



COMMUNITY DEVELOPMENT COMMITTEE

July 5, 1977

Regular and Open Meeting of Council

Community Development Committee Minutes of July 4, 1977 in open meeting

therefore advanced for Council's consideration namely, "that District of Coquitlam Road Closing By-Law No. 774, 1977 be given three readings".

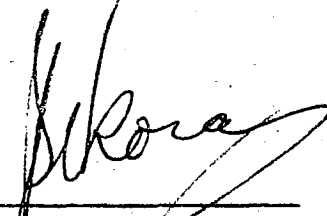
2. Lease Authorization By-Laws 722, 723, 724 and 725

It was explained that the municipality became owner of four houses on Glen Drive resulting from the land exchange with Praxis Consultants Ltd. re the shopping centre. In order to comply with section 477 of the Municipal Act, the Clerk's office has prepared four lease authorization by-laws. These by-laws include, as schedules attached thereto, agreements in pursuance of the "Short Form of Leases Act" with the various individuals leasing the different premises. The leases are on a month to month basis. Each by-law gives Council authority to increase the rent within the parameters of the Landlord and Tenant Act by resolution alone.

These by-laws in summation involve the following:-

<i>SEE RES</i>	<u>By-Law No.</u>	<u>Civic Address</u>	<u>Lessee</u>	<u>Lease Amount</u>
<i># 1052 70</i>	722	2880 Glen Drive	Mr. Ken Siddall	\$243.32/mo.
<i>1066/77</i>	723	2900 Glen Drive	Mr. James R. McFarlane	\$331.80/mo.
<i>INC</i>	724	2950 Glen Drive	Mrs. June Robson	\$231.15/mo.
	725	2957 Glen Drive	Mr. Barry Keany	\$243.32/mo.

It is recommended that By-Laws 722, 723, 724, and 725, all of the year 1977, be given three readings by Council.



Alderman L. Sekora
Chairman

DISTRICT OF COQUITLAM

Inter-Office Communication

505-1

TO: Mayor & Members of Council

DEPARTMENT:

DATE: July 18, 1977

FROM: Community Development
Committee - Grants

DEPARTMENT:

YOUR FILE:

SUBJECT: Grants-in-Aid (Section 202 of the Municipal Act)

OUR FILE: CDC

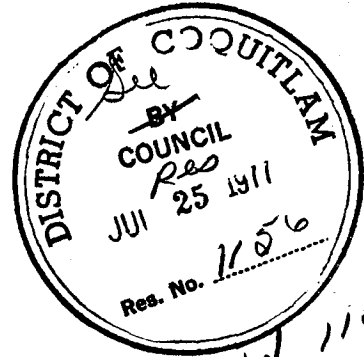
A meeting of the "Community Development Committee - Grants" was held at 8:30 p.m. on Monday, July 18, 1977 in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. L. Sekora, Chairman
- Ald. M. Gregory
- Ald. J. Parks

STAFF:

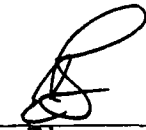
Mr. E. Tiessen, Acting Secretary



The Committee considered a grant request from the Coquitlam Broncos Baseball Team which had been made verbally to Ald. Sekora. The Committee recommends:

"That Council authorize a grant of \$250.00 to the Coquitlam Broncos Baseball Team."

ET/ci



 E. Tiessen
 Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: COMMUNITY DEVELOPMENT DEPARTMENT: DATE: July 15/77
COMMITTEE

FROM: Henry G. Castillou DEPARTMENT: Legal YOUR FILE:

SUBJECT: Right-of-Way in favour of the District OUR FILE: 55/1/83
of Coquitlam over Lot 417, Plan 37669

On September 5th, 1969 a right-of-way was registered in favour of the District of Coquitlam over the subject lands at the New Westminster Land Registry Office under number E59744. The right-of-way is shown cross-hatched on the plan attached hereto and marked Schedule "A"

On July 6th, 1977 a new right-of-way in favour of the District of Coquitlam over the subject portion of land was registered at the New Westminster Land Registry Office under number 51741.

According to the Engineering Department new services have been installed under the new right-of-way and the former right-of-way can now be discharged.

Therefore the following resolution is recommended:

"That Council approve signing and sealing of a Quit Claim Deed by the Mayor and Clerk, which Quit Claim Deed shall quit claim in favour of the owner of Lot 417, Plan 37669 the right-of-way registered at the New Westminster Land Registry Office in favour of the District of Coquitlam under number E59744, which Quit Claim Deed shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the corporate seal thereto and to deliver the same and all as the act and deed of the District of Coquitlam."


Henry G. Castillou
Municipal Solicitor

GG/jm
Attach.

FILE 8-3152

RIGHT OF WAY PLAN OVER PORTION OF LOT 417 OF DISTRICT LOT 371,

NEW WESTMINSTER DISTRICT.

"FOR STORM DRAIN PURPOSES"

