. Nieuwenhuis  
1857 Harbour Drive  
SUBJECT: Relaxation of front yard requirements.

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Mr. Nieuwenhuis stated that he wishes relief from by-law requirements with regard to front yard setback, because he was building a custom designed home on a ravine lot and the wall which forms an integral part of the house would only have a 13 foot setback from Harbour Drive and the front face of the house would only have a 23 foot front yard setback. He stated he wished to do this in view of the fact that were he to set the house back the required distances, he would have no rear yard but the lot would drop off directly into the ravine.

Mr. Nieuwenhuis stated that none of his neighbours objected to what he proposed to do.

Mr. Nieuwenhuis stated that the forms for the dwelling had already been placed but they had been placed in accordance with by-law provisions. He stated that were the Board to approve his application, these forms would be moved.

8. Appeal of Mr. L.K. Baker  
1576 Austin Avenue  
SUBJECT: Permission to make addition to  
non-conforming dwelling.
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Mr. Baker addressed the Board and stated that he wishes to make an addition 20 feet by 31 feet with a basement under to the present dwelling to make a split level home out of the existing dwelling. He stated that the existing dwelling is only 33 feet 3 inches from Austin Avenue, whereas a 37 foot setback is now required, and also he has a side yard setback of 5 feet 7 inches, whereas a 6 foot side yard setback is required.

Mr. Baker stated that the present house is very small and only has two bedrooms and at present he has two children and he would like to add to the small two bedroom home to provide more living space for his family.

The Board inquired as to the age of the surrounding dwellings and Mr. Baker stated that there is a new one next door to him, whereas the one on the other side of his property is about the same age as his existing dwelling. Mr. Baker also stated that his house does line up with surrounding dwellings.

There were no objections voiced to this application.

9. Appeal of Mrs. J. Bouchard  
1019 Madore Avenue  
SUBJECT: Permission to add to non-conforming  
dwelling to establish a duplex.
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Mrs. Bouchard addressed the Board and stated that the property which they own at 1019 Madore Avenue is zoned for duplex use and they presently have a small non-conforming house on the property measuring 22 feet by 22 feet, with the back portion to be removed in the near future as it deteriorates. Mrs. Bouchard stated that they wish to make an addition to this non-conforming dwelling of 16 feet by 19 feet, as well as to build and attach to the enlarged dwelling a new dwelling of approximately 38 feet by 28 feet to create a duplex.

There was no objection expressed to this proposal.

10. Appeal of Mr. D.C. Darts  
1522 Grover Avenue  
SUBJECT: Relaxation of side yard requirements.
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Mr. Darts addressed the Board and stated that he wished to build a carport onto his existing dwelling, the carport to be 11 feet wide, which would leave him only a one foot side yard setback.

Mr. Darts explained that the side having a one foot setback borders on a 15 foot easement on school property which he has maintained for the past few years and is actually fenced off from the school yard.

Mr. Darts presented a letter from neighbours at 1519, 1518 and 1523 Grover Avenue stating that they have no objection to the relaxation of the side yard requirements in order that he could construct a carport.

11. Appeal of Mr. L. Bensen  
923 Stewart Avenue  
SUBJECT: Relaxation of rear yard requirements.
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Mr. Bensen addressed the Board and stated that he wished to make an addition to his house which is presently non-conforming in that it does not have the required 20 foot rear yard.

He stated that the addition would accommodate a new bathroom and a laundry room upstairs and this was required as his wife has arthritis and can no longer negotiate stairs with ease.

Mr. Bensen also stated that he had contacted his neighbours and they have no objections to his proposed addition.

12. Appeal of Mr. R.A. Vroom  
1036 Austin Avenue  
SUBJECT: Relaxation to make addition to non-conforming dwelling.
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Mr. Vroom was not present and also there was no one opposing the project present.

13. Appeal of Mrs. S. Arrell  
514 Cochrane Street  
SUBJECT: Relaxation of side yard requirements.
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Mrs. Arrell addressed the Board and stated that it was their request to be allowed to make an addition to their dwelling to provide a workshop and they wish to continue the line of the house on the west side on a 5½ foot side yard setback which would mean that the addition would be non-conforming.

A neighbour in the area asked for an explanation of what was proposed and after seeing same, stated that he had no objection to the proposal.

14. Appeal of District of Coquitlam  
SUBJECT: Sewer Easements - Cape Horn Sewer System.
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The Chairman at the beginning of the meeting explained to all present that this appeal would not be heard this evening due to the fact that the Municipality was not prepared to proceed with the presentation at this time.

CONCLUSIONS

13. Mrs. S. Arrell

It should be noted that during the presentation and discussion on the Arrell appeal, Mr. R.J. Arrell absented himself from the meeting.

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the appeal of Mrs. S. Arrell to make an addition to their dwelling maintaining a 5½ foot side yard setback from the west property line be approved in accordance with her submission to the Board.

CARRIED.

1. Mr. R. Pare

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY

That the appeal of Mr. R. Pare be declined.

CARRIED.

2. Mr. J. Bojtos

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That the appeal of Mr. J. Bojtos be approved and he be allowed to construct an addition to his non-conforming dwelling in accordance with his submission to the Board.

CARRIED.

3. Mrs. J. Smith

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the appeal of Mrs. J. Smith be declined.

CARRIED.

4. Mr. T. Mah

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the appeal of Mr. T. Mah be denied as presented, but that Mr. Mah be allowed to make minor improvements to the outside of the structure at 1139 Austin Avenue, provided that these improvements in no way enlarge the structure.

CARRIED.

5. Mr. E.A. Garrison

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That the appeal of Mr. E.A. Garrison to provide a four foot side yard setback on the east side of the proposed duplex be approved in accordance with his submission to the Board.

CARRIED.

6. Mrs. Molly Purdom

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That Mrs. Molly Purdom be allowed to subdivide her property at 1631 Smith Avenue providing a 4.7 foot side yard setback on the east side of her property, in accordance with her submission to the Board.

CARRIED.

7. Mr. J. Nieuwenhuis

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the appeal of Mr. J. Nieuwenhuis be denied.

CARRIED.

8. Mr. L.K. Baker

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the appeal of Mr. L.K. Baker be approved and he be allowed to make an addition to his currently non-conforming dwelling, in accordance with his submission to the Board.

CARRIED.

9. Mrs. J. Bouchard

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY

That the appeal of Mrs. J. Bouchard be approved and that she be allowed to make the additions to her dwelling in order to create a duplex, in accordance with her submission to the Board.

CARRIED.

10. Mr. D.C. Darts

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That Mr. Darts be allowed to construct a carport maintaining a one foot side yard setback from the east side of his property line, in accordance with his submission to the Board.

CARRIED.

11. Mr. L. Bensen

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That Mr. L. Bensen be allowed to construct an addition to his current non-conforming dwelling, in accordance with his submission to the Board.

CARRIED.

Tuesday, March 28, 1972  
Board of Variance, cont'd.

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12. Mr. R.A. Vroom

The Board ruled that this application would not be dealt with at this time, in view of the fact that the applicant was not present and there were some questions requiring answers such as whether or not the parking standards of the Municipality would be met and whether or not a loading space was being provided.

ADJOURNMENT

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

A handwritten signature in cursive script, appearing to read "R. A. Vroom", written over a horizontal line.

CHAIRMAN

BOARD OF VARIANCE

Thursday, April 20th, 1972  
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, April 20th, 1972 at 7:30 p.m.

Members present were Mr. R. C. Parsons, Chairman, Mr. R. J. Arrell and Mr. G. Crews. Also present were Mr. N. Wainman, Building Inspector, Mr. S. Jackson of the Planning 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 and that the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerk's Office.

1. Appeal of Mr. S. A. MacKenzie  
Quarry Road  
SUBJECT: Relaxation of by-law requirements to allow addition to non-conforming dwelling.
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Mr. MacKenzie addressed the Board and informed them that he had been forced into an early retirement as a result of illness and on the advice of his Doctor, now wishes to spend more time at a cabin which he has on the Pitt River. As this cabin is very small, being only one room with a porch, he wishes to make an addition of 11' x 20' to contain a bedroom and a bathroom.

Mr. MacKenzie also informed the Board that his wife also is not too well and in order for them to properly enjoy using the cabin, more room is needed.

The Board was informed that the cabin presently has electricity with water supplied from a well with a pressure system.

Mr. MacKenzie stated that he cannot add to the house without approval of the Board due to the fact that there are two cabins presently existing on the property, whereas the zoning by-law only allows one. The other cabin is occupied by the McAlpines, with whom he jointly owns the property.

There were no objections expressed to this application.

2. Appeal of C. F. Roberts  
504 Clarke Drive  
SUBJECT: Relaxation of by-law requirements to allow parking on a lot other than that upon which the building is being erected as well as relaxation of by-law requirements regarding front yard setback.
- 

Mr. C. F. Roberts addressed the Board on behalf of the owner, Mr. Meyers, and requested that they be allowed to build with a 25 foot setback from Clarke Road instead of the required 37 feet. Mr. Roberts stated that unless this relaxation were allowed, it would not be economically feasible to build, as they would lose 25% of the possible floor area.

Mr. Roberts informed the Board that the new building adjacent is constructed with a 25 foot setback and were his client not allowed to build with the reduced setback he would have to leave the existing building and continue to operate as is.