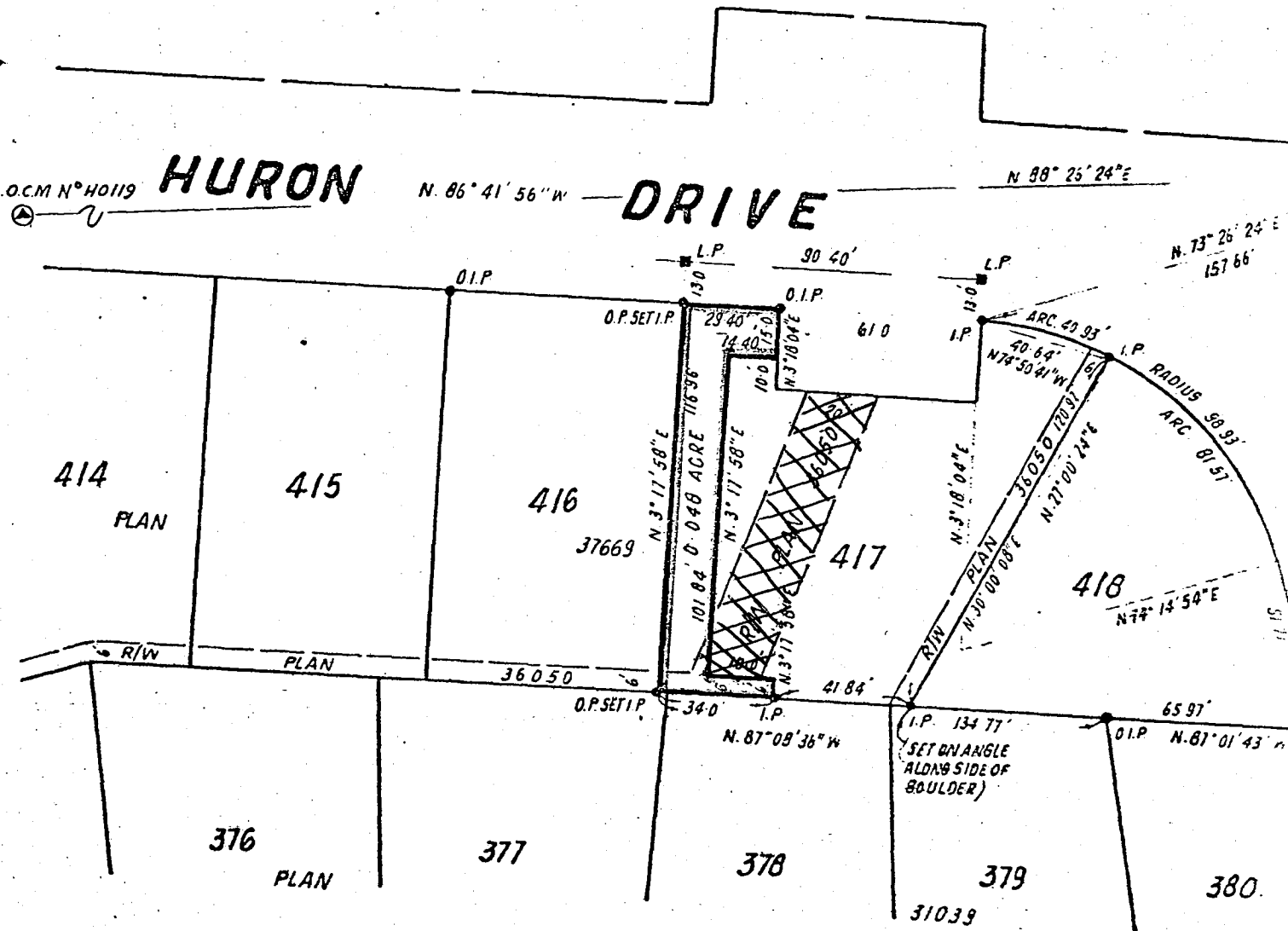
SCA

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT"

LEGEND

Bearings are astronomic and are derived from grid bearing between O.C.M's No. HO 118 & HO 119.

- | | | |
|---|--------|----------------------------------|
| ⊙ | O.C.M. | Indicates control monument found |
| ● | O.I.P. | Indicates iron post found |
| ○ | O.P. | Indicates wooden post found |
| • | I.P. | Indicates iron post set |
| ■ | L.P. | Indicates lead plug set |



SCHEDULE "A"

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Mayor J.L. Tonn
and Members of Council

DEPARTMENT:

DATE: Aug. 8, 1977

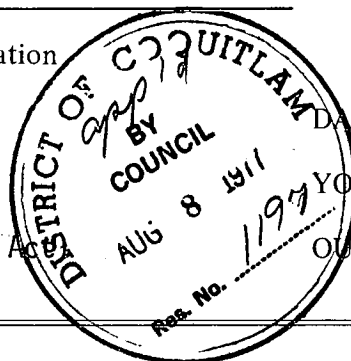
FROM: Community Development
Committee - Grants

DEPARTMENT:

YOUR FILE:

SUBJECT: Grants-in-Aid (Section 202 of the Municipal Act)

OUR FILE:



A meeting of the "Community Development Committee - Grants" was held at 4:00 p.m. on Monday, August 8, 1977 in the Council Chambers with the following persons present:

Committee: Ald. M. Gregory, Deputy Chairman
Ald. J.M. Parks
Mayor J.L. Tonn

Staff: V.A. Dong, Secretary

The following grant requests were considered, and in accordance with the policy guidelines in effect, the following decisions were reached:

Approved:

Coquitlam Colts Baseball Team	\$ 350.00
Coquitlam Arctics, Division 6, Tier 1 Lacrosse Team	300.00

(As B.C. representatives, considerations for Provincial contributions should be sought through the Hon. Grace M. McCarthy, Minister of Recreation and Tourism.)

Declined:

Nil

Tabled - pending receipt of pertinent information:

Coquitlam Broncos Baseball Team

Approval of the decisions of the "Community Development Committee - Grants" as set out above requires an affirmative vote of at least two-thirds of the Members of Council.

Respectfully submitted,

V.A. Dong
V.A. Dong
Secretary - Grants Committee

#414

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Mayor J. L. Tonn
and Members of Council

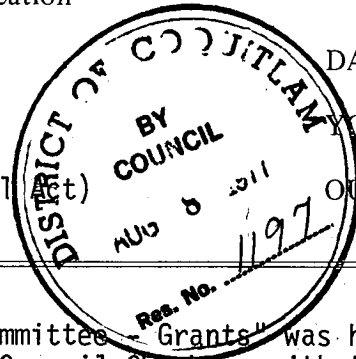
DEPARTMENT: _____ DATE: Aug. 3, 1977

FROM: Community Development
Committee - Grants

DEPARTMENT: _____ YOUR FILE: _____

SUBJECT: Grants-in-Aid (Section 202 of the Municipal Act)

OUR FILE: _____



A meeting of the "Community Development Committee - Grants" was held at 4:00 p.m. on Monday, July 25, 1977 in the Council Chambers with the following persons present:

Committee: Ald. L. Sekora, Chairman
Ald. M. Gregory
Mayor J.L. Tonn

Staff: V.A. Dong, Secretary

The following grant requests were considered, and in accordance with the policy guidelines in effect, the following decisions were reached:

Approved:

Meridian Heights Farmers' Institute	\$ 448.53
Coquitlam Cheetahs Track & Field Club	600.00
United Way of the Lower Fraser Valley (formerly U.G.N.) - Mayor J.L. Tonn and Ald. M. Gregory removed themselves from the table re this application	1,500.00
Coquitlam Cablevision Juvenile Girls' Softball	100.00

Declined:

Nil

Tabled - pending receipt of pertinent information:

Coquitlam Arctics, Division 6, Tier 1, Lacrosse Team
Coquitlam Colts Baseball Team
Coquitlam Broncos Baseball Team.

Approval of the decisions of the "Community Development Committee - Grants" as set out above requires an affirmative vote of at least two-thirds of the Members of Council.

Respectfully submitted,

V.A. Dong
V.A. Dong
Secretary - Grants Committee

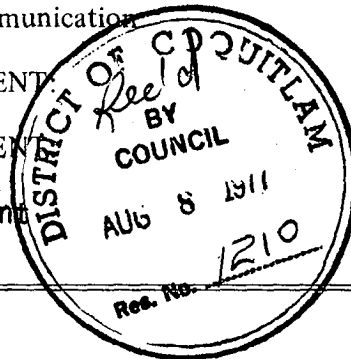
/j

DISTRICT OF COQUITLAM

505

Inter-Office Communication

TO: Council DEPARTMENT
FROM: Community Development Committee DEPARTMENT
SUBJECT: Regular Minutes of Community Development Committee Meeting of August 2, 1977



DATE: Aug. 2, 1977
YOUR FILE:
OUR FILE:

A regular meeting of the Community Development Committee was held on Tuesday, August 2, 1977, with the following persons present:

COMMITTEE:

Ald. L. Sekora, Chairman
Ald. M. Gregory

STAFF:

Mr. E. Tiessen, Deputy Planning Director

BY-LAW NO. 640 - PROPOSED MAYFAIR INDUSTRIAL PARK (FILE Z-24-76)

The Committee recommends:

"That Council authorize the Planning Department to draft and place before the next Public Hearing a zoning amendment by-law that would:

- 1) create a 'P-5 Special Park Zone', which zone would allow civic, assembly, public service and accessory off-street parking uses only, with
 - a) civic use being restricted to parks, playgrounds and waterways, and accessory uses; and
 - b) assembly use being restricted to use not conducted within a building.
- 2) rezone the proposed park area to the P-5 category."

APP'D BY
CO RES
12/11/77

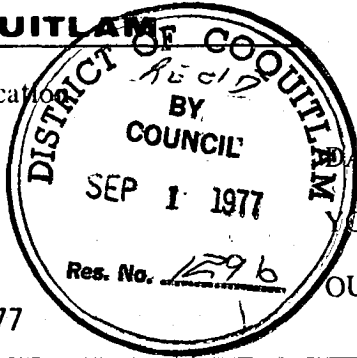
ET/ci

Ald. L. Sekora, Chairman

DISTRICT OF COQUITLAM

505

Inter-Office Communication



TO: Council
FROM: Community Development Committee
SUBJECT: Minutes of Regular Meeting of Community Development Committee Dated August 29, 1977

DEPARTMENT:

DATE: Aug. 29, 1977
YOUR FILE:
OUR FILE:

A regular meeting of the Community Development Committee was held on Monday, August 29, 1977 in the Council Committee Room, with the following persons present:

COMMITTEE:
Ald. L. Sekora, Chairman

STAFF:
Mr. E. Tiessen, Deputy Planning Director

CORRESPONDENCE FROM THE COLUMBIAN DATED AUGUST 22, 1977 RE PUBLICATION OF A SPECIAL TRADE AND INDUSTRY EDITION (CLERK'S REFERENCE NO. 77)

The Committee recommends:

"That Council not purchase advertising in this year's Trade and Industry edition of The Columbian."

ET/ci

Ald. L. Sekora, Chairman

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Mayor J. L. Tonn
and Members of Council

DEPARTMENT:

DATE: Sept. 26, 1977

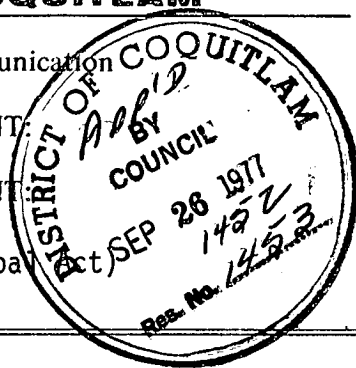
FROM: Community Development
Committee - Grants

DEPARTMENT:

YOUR FILE:

SUBJECT: Grants-in-Aid (Section 202 of the Municipal Act)

OUR FILE:



A meeting of the "Community Development Committee - Grants" was held at 4:00 p.m. on Monday, September 26, 1977 in the Council Chambers with the following persons present:

Committee: Ald. M. Gregory, Deputy Chairman.
Ald. J. M. Parks

Staff: V. A. Dong, Secretary

The following grant requests were considered, and in accordance with the policy guidelines in effect, the following decisions were reached:

Approved:

Boy Scouts and Girl Guides of Canada	\$56.00
Model A's Soccer Team	\$250.00
Coquitlam Reds Baseball Club	\$100.00
Coquitlam Babe Ruth (Pacific Northwest Championship - if successful will consider further application for additional request for \$500.00 to attend World Series Play-Off in Ohio.)	\$500.00
	\$906.00

Approval of the decisions of the "Community Development Committee - Grants" as set out above requires an affirmative vote of at least two-thirds of the Members of Council.