Mr. Roberts also appealed to the Board to allow relaxation of the by-law requirements with regard to parking in order that Mr. Meyers could enter into an agreement with an adjacent owner to provide the necessary parking spaces.

Mr. Meyers, at this point, asked the Board to consider further relaxation of parking requirements to allow him to construct a basement under the proposed building to make the building eligible for mortgage money and to make the operation more economically feasible.

On a question from Mr. Crews, the Board were informed that this would mean an additional 5 spaces for parking would be required and Mr. Meyers stated that 2 of these could be placed in front of the building.

Mr. Hansen, speaking on behalf of the Sunnyside Estates, informed the Board that they were planning a building in the area and were designing in accordance with by-law requirements, maintaining a 37 foot setback. He stated they did not necessarily object but would like to study further Mr. Meyers project.

The owner of the "Big O" tire store objected to the proposal, stating that he had been required to construct with a 37 foot setback. He also felt this proposal would compound the traffic problem on Clarke Drive.

Mr. Clarke, the owner of the boat store in the area, also objected to the proposal on the basis of traffic and future road widening.

Mr. Hansen, on behalf of his clients, stated his objection to the proposal on the basis that they have to comply with all applicable by-laws.

3. Appeal of District of Coquitlam  
SUBJECT: - Sanitary Sewer Easements  
          - Cape Horn Sewer System  
          - Norman Avenue Sewer System
- 

Mr. D. Simm, the Assistant Municipal Solicitor, appeared on behalf of the District of Coquitlam and informed the Board that in accordance with Provincial Legislation, the Municipality were applying to the Board with respect to sewer easements relative to the Norman Avenue and Cape Horn Sewer Systems.

Mr. Simm stated that under this legislation the Municipality has the authority to take easements but where such easements are not within 10' of a property boundary, the Board of Variance must rule whether or not a hardship is being created on the owner of the property.

Mr. Simm informed the Board notices in accordance with the Legislation had been given to all affected parties.

Norman Avenue Sewer

A representative of the Consulting Engineers who had designed the project, a Mr. A. Poisson, outlined to the



Board the reasons for the proposed easements locations as shown on the plans presented to the Board.

Mr. Poisson also stated that the Municipality is bound to restore the ground to its original condition once sewer installation has been completed.

Mr. Crews inquired as to why the whole easement was being taken off one lot rather than being split and Mr. Poisson stated that the easement was only required to serve the lot from which the easement was being taken.

A Mrs. Jensen, owner of Lot 49 of D.L. 381, Group 1, Plan 26301, addressed the Board to state that she did not wish the District of Coquitlam to proceed with the installation of the sewer on her property at this time due to the fact that the Greater Vancouver Sewerage and Drainage District had put through their property the main sewer trunk and the property had not been restored to its original condition. She stated she did not want to have to fight with two agencies at the same time and until G.V.S.&D.D. had completed restoration to their satisfaction, she was not prepared to allow further easements.

There were no other objections relative to this application.

#### Cape Horn Sewer System

Mr. Poisson explained this project to the meeting stating that design in this area had been very difficult because of the steep slopes throughout. He stated that the design had taken into account the proposed future subdivision plan of the area as far as could be determined at this date. It was also explained that where 25 foot easements are being required, this would not affect development of the property as this would form part of the required building setback under provisions of the zoning by-law.

The question as to why the sewer could not be placed on the low side of Cape Horn Avenue was raised and the Engineer stated that this would make the line too low to gain entry into the G.V.R.D. main.

Letters of objection to the proposed easements from the following persons were read to the Board:

1. R. S. Ball,  
2305 Cape Horn Avenue
2. A. Sestak,  
2260 Dawes Hill Road
3. Mr. R. A. Radke,  
2289 Cape Horn Avenue
4. Mathewson Ratepayers Association

A letter of claim for \$200.00 was also received by the Board from a Mrs. McMichael of 2240 Dawes Hill Road.

A Mrs. Sestak addressed the Board stating that they had no objection to the sewer being installed but were opposed to the dog leg in the easement on their property. It was explained that this dog leg was put in to accommodate future subdivision.

There were no further objections expressed to this plan by any other property owner.

Conclusions

1. Mr. S. A. MacKenzie

MOVED BY MR. ARRELL  
SECONDED BY MR. CREWS

That the appeal of Mr. MacKenzie be approved and he be allowed to make an addition to his non-conforming dwelling in accordance with his application to the Board.

CARRIED.

2. Mr. C. F. Roberts - re Mr. Meyers

MOVED BY MR. CREWS  
SECONDED BY MR. ARRELL

That Mr. Meyers be allowed to construct his commercial building on Clarke Drive maintaining a 25 foot front yard setback and that he be allowed to make parking arrangements with the adjacent owner to provide the required parking spaces in accordance with the by-law, this to apply only if a mutually binding legal agreement can be drawn so as to provide the required parking for both buildings which cannot be altered as the result of a sale of either building to a new owner.

CARRIED.

It should be noted that this approval applies only to the application as presented in the letter from C. F. Roberts and Associates dated March 23rd, 1972, together with accompanying plans and not to the proposal put forward by Mr. Meyers at this meeting for added parking relaxation in order to construct a two storey building.

3. District of Coquitlam

Norman Avenue Sewer

MOVED BY MR. CREWS  
SECONDED BY MR. ARRELL

That the Easement plan as presented by approved with a recommendation that the Engineering Department of the District of Coquitlam approach the G.V.R.D. to assist Mrs. Jensen in solving the drainage problems apparently caused by the installation of the main sewer trunk.

CARRIED.

Cape Horn Sewer System

MOVED BY MR. ARRELL  
SECONDED BY MR. CREWS

That the plan entitled Right of Way Plan over Portions of D.L. 63, 64, 65 and 66, Group 1, N.W.D. be approved with regard to the easements shown thereon.

CARRIED.

Thursday, April 20th, 1972  
Board of Variance, cont'd.

- 5 -

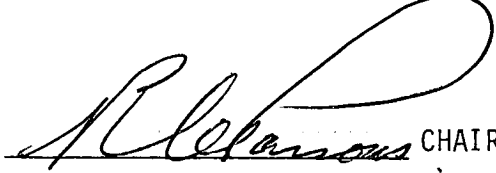
MOVED BY MR. CREWS  
SECONDED BY MR. ARRELL

That the plan entitled Right of Way Plan over Portions  
of Lots 62 and 63, Group 1, N.W.D. be approved with  
regard to the easements shown thereon.

CARRIED.

Adjournment

The Chairman declared the meeting adjourned at 11:00 p.m.

 CHAIRMAN

*Mr. P. J. ...*  
*from Gary ...*  
*...*

BOARD OF VARIANCE

Thursday, June 8, 1972  
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, June 8th, 1972 at 7:30 p.m. with all Members of the Board present save the Chairman, Mr. R. C. Parsons.

The following staff were present:-

Planning Department - Mr. Sol. Jackson  
Building Department - Mr. M. Robinson  
Clerk's Department - Mr. F. Pobst

Mr. G. Crews had been designated by the Chairman, Bob Parsons, as stepping in to his duties so Gary Crews took the Chair and outlined to the audience the procedure of the Hearings and that the fourteen cases would be taken in order as listed on the Agenda.

1. Appeal of Mrs. June Smith  
1658 Charland Avenue  
SUBJECT: Relaxation of side yard requirements

Mrs. Smith applied on January 31, 1972 for relaxation from hardship and asked for relaxation of side yard requirements. This matter was heard on March 28, 1972 and Mrs. Smith claimed she did not have a notice of the meeting. Therefore, staff had included it on the Agenda for this June 8th Hearing.

Mr. L. Miles, a member of the Board, objected and quoted Section 709, Subsection 2 and therefore the case could not be heard.

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That we do not hear this case as it is out of order.

CARRIED

2. Appeal of Texaco Canada Ltd.  
1220 Como Lake Avenue  
SUBJECT: Relaxation of requirements relative to their sign

Texaco Canada Ltd. were represented by Mr Cooper and Mr. Shearer. The interpretation of Section 703, subsection 4a was in question and the Company's legal advice had been secured and they alleged they were not in any violation of any code of this municipality.

Mr. Jackson questioned why this application had been proceeded with while the second application was still favourable and the answer was given that this was asking for interpretation which affected the principal.

There were no further questions and the Committee moved to the next item.

3. Appeal of Mr. R. Leblanc  
1068 Dansey Avenue  
SUBJECT: Relaxation of side yard requirements

Mr. Leblanc was asked who it was that told him that he could not get a Building Permit. He stated that the Insurance company had informed him that they would have to have clearance due to 75% of the home destroyed by fire. He asked that the non-conforming use be recognized on the same foundation with the same setback.

There being no questions from the audience or Board Members, the next item was called.

4. Appeal of Mr. D. Duperreault  
918 Harris Avenue  
SUBJECT: Relaxation of front yard requirements

Mr. Duperreault was asking for subdivision of his property and dedicating 33 feet to widen Harris Avenue.

No further discussions, the Board moved to the next item.

5. Appeal of Mrs. W. M. Meynders  
545 Linton Avenue  
SUBJECT: Relaxation of parking requirements for day care centre

Mrs. Meynders stated that she could not meet the four car parking area requirement and explained that with the children access was there and parking was not the issue.

One neighbour objected to parking on the roadway and obstructing their view, especially in the Winter time. Mrs. Meynder claimed that this had never been drawn to her attention by her neighbour.

6. Appeal of W. E. Zorn  
635 Gauthier Avenue  
SUBJECT: Relaxation of rear yard requirement

This was withdrawn by Mr. Zorn through the Building Department and the meeting was advised by Mr. Robinson.

7. Appeal of Mr. R. Boileau  
1311 Cartier Avenue  
SUBJECT: Relaxation of rear yard requirement

Mr. Boileau itemized two problems:-

1. Non-conforming of the house, and
2. The rear lot line requiring 20 feet setback from rear lot lines.

8. Appeal of Mr. L. A. Lukey-Ott  
320 Laurentian Crescent  
SUBJECT: Relaxation of front yard requirement

Mr. Lukey-Ott stated that the lane at the back is a dead end and slopes deeply, also unable to park in the back during the Winter months and the slope of the lot and the width of the house makes it impossible to construct a garage or a carport at the front of the property under the current by-law and he proposes to build a double garage dug into the bank approximately 11 feet back from Laurentian Crescent.

9. Appeal of Mr. N. Langlois  
933 Edgar Avenue  
SUBJECT: Relaxation of side yard requirements

Mr. N. Langlois requested relief from hardship as he had built a small storage shed located too close to the side lot line in line with the carport support and he also wanted to build a rumpus room on the other end of the house 6 feet from the property line which was an addition to a non-conforming structure.

10. Appeal of E. & L. Schmutz  
609 Edgar Avenue  
SUBJECT: Relaxation of rear and side yard requirements

Mr. Schmutz requested desired the relaxation of rear and side yard requirements as they connect the garage to the house a distance of 17 feet which will give them additional living space.

11. Appeal of O. H. Toombs  
2981 Lazy "A" Street  
SUBJECT: Relaxation of side yard requirements

Mr. Toombs desired to be relieved of hardship as he does not have enough room to build within the 6 foot by-law side yard requirement and presented a signed approval to the project by five neighbours.

12. Appeal of Mr. J. Wai-Ming Chan  
908 Smith Avenue  
SUBJECT: Relaxation of front yard requirements

Mr. J. Wai-Ming Chan requested relief from hardship as he would like to add an addition to his house but that the distance between the front of the house and the property line is less than twenty two feet and that would mean an extension to the rear of a non-conforming house.

13. Appeal of Mr. N. A. Nielsen  
1386 Haversley Avenue  
SUBJECT: Relaxation of side yard requirements

Mr. Nielsen requested relief from hardship so that he might build a proposed sundeck at the rear of his property while the sundeck on the west of his house is only four feet from the property line.

14. Appeal of Figur Magic International  
1944 Como Lake Avenue  
SUBJECT: Relaxation of regulations governing signs

Figur Magic International requested the existing fascia sign box on the premises to be removed and their sign placed in its place as per plans presented.

A review of the application of Galaxie Sign (Triad Music Studios) sign application dated August 30, 1971 which came before the Board of Variance on October 21, 1971 and approved.

1. Appeal of Mrs. June Smith  
1658 Charland Avenue  
SUBJECT: Relaxation of side yard requirement

At this time, Mrs. Smith, was represented by His Worship Mayor Tonn and the Board explained their position and the matter was left with Mrs. Smith to be in touch with the Municipal Solicitor, Mr. D. C. Reed, to seek legal counsel on the matter.

At this point the Chambers were vacated and the following conclusions were made:

CONCLUSIONS

1. Mrs. J. Smith

It was referred to the Municipal Solicitor for a ruling on the action of the Board in not hearing her case as it had been dealt with on Tuesday, March 28th, notice of which Mrs. Smith claims she had not received.

2. Texaco Canada Limited

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the relaxation of the requirements of the Municipality relative to signs be granted and that they be permitted to erect the sign in accordance with the photograph by affixing the sign directly to the building wall as shown.

CARRIED

3. R. Leblanc

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That a relaxation of by-law requirements be granted by replacing the house on the same foundation with the same setbacks as existed before the fire.

CARRIED

4. D. Duperreault

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the granting of permission to subdivide be given providing the road is dedicated and gazetted.

CARRIED

5. Mrs. W. M. Meynders

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That the by-law requirement of four parking spaces for Day Care Centre be reduced to three parking spaces on this application.

CARRIED

6. W. E. Zorn

Withdrawn at the request of W. E. Zorn, owner-applicant.

7. Regent Boileau

~~Original dwelling located too close to the rear lot line and the proposed carport would be an addition to a non-conforming dwelling.~~

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That Mr. Boileau be permitted to construct an addition to his non-conforming dwelling in accord with his presentation.

CARRIED

8. L. & P. Lukey-Ott

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application to construct a garage on Laurentian Crescent within 11 feet from the street be declined.

CARRIED

9. Mr. N. Langlois

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY

That the application of Mr. Langlois to construct an addition to a house made non-conforming by the construction of a small storage shed on the opposite side of the lot be granted.

CARRIED

10. Mr. E. Schmutz

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the application of Mr. and Mrs. Schmutz to connect their garage to their dwelling, a distance of 17 feet, giving them additional housing, be approved.

CARRIED

11. Mr. O. H. Toombs

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application for addition to a non-conforming dwelling as presented to the Board be approved.

CARRIED

12. Mr. J. Wai-Ming Chan

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That Mr. Chan be given the right to build an addition to his house which is non-conforming due to the front yard setback.

CARRIED

13. Mr. N. A. Nielsen

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the application of Mr. Nielsen to build an addition to a non-conforming dwelling, due to the side yard setback of carport, be granted.

CARRIED

14. Figur Magic International

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That Figur Magic be permitted to remove the present sign and replace with a sign 3 ft. by 15 ft. as presented in plan marked number two.

CARRIED

ADJOURNMENT

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the Board of Variance meeting adjourn at 10:30 p.m.

  
 CHAIRMAN



**RECEIVED**  
JUL 14 1972  
Corp. of the  
District of Coquitlam

BOARD OF VARIANCE

A G E N D A

Board of Variance  
Thursday, August 10th, 1972  
7:30 p.m.  
Council Chambers  
Municipal Hall  
1111 Brunette Avenue  
Coquitlam, B.C.

1. Mrs. J. Smith - Relaxation of side yard  
1658 Charland Avenue requirement
2. Mr. J. E. Obyn - Addition to non-conforming  
1311 Como Lake Avenue dwelling
3. Farwest Investments Ltd.  
Little Hiedelberg Delicatessen  
#217 - 1046 Austin Ave. - Relaxation of parking requirements  
Coquitlam, B.C.
4. Mr. Poul Krejberg - Addition to non-conforming  
1792 Como Lake Ave. dwelling
5. Hollywood House of Charm - Relaxation of Sign Require-  
1932 Como Lake Ave. ments
6. Dewdney Place Developments  
Ltd. - Relaxation of front yard  
3369 Faint Road requirements
7. Alley Estates Ltd. - Relaxation of front and side  
841 Catherine Street yard requirements
8. Mr. F. Hebern - Relaxation of side yard  
2004 Lorraine Avenue requirements
9. Mr. Poul Lachance - Addition to non-conforming  
1135 Austin Avenue building - addition is also  
non-conforming
10. District of Coquitlam - Relaxation of parking require-  
Dawes Hill Road ments
11. R. A. LeClair - Relaxation of side yard  
704 Edgar Avenue requirements

BOARD OF VARIANCE

ADDENDUM TO AGENDA

Board of Variance  
Thursday, August 10th, 1972  
7:30 p.m.  
Council Chambers  
Municipal Hall  
1111 Brunette Avenue  
Coquitlam, B. C.

1. Enterprise Construction - Relaxation of rear yard  
672 Cypress Street requirement
2. Knut Solli - Request permission to make  
943 Austin Ave. addition to non-conforming  
dwelling
3. A.B. MacMillan - Relaxation of side yard  
813 Cottonwood Avenue requirements

B O A R D O F V A R I A N C E

Thursday, August 10th, 1972,  
Board of Variance Meeting - 7:30 p.m.

A Meeting of the Board of Variance convened in the Council Chambers, Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, August 10th, 1972 at 7:30 p.m.

Members present were Mr. R. D. Parsons, Chairman; Mr. R. J. Arrell; Mr. A. H. Kennedy and Mr. L. Miles. Also in attendance were the representative from the Planning Department, Mr. S. Jackson; Building Department, Mr. N. Wainman; and the Secretary, Mr. F.L. Pobst.

Mr. Parsons explained to those present how the appeals would be heard and then the matter would be studied and all applicants would be informed promptly of the decision of the Board by letter from the Municipal Clerk's Office.

1. Appeal of Mrs. June Smith,  
1658 Charland Avenue  
Subject: Relaxation of Side Yard Requirements.

The Clerk tabled a Statutory Declaration signed by Mrs. June Smith dated August 8th, 1972 stating that she had not received notice of a meeting held March 28th, 1972, that the said application was made to close a carport on the property owned by her situated at 1658 Charland Avenue, to be used as living quarters for her parents.

Mrs. Smith was present and explained the need for closing in the carport which is four feet from the property line for her father, who is crippled, so he can enter the bedroom from the carport without going up steps.