Respectfully submitted,

V. A. Dong,
Secretary - Grants Committee

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Community Development
Committee

DEPARTMENT:

DATE: Sept. 27/77

FROM: Henry G. Castillou

DEPARTMENT: Legal

YOUR FILE:

SUBJECT: Exchange of portion of Ozada Avenue and a
portion of Nestor Street for dedication of
roads in excess of 66 foot width requirement

OUR FILE: 65/16

On Monday, July 25th, 1977 the Executive Committee of Council adopted the following resolution ratified by Council Resolution No. 117 on the same date:

- "1. That Council approve the cancellation of the portion of Ozada Avenue and the portion of Nestor Street, that these lands be incorporated into the applicant's property, and that the consideration for these lands be the property outlined in blue on the Planning Director's report dated July 14th, 1977, which is the dedication for the Ozada Lincoln Connector over and above the normal 66 foot width requirement;
2. And that Council authorize the Legal Department to prepare the documentation required to effect a road exchange; and
3. Authorize the Mayor and Clerk to affix the Corporate Seal of the District to the documentation required to grant the necessary rights-of-way to transfer title to the lands to the applicant for the agreed upon consideration under 1. above."

Since the land being received by the District (0.98 acres) exceeds lands to be given by the District (0.45 acres) no compensation was to be required.

On a copy of the plan attached to the original by-law, the land to be received by the District is outlined in red and the land being given by the District is outlined in green and on all subsequent copies the land outlined in green is thatched

Sept. 27/77.

File: 65/16

Community Development Committee

whereas the land outlined in red is demarked by a series of dots.

Accordingly the following resolution is suggested:

That the District of Coquitlam Road Exchange By-Law No. 800, 1977 be advanced for three readings by the Municipal Council.



Henry G. Castillou
Municipal Solicitor

TG/pj

Attachs.

DISTRICT OF COQUITLAM

BY-LAW NO. 800, 1977.

A by-law to dispose of portions of highways in exchange for lands necessary for the purpose of improving, widening, relocating and diverting a highway

WHEREAS Daon Development Corporation is the registered owner of lands described in Section 3 of this by-law and has agreed with the District of Coquitlam to make the exchange herein provided for;

AND WHEREAS the Municipal Council of the District of Coquitlam may by by-law dispose of any portion of highway in exchange for lands necessary for the purpose of improving, widening, relocating or diverting a highway;

NOW THEREFORE the Municipal Council of the District of Coquitlam in open meeting assembled HEREBY ENACTS AS FOLLOWS:

1. This by-law shall be cited for all purposes as "District of Coquitlam Road Exchange By-Law No. 800, 1977."

2. The portion of highway in the Municipality of Coquitlam in the Province of British Columbia being described as:

(A) ALL AND SINGULAR that part of road in Section 11, Township 39, New Westminster District, dedicated by Plan 3022 which contains 7,310 square feet more or less as shown outlined in green on a plan of survey prepared by Barry Allan whose oath of superintendence was sworn on the 25th day of August, 1977, a copy of this plan of survey being attached hereto and forming part of this by-law;

(B) ALL AND SINGULAR that part of road shown on plan attached to Crown Grant of D.L. 485, Group 1, New Westminster District which contains 12,449 square feet more or less as shown and outlined in green on a plan of survey prepared by Barry Allan and described more fully above in this section.

are hereby stopped up and closed to traffic of all kinds.

3. The Mayor and Clerk of the District of Coquitlam are hereby authorized to accept from Daon Development

Corporation in exchange for the lands described in Section 2 of this by-law all necessary assurances to vest in the Crown as a public highway those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Coquitlam, in the Province of British Columbia which are more particularly known and described as:

- (A) ALL AND SINGULAR that part of Parcel "E" (Explanatory Plan 13789) of Lot 1 of the South East Quarter of Section 11 Township 39 Plan 8385 New Westminister District containing 38,778 square feet more or less, as shown outlined in red on the plan of survey prepared by Barry Allan and described more fully in Section 2 of this by-law;
- (B) ALL AND SINGULAR that part of Lot 41 of the North East Quarter of Section 11 Township 39 Plan 31461 New Westminister District containing 3,177 square feet more or less, as shown outlined in red on the plan of survey prepared by Barry Allan and described more fully in Section 2 of this by-law;
- (C) ALL AND SINGULAR that part of Parcel "E" (E.P. 13789) of Lot 1 of S.E. ¼, Section 11, Township 39, Plan 8385, New Westminister District, containing 971 square feet more or less, as shown outlined in red on the plan of survey prepared by Barry Allan and described more fully in Section 2 of this By-Law.

4. The Mayor and Clerk of the District of Coquitlam are hereby authorized to execute and deliver on behalf of the District of Coquitlam deeds of land and all other assurances necessary to vest in Daon Development Corporation the lands described in Section 2 of this by-law.

5. Before this by-law is adopted public notice of intention shall be given by advertisement once each week for two consecutive weeks in the Columbian Newspaper.