A communication from Mr. McFadden dated June 13th reversing his decision of previous hearing along with communication from the Municipal Solicitor as to the legality of the hearing of Mrs. Smith's application, were tabled with the Board.

Certain neighbours spoke, stating their opposition based on the side yard and parking requirements required under municipal by-laws.

Mr. Miles asked certain questions relative to the side yard requirement along with parking and with a five room house the greatly increased need for parking would be experienced.

No further statements or questions were forthcoming.

2. Appeal of J.E. Obyn,  
1311 Como Lake Avenue  
Subject: Addition to Non-conforming Dwelling.

Mr. Nedeau spoke on behalf of Mr. Obyn and explained the non-conforming parts of the house, and stated that the front section - 7 feet, 4 inches, would be removed and the rear section would be removed. The addition would be at the rear of the property.

Thursday, August 10th, 1972,  
Board of Variance Meeting, cont'd.

Mr. Hurren expressed his view that his property between the apartment and the addition to this house would have a boxing in effect.

The following neighbours of Mr. Obyn, being Mr. and Mrs. Weich, Mr. Stromberg, Mr. Tremblay and Mrs. Ingram stated that they were in favour of the alterations and that the opposition by Mr. Hurren was unfounded.

3. Farwest Investments on behalf of Little  
Heidelberg Delicatessen, 1046A Austin Avenue -  
Relaxation of Parking Requirements.

Miss Tania Hartel stated that she had invested a considerable amount of money into restaurant fixtures before she found that she required other approvals at the Municipal Hall, including relaxation of parking requirements through the Board of Variance.

Mr. Wainman advised the Board of alterations that were made as the first use of this area since the building was built.

It was pointed out that a restaurant requires parking space and the Planning Department had stated that ten seats for 600 feet restaurant service be permitted.

Mr. Brassington and Mr. Cloutier, being neighbours to the south, objected to the relaxation request and pointed out the parking problem as it exists at the present time.

4. Mr. Poul Krejberg,  
1792 Rochester Avenue,  
Subject: Addition to Non-conforming Dwelling.

Mr. Krejberg presented a further sketch altering his original application that was circulated to the members of the Board of a proposed addition of a sundeck to his residence at 1792 Rochester Avenue.

Some questions were presented as to the existing garage and the removal of the driveway and as to whether Rochester or Laurentian Street were the frontage of the property and it was concluded that the frontage was Rochester Avenue.

5. Hollywood House of Charm,  
1932 Como Lake Avenue,  
Relaxation of Sign Requirements.

A representative of Sign-O-Lite Plastics Ltd. addressed the Board on behalf of the Hollywood House of Charm and with snapshots of the location explained the importance of better signing for this commercial institution.

The Board were fully aware of the request as they had dealt with a similar application at the last meeting of the Board.

Thursday, August 10th, 1972,  
Board of Variance Meeting, cont'd.

6. Dewdney Place Developments Ltd.  
3369 Faint Road  
Subject: Relaxation of Front Yard Requirements

It was pointed out that attendance was required of all applicants to prove that enforcement of the applicable by-laws or its interpretation would cause un-do hardship.

As there was no representation the Board moved to the next item.

7. Alley Estates Ltd.  
841 Catherine Street  
Subject: Relaxation of Front and Side Yard Requirements

Mr. Alley spoke on behalf of the application.

Mr. Wainman asked the authenticity of the legal survey and it was pointed out that Barry Allan & Associates, B.C. Land Surveyors, had prepared a sketch submitted of site placement on Lot 251.

8. Mr. F. Hebern  
2004 Lorraine Avenue  
Subject: Relaxation of Side Yard Requirements

Mr. Hebern spoke on behalf of his own application that would cause the removal of the present carport to be replaced with a new one that is 19.9 feet wide or within 4 feet of the boundary on the East side.

Mr. Hebern stated that he had contacted his neighbours and they were in favour of his alteration.

9. Mr. Poul Lachance  
1135 Austin Avenue  
Subject: Addition to Non-conforming Building - Addition is also Non-conforming

Mr. Lachance asked for permission to build a Drying room on the Ridgeway side of his building and within a few inches of his west boundary, while the building was 9 feet from the west boundary.

A communication was read from a Mr. & Mrs. Bell objecting to the proposal.

10. District of Coquitlam  
Dawes Hill Road  
Subject: Relaxation of Parking Requirements

The Municipal Manager being present for another item spoke in regard to the request by the Municipality and Mr. S. Jackson informed the Board that a Mrs. McMichael had asked that the park be designated from Civic Institutional although she was informed that Civic Institutional permitted park use, but she continued to state that she had not placed anything in writing and that she was of the opinion that the parking would be detrimental to the park use. She would support the removal of that requirement from this location, being a neighbour in this area.

Thursday, August 10th, 1972,  
Board of Variance Meeting, cont'd.

11. Mr. R.A. LeClair  
704 Edgar Avenue  
Subject: Relaxation of Side Yard Requirements

Mr. R.A. LeClair, being present, referred to a letter explaining his understanding where the Sewer Easement upon the neighbouring property to the west of his property insures adequate separation of buildings.

Mr. LeClair forwarded a copy of the easement document and explained that the expressed prohibition referred to earlier does not appear therein and that he wished to correct the impression that he may have left in referring to the prohibition.

Mr. Wright, owner of the neighbouring property briefly commented on the question of fire hazard to properties so near the property line, if there were a building built near his building.

Certain builders who were interested in the property owned by Wright and being purchased for building purposes questioned the noise that would be generated so near the LeClair property.

#### ADDENDUM TO AGENDA

1. Enterprise Construction  
672 Cypress Street  
Subject: Relaxation of Rear Yard Requirements

A representative of the Enterprise Construction Company addressed the Board and explained the location, the planning approval, and siting of building to make the best use of the property and the requirement of a 20 foot side yard set-back which in one point was only 18 feet 7 inches.

2. Knut Solli  
943 Austin Ave.  
Subject: Request Permission to Make Addition to Non-Conforming Dwelling

Mr. Solli explained the proposed addition to his existing dwelling in which the purchase of 14 feet from the front of their property reduces the front yard set-back to 21 feet 6 inches, therefore is non-conforming and he wishes to add to his property that would meet the by-laws of the Municipality in all respects.

3. A.B. MacMillan  
813 Cottonwood Avenue  
Subject: Relaxation of Side Yard Requirements

Mr. MacMillan stated that he desired the relaxation so that he may sub-divide a 45 foot lot off of the whole.

Mrs. Rayner opposed the relaxation stating that they just could not have a house next door due to drainage and fire hazards.

Mrs. McGuirk also objected to the nearness and the value damage to the general area.

At this point the Chairman advised the members that the Board would consider their applications further and they would be advised from the Clerk's Department.

Thursday, August 10th, 1972,  
Board of Variance Meeting, cont'd.

The study period then followed in which the pros and cons of the Planner's Reports on each item were studied.

CONCLUSIONS

1. Mrs. June Smith

MOVED BY MR. KENNEDY

That the request be approved. There was no second.

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the application to relax side yard requirements be denied.

CARRIED

Mr. Kennedy registered opposition in a very strong manner and wished it recorded.

2. Mr. J.E. Obyn

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application for addition to non-conforming dwelling be approved providing the required set-back for the addition is according to the by-law.

CARRIED

Mr. L. Miles registered opposition.

3. Farwest Investments Ltd. & Little Hiedelberg Delicatessen

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY

That the relaxation of parking requirements be denied and that the number of seats for the restaurant use be limited to ten.

CARRIED

4. Mr. Poul Krejberg

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application to build an addition to a non-conforming dwelling at 1792 Como Lake Avenue be approved in accord with the revised sketch handed to the meeting placing the rear yard set-back to 16 feet rather than 12 feet, 5 inches.

CARRIED



Thursday, August 10th, 1972,  
Board of Variance Meeting, cont'd.

5. Hollywood House of Charm

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the application be approved in allowing for relaxation of sign requirements.

CARRIED

6. Dewdney Place Developments Ltd.

There being no representation to support the claim of undue hardship the matter was reviewed in light of the signed application.

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application be approved.

CARRIED

Mr. L. Miles registered opposition.

7. Alley Estates Ltd.

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the application to relax front and side yard requirements as presented in the application be approved.

CARRIED

8. Mr. F. Hebern

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That the application to relax the side yard requirements be approved.

CARRIED

9. Mr. Poul Lachance

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL

That the addition to non-conforming building - the building of a drying room be approved providing it is within 9 feet of the west property line and in line with the existing repair garage.

CARRIED

10. District of Coquitlam

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES

That the application to relax parking requirement of the pumping station on Lot 24, D.L. 65 & 112, P1. 27435 be approved and that all parking requirements be waived.

CARRIED

Thursday, August 10th, 1972,  
Board of Variance Meeting, cont'd.

11. Mr. R.A. LeClair

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application of Mr. LeClair to relax side yard requirements for the building of an extension to carport be approved.

CARRIED

ADDENDUM

1. Enterprise Construction

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the application to relax rear yard requirements be approved.

CARRIED

2. Mr. Knut Solli

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY

That the application of Mr. Knut Solli requesting permission to make additions to a non-conforming dwelling be approved.

CARRIED

3. A.B. MacMillan

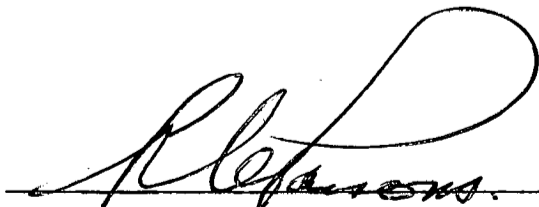
MOVED BY MR. ARRELL  
SECONDED BY MR. MILES

That Mr. MacMillan be allowed to sub-divide his property, maintaining a 5 foot, side-yard set-back on the existing dwelling from the proposed new property line.

CARRIED

ADJOURNMENT

The Board of Variance meeting adjourned at 10:35 p.m.

  
CHAIRMAN

B O A R D O F V A R I A N C E

Thursday, August 24th, 1972,  
Board of Variance Meeting - 7:00 p.m.

A Meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, August 24th, 1972 at 7:00 p.m.

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

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on the matter and that the applicants would be informed promptly of the decision of the Board by letter from the Municipal Clerk's Office.

1. Appeal of Mr. G. E. Carlson,  
1139 Vanier Street  
Subject: Relaxation of Front Yard Requirements

Mr. Carlson addressed the Board and stated that he and his family presently live on Como Lake Avenue and they wish to move to a more quiet location and had thus picked this property on Vanier Street.

He went on to state that when he originally applied for his building permit he had submitted a site plan showing a 6 foot set-back from the north property line, with an alternative marked on the site plan of a 12 foot, 6 inch set-back from Vanier Street on the south boundary of the lot.

He stated that when he was on the site to excavate he found it practically impossible to excavate within 6 feet of the north property line due to the hard pan and if his alternative was not approved he would be required to blast the ground in order to excavate.

He went on to state also that if he did go to within 6 feet of the north property line it would mean removing both the retaining wall and the secondary retaining wall built by the neighbour to the north to protect his property and further that he would have to build quite high thus ruining the neighbour's view as well.

The Deputy Clerk informed the Meeting of letters of objection to Mr. Carlson's proposal from Mr. Strayski from 1134 Rochester Ave. and from Mr. Cote of 1203 Hammond Ave. Further the Deputy Clerk also informed the Meeting of a Report from the Planning Department dated August 24th, 1972 in which no opposition was expressed of this application.

2. Appeal of Mr. R. D. Insley  
711 Schoolhouse Street  
Subject: Relaxation of By-Law Requirements to Allow Addition to Non-conforming Dwelling

Mr. Insley addressed the Board and stated that he had appeared before the Board of Variance on October 21st, 1971 seeking relaxation of By-Law requirements in order to make an addition to a non-conforming dwelling and this relaxation had been allowed by the Board at that time.

Thursday, August 24th, 1972,  
Board of Variance Meeting, cont'd.

Mr. Insley went on to state that following receipt of the approval by the Board he reapplied for a building permit and was advised that since the additions were of a certain value he would be required to have professionally drawn plans and upon consulting with a designer changes were made to his original plan which enlarged the addition and provided for a covered sundeck.

He then stated that as a result of the revised plans he had been unable to obtain a building permit under the approval granted by the Board on October 21st, 1972 and was therefore requesting approval of his revised plan at this time.

3. Appeal of Enterprise Construction  
672 Cypress Street  
Subject: Relaxation of Rear Yard Requirements

Mr. Crews, a member of the Board of Variance, at this point excused himself from the Meeting to present this case on behalf of Enterprise Construction Ltd.

Mr. Crews explained to the Board that his application had been before them at their Meeting of August 10th, 1972 and had been approved, however once these forms for the building had been built and a survey done by a registered land surveyor it was found that the rear yard set-back was 17.45 feet instead of the 18 feet, 7 inches as shown on the original site plan.

Mr. Crews went on to explain that the error occurred as a result of the measurement being taken from a wooden pole instead of a steel survey stake and that the wooden pole was off-set by 1 foot from the property line.

CONCLUSIONS

1. Mr. G. E. Carlson

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL

That the appeal of Mr. G. E. Carlson be approved in accordance with his submission to the Appeal Board and in accordance with the site plan as submitted and drawn by Vernon C. Goudal & Associates dated the 11th day of August, 1972.

CARRIED

2. Mr. R. D. Insley

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY

That the appeal of Mr. R. D. Insley be approved in accordance with his submission to the Board that he be allowed to make an addition to his currently non-conforming dwelling.

CARRIED

3. Enterprise Construction

At this point Mr. Crews excused himself from the Meeting while the Board considered the application.

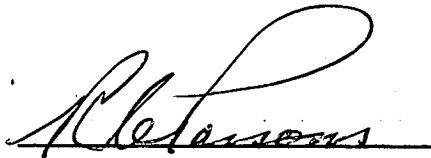
Thursday, August 24th, 1972,  
Board of Variance Meeting, cont'd.

MOVED BY MR. ARRELL  
SECONDED BY MR. KENNEDY

That the appeal of Enterprise Construction be approved in accordance with the submission to the Board and in accordance with the site plan as drawn by Barry Allan & Associates dated August 17th, 1972.

ADJOURNMENT

The Chairman declared the Meeting adjourned at 7:45 p.m.

 CHAIRMAN

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Wednesday, November 8th, 1972,  
Board of Variance - 7 p. m.

A Meeting of the Board of Variance convened in the Council Chambers, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, November 8th, 1972 at 7 p. m.

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

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

Mr. Parsons also stated that because of the length of the Agenda this evening he would request that applicants attempt to make their presentations as brief as possible and allow the members to ask questions on any point which may not be too clear to them.

A brief was submitted to the Board from the Planning Department, dealing with each application and a copy of that brief dated November 8th, 1972 is attached hereto and forms a part of these Minutes.

#### BOARD OF VARIANCE

1. Mr. L. W. Tubbs,  
2979 Como Lake Avenue,  
Subject: Relaxation of side and rear yard requirements  
to make addition to non-conforming dwelling.

Mr. Tubbs explained that he wished to make an addition to his currently non-conforming dwelling as he needed an extra bedroom for his family. He stated that at present his living conditions are very crowded.

There was no opposition expressed to this application.

2. Mr. C. H. Hokanson,  
822 Cottonwood Avenue,  
Subject: Relaxation of front yard requirements.

Mr. Hokanson addressed the Board and stated that he wishes to make an addition to his living room as the room is currently very small. He stated that the proposed addition would be six feet in width which would leave him with a 23' front yard setback instead of the required 25'. Mrs. Allard, who lives at 818 Cottonwood Avenue, stated that she had no objection to the proposal as put forward by Mr. Hokanson.

3. Jean Lambert,  
304 Dunlop Street,  
Subject: Relaxation of by-law requirements  
to make addition to non-conforming dwelling.

This application concerns the addition to the rear of a currently non-conforming dwelling and there were no questions from the Members of the Board and there was no opposition expressed with regard to the application.

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

4. Mr. E. Sukkel,  
397 Blue Mountain Street,  
Subject: Relaxation of front yard requirements.

Mr. Sukkel stated he wished to make an addition of a carport to his existing non-conforming dwelling.

Mr. Miles questioned Mr. Sukkel as to whether the carport would extend in front of the house towards Rochester Avenue as shown on his drawing and Mr. Sukkel stated that it would not but that the drawing did show the proposed overhang of the roof which would be in line with the overhang of the roof on the house. Mr. Sukkel stated that, in other words, the posts supporting the roof of the carport would be in line with the front face of the house.

There was no opposition expressed to this application.

5. Mr. M. Chernetski,  
627 Chapman Avenue,  
Subject: Relaxation of side yard requirements.

Mr. Chernetski stated that he wished to make an addition to his currently non-conforming dwelling for use as a new bedroom. He stated that he has four children and only has two bedrooms at the present time.

Mr. Chernetski stated that he has contacted his neighbours and they have no objections to what he proposes.

There was no opposition expressed to this application.

6. Mr. J. Johnston,  
324 Nelson Street,  
Subject: Relaxation of by-law requirements to  
make addition to a non-conforming dwelling.

Mr. Johnston addressed the Board and stated that he wished to close in the stairs which lead to his basement so that he can gain access to the basement without going outside.

Mr. Miles inquired as to whether or not the work had already been completed and Mr. Johnston stated that it had.

There was no opposition expressed to this application.

7. Mr. B. Rosengard,  
940 Alderson Avenue,  
Subject: Relaxation of by-law requirements  
to make addition to non-conforming dwelling.

Mr. Rosengard did not appear at the Hearing to present his case.

There was no opposition expressed by anyone in the audience to this application.



Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

8. Mr. J. N. Lehto,  
1044 Moray Street,  
Subject: Relaxation of by-law requirements  
in order to put in swimming pool.

Mr. Lehto addressed the Board and stated he wished to build the swimming pool in his front yard as this is the only suitable spot on the lot where it could be located.

Mr. Lehto stated that the only hardship he could give to the Board for wishing to violate the by-law was that his children had a long way to walk to the pool and he felt that this would also help to keep them at home.

Mr. Lehto also stated that the swimming pool would not in any way impose on the neighbours as this is a dead-end street and his house is presently elevated four feet above the roadway and therefore no disturbance to traffic should be caused.