READ A FIRST TIME this day of , 1977.

READ A SECOND TIME this day of , 1977.

READ A THIRD TIME this day of , 1977.

RECONSIDERED and FINALLY PASSED and ADOPTED and the Seal of
the District affixed this day of , 1977.

MAYOR

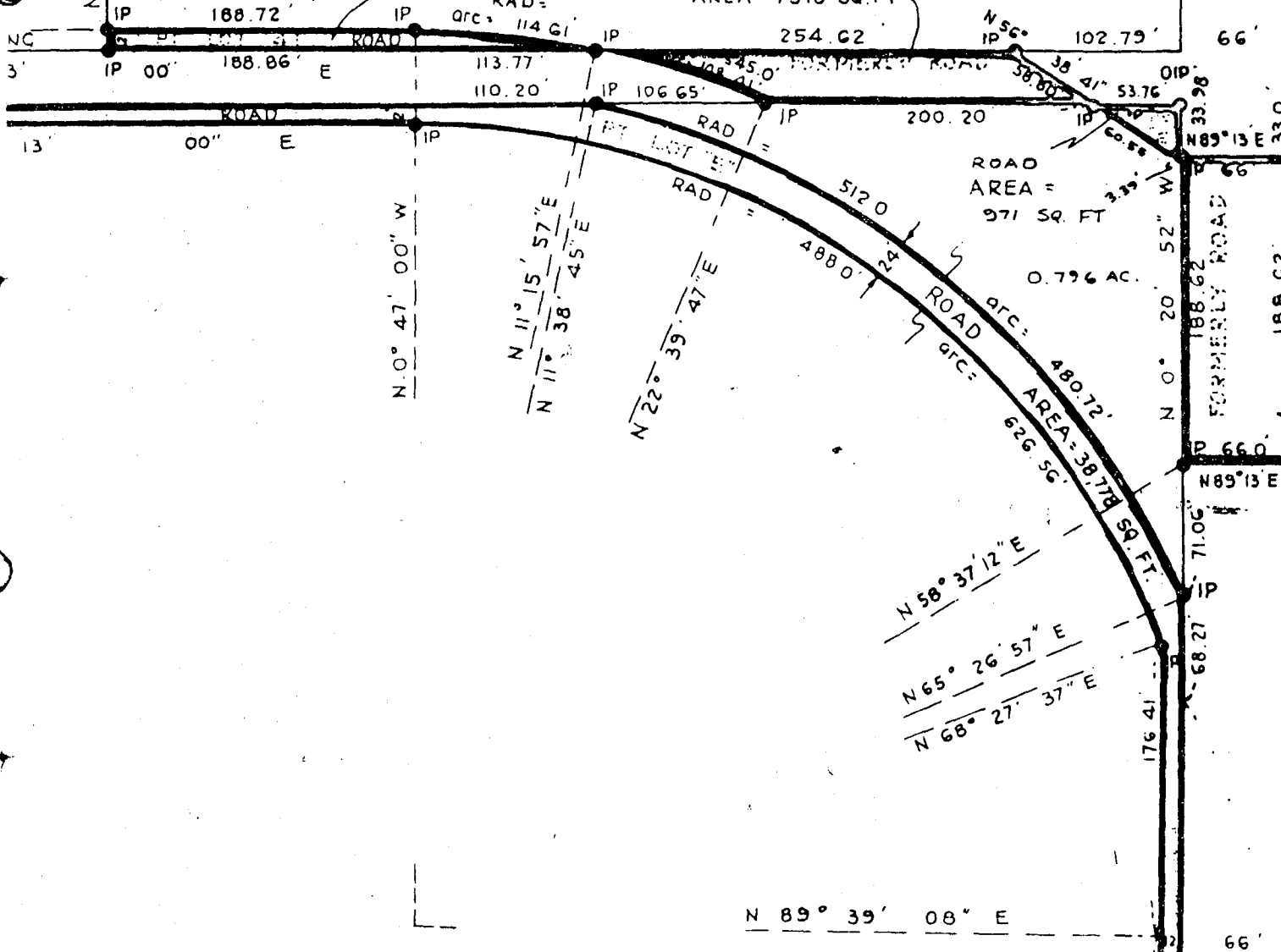
CLERK

N.E. 1/4 SEC. 11, TP. 39

LOT 41
PLAN 31461

AREA = 3177 SQ. FT.
(PLAN 31461)

AREA = 7310 SQ. FT.



LOT "E"

XP PLAN (13789)

E. 1/4 SEC. 11, TP. 39

STREET

NESTOR

1250.28
1392.00
W
W

PIPE LINE

DUNKIRK

AVE

NESTOR ST

A

REM 3

38

39

40

25

61

B

A

26

27

41

OZADA

B

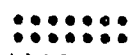
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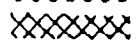


E

LEGEND



ROAD ALLOWANCE BEING DEDICATED BY DAON 42868 sq ft



ROAD ALLOWANCE BEING ACQUIRED BY DAON 19759 sq ft

REM F

MAP No 2

DISTRICT OF COQUITLAM

Inter-Office Communication

Community Development
Committee

DEPARTMENT:

DATE: October 3, 1977

FROM: H. G. Castillou

DEPARTMENT: Legal

YOUR FILE:

SUBJECT: ROAD EXCHANGE BY-LAW 781, 1977

OUR FILE: 65/15

The Development Agreement between the District and Career Holdings Ltd. (formerly Summerhill Management Limited and Oxbow) provides for access over municipal lands with Career Holdings servicing such access road. To do this the attached road exchange by-law is necessary. The road through the park at present just runs across municipal lands and is not dedicated right-of-way. Oxbow (Career Holdings now) wanted the road dedicated and this was agreed to providing Oxbow (Career Holdings) would do the servicing. As the property is now situate, it does have some unopened road allowances on it and so it was felt best to handle this matter by road exchange by-law which would dedicate the new north south road and at the same time cancel out the unnecessary road allowances and lot lines.