There was no opposition expressed to this application.

9. Mr. R. Pontellini,  
610 Sunset Avenue,  
Subject: Relaxation of by-law requirements  
to make addition to non-conforming dwelling.

Mr. Pontellini stated that he wished to erect a carport and this carport would be in conformance with the Zoning By-Law as to setbacks. He stated that the reason he was appealing was that his house was set back 5'6" from the property line instead of the required six feet.

Mr. Railton of 616 Sunset Avenue stated that he had no objection to Mr. Pontellini's application.

10. Mr. C. Duncalf,  
922 Delestre Avenue,  
Subject: Relaxation of by-law requirements  
to make addition to non-conforming dwelling.

Mr. Duncalf was not at the meeting to present his application.

There was no opposition expressed from anyone at the meeting to this application.

12. Calvary Pentecostal Tabernacle,  
2187 Austin Avenue,  
Subject: Relaxation of by-law requirements  
to make addition to non-conforming building.

Rev. MacIntyre addressed the meeting and stated that the present church is located within 30 feet of the front yard property line instead of the required 37 feet under the Zoning By-Law. He went on to state that the alterations which the church proposed to do was close in the existing staircase and make additions to

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

both sides of the church and that once the addition is made to the front of the church, the setback would be 24' 6".

Mr. Bradford, a resident of the area, inquired as to what would happen if the sidewalk were to be placed along that side of the street and he was informed that the sidewalk would be built within the additional 12 feet which may be taken from the church for road widening in the future.

There was no opposition expressed to this application.

13. Mr. E. Unger and Mr. B. H. Voth,  
1067 and 1071 Austin Avenue,  
Subject: Relaxation of rear yard requirements.

The report of the Director of Planning was read to the meeting in which opposition was expressed to the application.

Mr. Crews asked what the original plan of this development was as he notes in the report from the Director of Planning that this is the revised preliminary plan. The applicants explained that the original concept called for development right up to Safeway property, however, the intervening lots became too expensive to buy and, therefore, a combined development could not take place.

With regard to the Austin Avenue Neighbourhood Commercial Centre study, the applicants stated that they were aware of the report, however, they felt that the report would not be implemented for some time; they could not wait as they already have tenants signed up for the proposed building and must get on with construction.

The applicants stated that they could put the building right to the rear of the property so that in future when the mall concept is implemented a second floor could be put on to their building, thus giving them frontage on to Ridgeway Street.

The applicants read letters from the two proposed tenants stating that unless they have parking in front of the store, leases would not be entered into.

Mr. Crews inquired as to whether or not prior to the purchase of the property the applicants did not check to see what the zoning was and what the regulations under the particular zoning category were. The applicants stated they had checked but considered that in view of the Liquor Store relaxation on rear yard setback, that they could obtain the same relaxation.

Mr. Crews suggested that possibly the developers could consider increasing the size of the building and putting parking underground and the applicants stated they had considered this as well as rooftop parking but felt that in their opinion neither one of these was feasible.

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.,

14. Shell Canada Ltd.,  
1990 Como Lake Avenue,  
Subject: Relaxation of by-law requirements  
with respect to locating signs.

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Mr. Sydor, representing Shell Canada Ltd., addressed the meeting and stated they only wished to change the logo on the existing sign and presented to the Board a copy of a letter which had been sent to the Planning Department in which they agreed to move the sign at no cost to the Municipality should road widening in this area be undertaken.

15. Mr. R. Boileau,  
504 Hickey Street,  
Subject: Relaxation of rear yard requirements.

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Mr. Boileau addressed the Board and stated that his subdivision on the corner of Austin and Hickey Street had situated on it an existing house and that he wished to leave this existing house in its present location which would mean that it would have a non-conforming rear yard setback.

Mr. Boileau stated that no alteration to the house is anticipated and that it would be too costly to move the house or to remove any part of the house to make it conforming. He went on to state that the house does not take up more space on the lot than is allowed under the by-law.

There was no opposition expressed to this application.

16. Denny's Restaurant,  
North Road & Austin Avenue,  
Subject: Relaxation of by-law requirements  
with respect to locating signs.

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Mr. Tanner of Cooper, Tanner and Associates, addressed the Board representing Denny's Restaurant.

The report from the Director of Planning expressing opposition to the application was read by the Deputy Clerk.

Mr. Tanner, in addressing the Board, stated by-laws relative to rooftop signs are put into force because of ugly rooftop structures, however, in the case of Denny's Restaurant, the sign on the roof has been specifically designed as part of the building and does not stand out as an ugly feature.

Mr. Tanner, reading from a letter dated June 20th, 1972, which he had received from Mr. S. Jackson, Planning Department, indicated that the Design Panel were in favour of the design which included the rooftop sign even though this was contrary to current zoning regulations.

Mr. Tanner stated that this rooftop sign has only one-half the illumination of ordinary signs because of the type of material used in the construction of the signs.

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

Mr. Tanner stated that if they are not allowed to retain the rooftop sign as a feature of the building, it will be necessary to redesign and thus create a hardship on the owner.

Mr. Crews inquired of Mr. Tanner as to the number of restaurants they have in the Lower Mainland and if the design of all were identical. Mr. Tanner stated that they have four restaurants and the one on Broadway does not have the same type of roof design.

Mr. Tanner stated that the Broadway building was built about two and one-half years ago and did not follow the traditional design for reasons very peculiar to that case.

On a question from a member of the Board, it was stated by the applicant that similar problems relative to rooftop signs had been encountered in other municipalities but that in Richmond they had been allowed to proceed and currently also have verbal approval from the District of North Vancouver to proceed with a rooftop sign.

Mr. Crews inquired as to why the panels forming the sign could not be unilluminated and it was stated by the applicant there was no reason why they couldn't be but this would really defeat the purpose.

Mr. Crews inquired as to what the elevation of the sign would be and Mr. Tanner stated that from floor level it would be 24 feet or about an average of 25 to 26 feet above road level.

17. Komo Developments Ltd.,  
602 Clarke Road,  
Subject: Relaxation of by-law requirements  
with respect to locating signs.

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Mr. Frank Smith, representing Komo Developments Ltd., stated that merchants in his proposed building have requested permission to place signs on the face of the canopy on the building which is currently under construction on the corner of Como Lake Avenue and North Road.

Mr. Smith stated that presently the only signs that are allowed are those that are hung underneath the canopy and because of the profile of this building, the signs would not be visible in that location.

Mr. Smith went on to explain that a by-law amendment to allow such signs has been placed before Council and has received three readings but he is pursuing his appeal to the Board of Variance as this by-law cannot be adopted until the Department of Highways have approved it and this could take upwards of three months and his building is going to be finished by December 1st, 1972 and he wishes to proceed at this time with the signs.

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

18. Wallace Neon Ltd.,  
1024 Lougheed Highway,  
Subject: Relaxation of by-law requirements  
with respect to locating signs.
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The applicant did not appear to place his case before the Board of Variance.

19. Mr. J. Sclater,  
1417 Madore Avenue,  
Subject: Relaxation of side yard requirements.
- 

Mr. Sclater appeared before the Board and stated that he has two appeals for the Board to hear and the first being the existing small shed on his property which is constructed right on the property line. Mr. Sclater informed the Board that the small shed had been in existence for 11 years and its non-conforming status only came to light because of the proposed addition to his house.

He stated that his neighbour has asked that the shed not be moved because it provides privacy between the two properties.

There was no objection to the first appeal.

With regard to the second appeal, Mr. Sclater stated that he wished to add a carport to his existing house and this carport would have only a three foot side yard setback.

Mr. Sclater informed the Board that he does not have access from the rear as there is a row of trees along the backyard and it would be necessary to remove two or three in order to gain access.

There was no opposition expressed to this application.

20. Mr. R. Whitelock,  
3118 Daybreak Avenue,  
Subject: Relaxation of side yard requirements.
- 

Mr. Whitelock addressed the Board and stated that he wished to build a carport on the property line with access off of Armada Street in order to provide cover for his trailer.

He stated that he wished to build in this location because he already has an existing driveway there and if he were to build the carport back 12 1/2 feet back from the property line it would require a very large retaining wall as the property falls away considerably in this location.

A neighbour who lives across the street opposed the application because it would block his view and he feels it is inappropriate in this location.

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

A neighbour that lives next door stated that he had no objection to the application.

21. Mr. A. D. Bouchard,  
363 Schoolhouse Street,  
Subject: Relaxation of side yard requirements.

Mr. Bouchard addressed the Hearing and stated that he wished to subdivide his property and that his existing house is non-conforming and it was only set back six feet from Schoolhouse Street whereas he is required to have a 12 1/2 foot setback.

Mr. Bouchard stated that his hardship would be that it would be too expensive to move the house as it has a basement in it.

There was no opposition expressed to this application.

22. Mr. R. Glover,  
341 North Road,  
Subject: Relaxation of by-law requirements  
to allow non-conforming use to be re-instituted.

Mr. Glover addressed the Board and stated that he is now selling tires and wheels from his business as 341 North Road but because of the zoning, he cannot mount tires or wheels for customers.

Mr. Glover stated that he was told by his landlord that he could carry on the type of business which he proposed to run and had entered a lease on that basis. He also went on to state that he has spent a considerable sum of money installing a burglar alarm system and on painting and installation of signs and that it would be a very real hardship on him if he was not allowed to proceed to operate his business in the manner in which it should be operated.

11. Monterey Development Co. Ltd.,  
Westwood Mall,  
Lougheed Highway and Barnet Highway,  
Subject: Relaxation of by-law requirements  
relative to signs and canopies.

Mr. Cole, representing Monterey Development Co. Ltd., developers of Westwood Mall Shopping Centre, addressed the Board stating that they wished to erect a sign on a sloping fascia on the K-Mart Building. The letters on the sign are free-standing and the building itself is located approximately 250' back from the Barnet Highway.

Mr. Cole went on to state that this is a standard sign used on all K-Mart Buildings throughout Canada and this is the reason for the appeal as it forms part of the corporate image of the store.

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

With respect to canopies, Mr. Cole stated that the by-law at present only allows a four foot canopy and the canopy proposed at the shopping centre will be 14' wide and 150' long.

The Board were informed that a proposed Zoning Amendment By-Law dealing with canopy regulations has been given three readings by Council and is now awaiting Department of Highways approval. If adopted, this by-law would permit the type of canopy proposed by the new shopping centre.

There was no opposition expressed to this application.

CONCLUSIONS

1. Mr. L. W. Tubbs.

MOVED BY MR. CREWS  
SECONDED BY MR. ARRELL:

That the appeal of Mr. L. W. Tubbs be approved and he be allowed to construct an addition to his non-conforming dwelling in accordance with his submission to the Board.

CARRIED

2. Mr. C. H. Hokanson.

MOVED BY MR. CREWS  
SECONDED BY MR. MILES:

That the appeal of Mr. Carl H. Hokanson be approved and he be allowed to construct an addition to the front of his dwelling maintaining a 23' front yard setback in accordance with his submission to the Board.

CARRIED

3. Jean Lambert.

MOVED BY MR. CREWS  
SECONDED BY MR. MILES:

That the appeal of Mr. Lambert be approved and he be allowed to construct an addition to the rear of his existing non-conforming dwelling in accordance with his submission to the Board.

CARRIED

4. Mr. Eric Sukkel.

MOVED BY MR. CREWS  
SECONDED BY MR. ARRELL:

That Mr. Sukkel's appeal be approved and he be allowed to construct a carport to the rear of his dwelling in accordance with his submission to the Board.

CARRIED

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

5. Mr. M. Chernetski.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the Appeal of Mr. Chernetski be approved and he be allowed to construct an addition to the rear of his non-conforming dwelling in accordance with his submission to the Board.

CARRIED

6. Mr. J. Johnston.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the appeal of Mr. Johnston be approved and he be allowed to construct an addition to his non-conforming dwelling in accordance with his submission to the Board.

CARRIED

7. B. Rosengard.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the appeal of Mr. B. Rosengard be approved and he be allowed to construct an addition to the rear of his non-conforming dwelling in accordance with his submission to the Board.

Mr. Miles registered opposition.

CARRIED

8. Mr. J. N. Lehto.

MOVED BY MR. KENNEDY  
SECONDED BY MR. CREWS:

That the appeal of Mr. Lehto be approved and he be allowed to construct a swimming pool in his front yard in accordance with his submission to the Board.

CARRIED

9. Mr. R. Pontellini.

MOVED BY MR. CREWS  
SECONDED BY MR. MILES:

That the appeal of Mr. R. Pontellini be approved and he be allowed to construct a carport to his non-conforming dwelling in accordance with his submission to the Board.

CARRIED



Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

10. Mr. C. Duncalf.

MOVED BY MR. KENNEDY  
SECONDED BY MR. ARRELL:

That the appeal of Mr. C. Duncalf be approved and he be allowed to construct an addition to the rear of his non-conforming dwelling in accordance with his submission to the Board.

Mr. Miles registered opposition. CARRIED

11. Monterey Development Co. Ltd.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the appeal of Monterey Development Co. Ltd. be approved and they be allowed to erect the K-Mart sign in accordance with their submission to the Board and, further, that they be allowed to construct the 14' canopy in accordance with their submission to the Board.

CARRIED

12. Calvary Pentecostal Tabernacle.

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY:

That the appeal of Calvary Pentecostal Tabernacle be approved and they be allowed to construct an addition to the front and sides of the existing church building in accordance with their submission to the Board.

CARRIED

13. Mr. E. Unger and Mr. B. H. Voth.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the appeal of Mr. Unger and Mr. Voth be denied.

CARRIED

14. Shell Canada Ltd.

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY:

That the appeal of Shell Canada Ltd. be approved and they be allowed to change the logo on the currently non-conforming signs provided, however, that in accordance with their letter dated November 7th, 1972 to Mr. D. M. Buchanan, they agree to relocate the subject sign at their own expense as and when necessitated by an actual road widening, in order to make it conform with municipal regulations in existence at that time.

CARRIED

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

15. Mr. R. Boileau.

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY:

That the appeal of Mr. R. Boileau be approved and he be allowed to retain the currently non-conforming dwelling in its existing location in accordance with his submission to the Board.

CARRIED

16. Denny's Restaurant.

MOVED BY MR. MILES  
SECONDED BY MR. KENNEDY:

That the appeal of Cooper, Tanner and Associates, on behalf of Denny's Restaurant, be approved in accordance with their submission to the Board, the sign to be as shown on the artist's conception on file in the Planning Department.

Mr. Crews registered opposition. CARRIED

17. Komo Developments Ltd.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the appeal of Komo Developments Ltd. be approved and they be allowed to place signs on the face of the canopy in accordance with their submission to the Board.

CARRIED

18. Wallace Neon Ltd.

This item was not dealt with as the applicants were not in attendance to explain their hardship.

19. Mr. J. Sclater.

MOVED BY MR. KENNEDY  
SECONDED BY MR. MILES:

That the appeal of Mr. J. Sclater with regard to the existing non-conforming building situated on the property line be approved and he be allowed to retain this building in its present location.

CARRIED

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That Mr. Sclater's appeal with regard to erecting a carport within three feet of the property line be denied.

CARRIED

Wednesday, November 8th, 1972,  
Board of Variance Mtg., cont'd.

20. Mr. R. Whitelock.

MOVED BY MR. MILES  
SECONDED BY MR. ARRELL:

That the appeal of Mr. R. Whitelock be denied.

CARRIED

21. Mr. A. D. Bouchard.

MOVED BY MR. KENNEDY  
SECONDED BY MR. CREWS:

That the appeal of Mr. A. D. Bouchard to maintain his nonconforming dwelling in its existing location be approved in accordance with his submission to the Board.

CARRIED

22. Mr. R. Glover.

MOVED BY MR. CREWS  
SECONDED BY MR. KENNEDY:

That the Board of Variance decline to rule on the appeal at this time and the Secretary be instructed to obtain a legal opinion on the jurisdiction of the Board to deal with this application.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned at 11.30 p. m.

  
CHAIRMAN

November 8, 1972

BRIEF TO BOARD OF VARIANCE FROM PLANNING DEPARTMENT

ITEM #1

This application to permit an addition to a non-conforming dwelling due to existing side and rear yard requirements appears to be a localized issue involving the applicant and possible effects on neighbouring properties. In this area, Como Lake Avenue is not designated as a major arterial, although Austin Avenue is planned to come into Como in the vicinity and connect to Bury Street in Port Coquitlam, but no problem is seen with the addition.

ITEM #2

Granting of this appeal would create a non-conforming front yard setback, and therefore any future alterations or additions would require a Board of Variance ruling. A local issue.

ITEM #3

The proposed addition would not be increasing the non-conformity of the building. A local issue.

ITEM #4

This appears to be a request to permit a non-conforming addition to a non-conforming sited dwelling. A local issue.

ITEM #5

This proposed addition will not increase the non-conforming situation. A local issue.

ITEM #6

This addition appears to be proposed for the front yard on Nelson Street, in which case the addition would be non-conforming. A local issue.

ITEM #7

This building is non-conforming as to front, interior and exterior side lot lines. A local issue.

ITEM #8

This proposal is for a swimming pool which may be 540 square feet, the garage may be 400 square feet, for a total of 940 square feet in area for accessory residential use. The maximum allowed is 800 square feet. The front yard setback is proposed to be 5 feet whereas the Zoning By-law requires 25 feet, assuming that Brookmount is considered the front yard. The By-law also permits a maximum fence height of 4 feet between the front lot line and the front face of a building. The gate is indicated as 5 feet high. A local issue.

ITEM #9

The proposed addition would be well within the requirements of the Zoning By-law. A local and very minor issue.

ITEM #10

The proposed addition would not increase the non-conformity. A local issue.

ITEM #11

A proposed amendment to the Zoning By-law dealing with canopy regulations has been given three readings by Council on November 6, 1972. If adopted, the canopy proposed would be permitted. Proposed changes in the regulations on signs would not permit a sign which extends more than one foot beyond the face of a canopy or building face, or horizontally or vertically beyond the canopy face.

ITEM #12

This proposed addition would encroach 5 feet into the required setback area. The widening of the street would presumably not exceed 12 feet, and the building would then be about 13 feet from the road right-of-way if the setback is in fact proposed to be

25 feet so there is sufficient clearance if the church wishes to face such a future situation.