On a copy of the plan attached to the original by-law, the road allowances to be received by the District are outlined in green and the lands to be dedicated are outlined in red. On all subsequent copies the land outlined in green is thatched, whereas the land outlined in red is demarked by a series of dots.

The subdivision mentioned in the bylaw will create the road through the park as outlined.

The following resolution is advanced for consideration:

"That District of Coquitlam Road Exchange By-Law No. 781, 1977 be advanced to Council for three readings."

HGC/pm

attachment


Henry G. Castillou
Municipal Solicitor

DISTRICT OF COQUITLAM

BY-LAW NO. 781, 1977

A By-law of the District of Coquitlam to dispose of portions of a highway in exchange for lands necessary for the purpose of improving, relocating, widening and diverting a highway.

WHEREAS the District of Coquitlam is the registered owner of the lands described in Section 3 of this by-law;

AND WHEREAS the Municipal Council of the District of Coquitlam may by by-law dispose of any portion of a highway in exchange for lands necessary for the purposes of improving, widening, relocating or diverting a highway;

NOW THEREFORE the Municipal Council of the District of Coquitlam in open meeting assembled hereby ENACTS AS FOLLOWS:

- 1. This by-law may be cited for all purposes as "District of Coquitlam Road Exchange By-law No. 781, 1977".
- 2. Those portions of unnamed road in the Municipality of Coquitlam, in the Province of British Columbia, being described as:

All and singular those portions of unnamed highway in District Lot 485, Group 1, New Westminster District, dedicated as road by Plan 2387 which have been designated as Parcel O, Parcel P, Parcel Q, Parcel R, and which are shown outlined in green on a Plan of Survey prepared by Gordon E. McLaren, B.C.L.S., whose oath of superintendence was sworn on the 10th day of June, A.D. 1977, a copy of this plan of survey being attached hereto and forming part of this by-law

is hereby stopped up and closed to traffic of all kinds.

- 3. The Mayor and the Clerk of the District of Coquitlam are hereby authorized to accept from the District of Coquitlam all necessary assurances to vest in the Crown as a public highway that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Coquitlam, in the Province of British Columbia which is more particularly known and described as:

All and singular all those portions of Lots 20, 21 and 22, Block 5, S.E. part of District Lot 485, Group 1, Plan 2387 and Lots 14, 15, 16, 17, 18, 23, 24, 25, 26, and 27 of Block 6, S.E. part of District Lot 485, Group 1, Plan 2387, and part of Lot "A", District Lot 485, Group 1, Plan 4890, and part of District Lot 485, Group 1, all in the New Westminster District which have been designated Parcel "A", Parcel "B", Parcel "C", Parcel "D", Parcel "E", Parcel "F", Parcel "G", Parcel "H", Parcel "I", Parcel "J", Parcel "K", Parcel "L", Parcel "M", Parcel "N", Parcel "S", and Parcel "T", which are outlined in red on a plan of survey prepared by Gordon E. McLaren, B.C.L.S., described more fully in Section 2 of this by-law.

- 4. The Mayor and the Clerk of the District of Coquitlam are hereby authorized to execute and deliver on behalf of the District of Coquitlam a deed and all other assurances necessary to vest in the District of Coquitlam the lands described in Section 2 of this by-law.
- 5. The lands described in Section 2 of this by-law shall be consolidated by a subdivision plan with adjoining lands after title has been transferred in the manner required by Section 4.
- 6. Before this by-law is adopted, public notice of intention to adopt this by-law shall be given by advertisement once each week for two consecutive weeks in the newspaper published and circulating in the District of Coquitlam.

READ A FIRST TIME this day of , A.D. 1977.

READ A SECOND TIME this day of , A.D. 1977.

READ A THIRD TIME this day of , A.D. 1977.

RECONSIDERED and FINALLY PASSED and ADOPTED and the Seal of the District affixed this day of , A.D. 1977.

MAYOR

MUNICIPAL CLERK

DISTRICT OF COQUITLAM

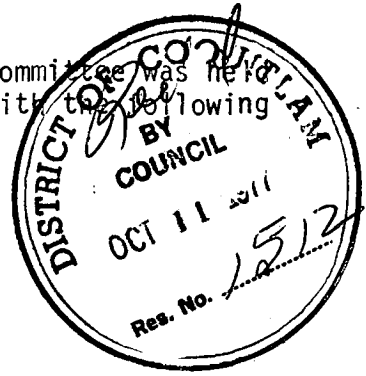
Inter-Office Communication

505

TO: Council
DEPARTMENT:
FROM: Community Development Committee DEPARTMENT:
DEPARTMENT:
SUBJECT: Regular Meeting of Community
Development Committee of October 3, 1977

DATE: Oct. 3, 1977
YOUR FILE:
OUR FILE:

A regular meeting of the Community Development Committee was held on Monday, October 3, 1977 in the Council Committee Room, with the following persons present:



COMMITTEE:

- Ald. L. Sekora, Chairman
- Ald. M. Gregory
- Ald. J. Parks

STAFF:

- Mr. H. Castillou, Municipal Solicitor
- Mr. E. Tiessen, Deputy Planning Director

(Also present for the regular meeting - Mr. B. Kennedy of Marathon and Mr. P. Lowry of Ladner Downs, Solicitor for Marathon)

APPROVAL OF DEVELOPMENT AGREEMENT FOR MAYFAIR INDUSTRIAL PARK AND FINAL READING OF BY-LAWS NO. 640, 1976 AND NO. 784, 1977 (FILE Z-24-76)

Subject to the following conditions having been met by the time of the October 11th Council meeting:

- a) The approval of the Minister of Municipal Affairs to By-laws No. 640, 1976 and No. 784, 1977 being received, and
- b) The development agreement being amended to:
 - i) correct typographical and plan errors, and
 - ii) reword Sections 2.03 and 9.01 of Schedule "N" as suggested by Mr. Lowry, i.e.