ITEM #13

This proposal has come to the attention of the Planning Department as a revised preliminary plan. It has been reviewed for comparison with the proposed Concept B of the Austin Avenue Neighbourhood Commercial Centre Study - Phase 1. This revised plan does not comply with the Zoning By-law or the concept plan. The Planning Department would oppose this application since the rear 25 feet could possibly still allow for a parking structure and retail stores in this area, when combined with a portion of road allowance. The Board may wish to adjourn this item until study of the concept plan.

ITEM #14

If at height of building this is okay under the Zoning By-law as far as height of the sign. The setback problem would be overcome if the company agree to move the sign back beyond the new property line at their expense in future. We note that a new sign by-law is in the works which may well require such a move in any case.

ITEM #15

The Municipal Solicitor's opinion is that "subdivision destroys non-conforming status". Thus, with a 7.75 foot setback from the rear lot line, the dwelling becomes unlawfully sited upon subdivision and not simply non-conforming. The applicant had undertaken with the Solicitor to move the dwelling if the Board does not approve this application.

ITEM #16

This was turned down as a zoning by-law amendment by Council on our advice. We are opposed to rooftop signs generally and feel that the mechanical equipment can be camouflaged in other ways.

ITEM #17

No objection. Council has given three readings to a by-law to allow such a sign on the face of a canopy. Just awaits Dept. of Highways approval.

ITEM #18

Suggest same procedure as in Item #14. We note with concern that a change occurred without a permit.

ITEM #19

Local issue.

ITEM #20

No comment - have not made site inspection.

ITEM #21

See Item #15. The dwelling becomes unlawful if subdivision is approved.

ITEM #22

The Board does not appear to have jurisdiction under Section 709(1)(a) of the Municipal Act since only "interpretation of the by-law" by an official can be appealed. Owner was written on August 2, 1972 as to uses permitted, and we understand previous tenant left floor space vacant for over 30 days (See Section 705 of the Act).

Respectfully submitted,



D.M. Buchanan,  
Planning Director

DMB/ci

BOARD OF VARIANCE

Wednesday, December 20, 1972  
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 Wednesday, December 20, 1972 at 7:30 P. M.

Members present were Mr. R. C. Parsons, Chairman, Mr. G. Crews and Mr. R. J. Arrell. Also attending the meeting were Mr. N. Wainman, Building Inspector; Mr. S. Jackson, Current Planner and Mr. T. Klassen, Deputy Municipal Clerk who acted as Secretary to the meeting.

Mr. Parsons explained to those present that all appeals would be heard and the Board would rule on them after and the applicants would be informed promptly of the decision of the Board by a letter from the Municipal Clerks Office.

1. Appeal of Wallace Neon Ltd.  
1024 Loughheed Highway  
SUBJECT: Permission to make alterations to  
non-conforming sign.

Mr. L. Lee appeared on behalf of Wallace Neon Ltd. and stated that his company is appealing the provisions of the Zoning By-Law in order that the alterations made to the sign at 1024 Loughheed Highway would be allowed by the Board.

Mr. Lee stated that the alterations had been made without a permit but that this happened because of a mixup within their Company and as a result of a person leaving the Company at the time this sign was erected.

Mr. Lee said that the sign as altered is too high but that the alterations made by the Company were really of a minor nature. He stated that in his opinion the sign benefitted the public as the tenant as the location is more easily recognized.

Mr. Lee informed the Board that the only structural change which had taken place was the removal of a 3 foot square sign and the placing of a 6 foot diameter circle sign on the top of the original structure.

Mr. Crews enquired as to whose responsibility it would be to change the sign if the Board does not approve the application and Mr. Lee stated that most likely it would be the responsibility of the Company as it was their error.

Mr. Jackson informed the Board that the current sign was non-conforming in that it did not have the proper setbacks and also exceeded the height of the principal building.

Mr. Crews asked Mr. Lee if the change in the sign was as a result of a change of management in the operation and Mr. Lee stated that this was the case. Mr. Lee stated further that the logo used is the logo for "Giant Burgers" who also operate a similar establishment in Vancouver.



Wednesday, December 20, 1972  
1111 Brunette Avenue  
Coquitlam, B. C.

2. Appeal of Gulf Oil Company  
Blue Mountain and Austin Avenue  
SUBJECT: Relaxation of By-Law requirements to allow  
construction of a Holding Tank in the required landscape  
strip.
- 

Mr. Humphreys of Gulf Oil Canada Ltd. appeared before the Board and stated that his Company are building a new Service Station and Car Wash on the property at Blue Mountain and Austin Avenue. He stated that they wish to place the reclaim tank in the 10 foot landscape strip which surrounds the station.

Mr. Humphreys said the purpose of the tank was to re-cycle the wash water and it is necessary for this tank to be located in an accessible location in order that it may be easily reached to be pumped out and cleaned periodically.

Mr. Humphreys informed the meeting that the tank will not be elevated above the ground and landscape planting would be put around it so that there will not be a complete break in the landscape strip.

Mr. Crews enquired as to how the Company could guarantee that the landscaping around the tank would not be trampled as a result of the cleaning operation and Mr. Humphreys stated that the station would be Company operated and not leased out so that the Manager would be responsible to see that no damage to landscape resulted from cleaning and pumping operations.

Mr. Humphreys was questioned as to why the tank should be in this specific location and he stated that it must be easily accessible and if it were constructed in an area where cars would park the top of the tank would have to be constructed much more solidly with the result that the lids would have to be removed by use of mechanical means instead of by manpower making cleaning operations much more difficult.

A gentleman who lives to the rear of the proposed station asked what would happen to the drainage from the station and Mr. Humphreys stated that the Company will be paving the lane and installing a storm sewer to look after drainage.

The question of the hours of operations was also raised and the meeting was informed that the carwash would operate from 7 a.m. to 11 p.m. and the station itself will be open 24 hours a day.

It was also explained that great care had been taken in positioning the lighting for the station to prevent spillage onto residential areas.

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Coquitlam, B. C.

3. Appeal of Mr. D. Erwin  
558 Berry Street  
SUBJECT: Relaxation of By-Law requirements with respect to  
sideyard setback

Mr. Erwin addressed the Board and stated that he owns the property at 558 Berry Street and due to a misunderstanding with respect to his permit for construction, the forms for the proposed dwelling had been erected prior to obtaining the permit and it has now been discovered that the sideyard setback from Lemax Avenue is not in accordance with By-Law requirements.

Mr. Erwin stated that it would involve considerable expense to relocate the forms and also that the plan which he proposes to use would not be usable unless he is allowed to construct the dwelling maintaining an 8.5 foot sideyard setback.

Mr. Erwin informed the Board that his house would still be set back 20 feet from a completed sidewalk on Lemax Avenue and also the house was set back more than 46 feet from Berry Street which would mean that vision would not in any way be blocked around this corner.

Mr. Erwin in answer to a question from the Board stated that the foundation has not been poured but that the expense of excavation and removal of rock and stumps had already been incurred.

4. Appeal of Poul E. Hansen  
Howie and Marmont  
SUBJECT: Relaxation of By-Law requirements with respect to  
siting of underground parking structures.

Mr. Hansen addressed the Board and stated that he was speaking on behalf of his client, Mr. Hohn and his reason for appearing before the Committee was to request approval to build a common wall for the underground parking structures of two apartment buildings. It is proposed to build the common wall down the centre of the property line.

Mr. Hansen stated that if the appeal is not allowed it would cost his client about five to six thousand dollars extra to build separate walls.

#### Planning Department Report

The Planning Department submitted a written report on applications being heard by the Board and a copy of that report dated December 20, 1972 is attached hereto and forms a part of these minutes.

#### CONCLUSIONS

1. Wallace Neon Ltd.

MOVED BY MR. ARRELL  
SECONDED BY MR. CREWS

That the application of Wallace Neon Ltd. to make alterations to the non-conforming sign at 1024 Lougheed Highway be approved in accordance with their submission to the Board provided, however, that no changes whatsoever be allowed in future on this sign, regardless of change of name or ownership without the sign being brought into conformity with all Municipal By-Laws.

CARRIED

Wednesday, December 20, 1972  
1111 Brunette Avenue  
Coquitlam, B. C.

2. Gulf Oil Company Ltd.

MOVED BY MR. ARRELL  
SECONDED BY MR. CREWS

That Gulf Oil Canada Ltd. be allowed to construct the reclaim tank in the landscape strip in accordance with their submission to the Board provided, however, that the tank, with the exception of the cleanout covers, be covered with a suitable landscape material. The said landscape material shall be to the satisfaction of the Director of Planning.

CARRIED

Mr. Crews registered his opposition.

3. Mr. D. Erwin

MOVED BY MR. ARRELL  
SECONDED BY MR. CREWS

That Mr. Erwin be allowed to construct his dwelling maintaining an 8.5 foot side yard setback from Lemax Avenue in accordance with his submission to the Board.

CARRIED

4. Poul E. Hansen


MOVED BY MR. CREWS  
SECONDED BY MR. ARRELL

That the appeal of Mr. Hansen be declined but that his client be allowed to construct two separate 8 inch walls with a separation by 2 inches of styrofoam or some other fireproof material, capped with a waterproof top, in accordance with the recommendation from the Planning Department.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned at 10:45 P. M.

  
CHAIRMAN