"2.03 Marathon reserves the right to exempt any portion or portions of the Lands from any or all of the restrictions set forth herein, but only after obtaining any consent of the District of Coquitlam required under any agreement from time to time existing between Marathon and the District of Coquitlam.

con't

Regular Meeting of Community Development
Committee of October 3, 1977

con't

9.01 This Building Scheme may be discharged in whole or in part or may be amended from time to time and any of the building sites may be exempted from all or any of the restrictions and benefits herein contained from time to time, in each case in accordance with the provisions and requirements of the Land Registry Act (or any legislation in pari materia therewith) as amended from time to time", and

- c) Marathon having delivered to the Municipal Solicitor:
 - i) Copies of the amended development agreement, signed and sealed by Marathon;
 - ii) Copies in registrable form of all documents required by the agreement to be registered concurrently with the "Initial Plan of Subdivision", and
- d) The Municipal Solicitor being satisfied that Marathon's solicitors are holding in trust, pending the District's execution of the agreement, all bonds and cash payments required to be deposited by Marathon at the time of such execution.

The Committee RECOMMENDS:

- 1. That District of Coquitlam Zoning Amendment By-law No. 784, 1977 be reconsidered, finally passed and adopted and the Seal of the Corporation affixed;
- 2. That District of Coquitlam Zoning Amendment By-law No. 640, 1976, as amended by Zoning Amendment By-laws No. 697, 1976 and No. 784, 1977 be reconsidered, finally passed and adopted and the Seal of the Corporation affixed;
- 3. That Council approve signing and sealing of the agreement between the District and Marathon, dated October 12, 1977, such agreement to become binding upon the District when executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the said agreement and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D B.
Co. Res.
1513/77

APP'D B.
Co. Res.
1514/77

APP'D B.
Co. Res.
1515/77

CARRIED

ET/ci

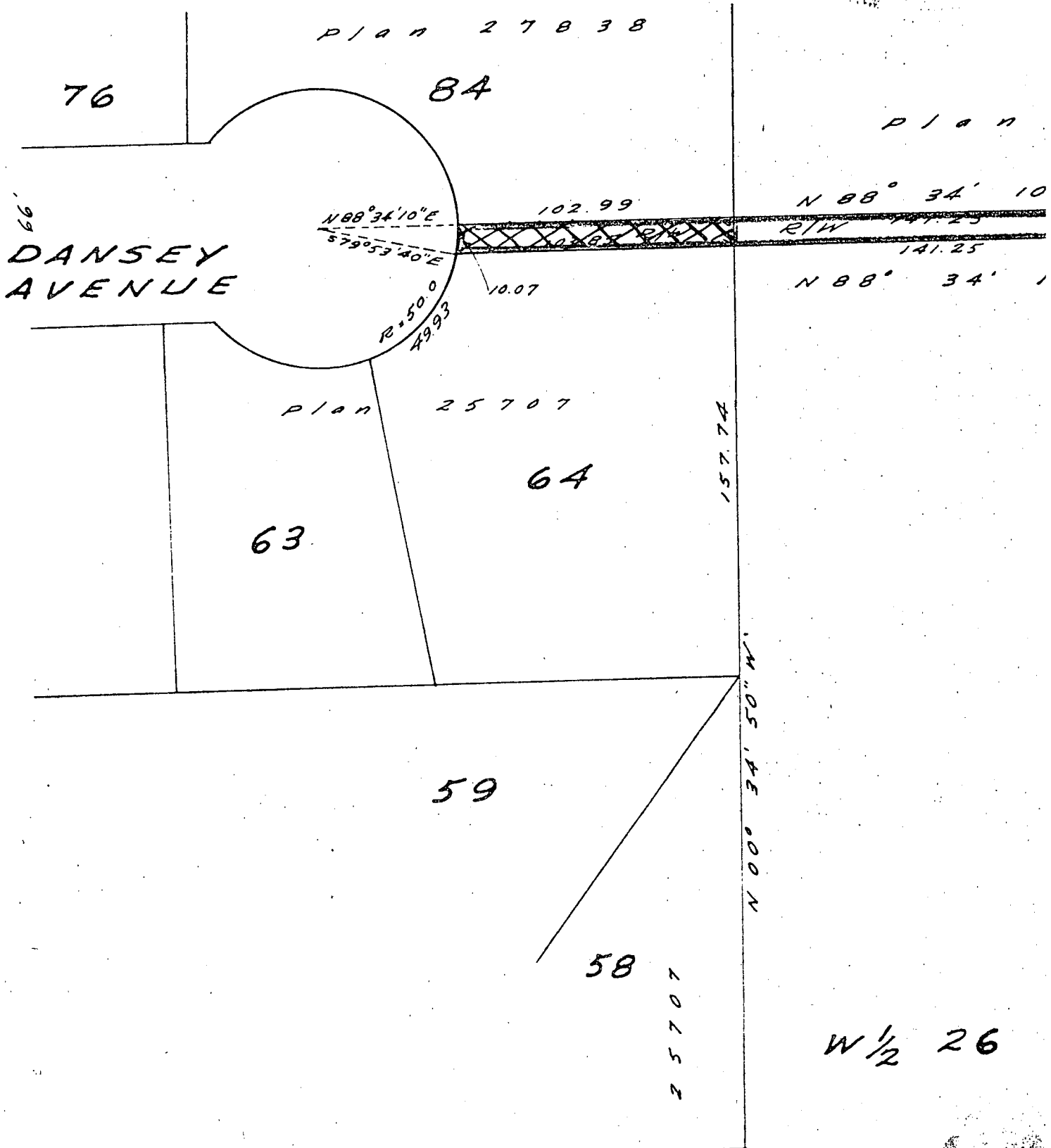
Attd. L. Sekora, Chairman

EXPLANATORY PLAN OF RIGHT
OVER A PORTION OF DISTRICT
GROUP ONE, NEW WESTMINSTER

Scale: 1 inch = 50 feet.

FOR GENERAL UTILITY PURPOSES ONLY

BOOK OF REFERENCE				
LOT	D.L.	G.P.	PLAN	AREA
64	109	1	25707	1034 Sq.
W 1/2 26	109	1	1122	141359.1
E 1/2 26	109	1	1122	141359.1



DISTRICT OF COQUITLAM

BY-LAW NO. 804, 1977

A By-law to acquire certain real property and to dedicate that property as a public highway

WHEREAS pursuant to Section 464 of the Municipal Act, being Chapter 255 of the Revised Statutes of British Columbia, 1960, Council may acquire for municipal purposes real property from any person;

NOW THEREFORE, the Municipal Council of the District of Coquitlam in open meeting assembled ENACTS AS FOLLOWS:

1. This By-law shall be known and cited for all purposes as "District of Coquitlam Road Acquisition and Dedication By-law No. 804, 1977".

2. The Mayor and Clerk are hereby authorized to accept from the registered owner thereof all necessary assurances to vest in the District of Coquitlam as a public highway all and singular that certain parcel of land situate in the Municipality of Coquitlam in the Province of British Columbia which is more particularly known as:

That portion of Lot 64 of
District Lot 109
Group 1
Plan 25707
New Westminster District, which is shown outlined in red on the plan of survey prepared by Helge J. Jacobsen, B.C.L.S. whose oath of superintendence was sworn on the 2nd day of August, 1977, a copy of this plan of survey being attached hereto and forming part of this by-law.

3. The lands described in Section 2 of this By-law are

DISTRICT OF COQUITLAM

Inter-Office Communication

505

TO: Council

DEPARTMENT:

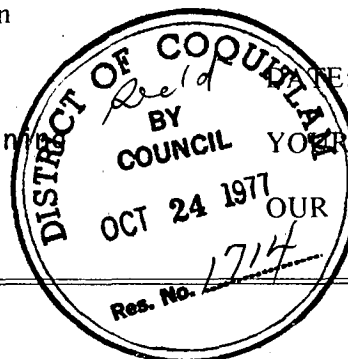
DATE: Oct. 17, 1977

FROM: Community Development Committee DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Regular Meeting of Community Development Committee of October 17, 1977

OUR FILE: C.D.C. Min.



A regular meeting of the Community Development Committee was held on Monday, October 17, 1977 in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. L. Sekora, Chairman
- Ald. M. Gregory
- Ald. J. Parks

STAFF:

Mr. E. Tiessen, Deputy Planning Director

1. CORRESPONDENCE FROM TOURISM BRITISH COLUMBIA RE FILM AND TELEVISION PRODUCTION

The Committee recommends:

SEE Co. RES # 1716/77

"That Council indicate to the Deputy Minister the willingness of Coquitlam to co-operate in facilitating special requirements of film and television production, and that ~~Ald. Sekora~~ be named as the contact person through whom any requests should be directed."

CARRIED

2. CAPTAIN COOK BI-CENTENNIAL COMMITTEE

The Committee recommends:

APP'D Pa. Co. RES # 1717/77

"That Council participate in the Captain Cook Bi-Centennial in 1978; that Council make application for the 20¢ per capita matching grant; and that for purposes of such grant application, Council strike a Captain Cook Bi-Centennial Committee, with Ald. Gregory as Chairman and Ald. Parks or Ald. Sekora as Municipal representative, with further representation as follows:

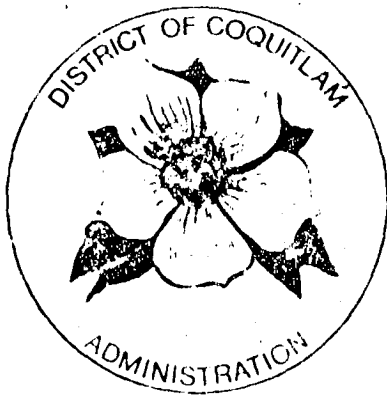
2. cont'd

- a) a francophone representative from Maillardville,
- b) a representative of Coquitlam cultural groups,
- c) a representative of Coquitlam sports groups,
- d) a representative from the Coquitlam Chamber of Commerce,
- e) a representative from the Kinsmen, to represent Coquitlam service clubs."

CARRIED

Ald. L. Sekora, Chairman

ET/1k



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526 3611

V3K 1E8

MAYOR J.L. TONN

October 3, 1977

Tourism British Columbia,
1117 Wharf Street,
VICTORIA, B.C.
V8W 2Z2

Attention: Mr. Wayne R. Currie,
Deputy Minister - Travel Industry.

Dear Mr. Currie:


Re: Film and Television Production.

I would acknowledge receipt of your letter of September 26, 1977 relative to the captioned subject.

The request contained in your letter will be considered by the Community Development Committee of Council and this office will undertake to keep you advised of any action taken by the Municipal Council.

A copy of your correspondence will be tabled with Council at their next meeting to be held Tuesday, October 11, 1977, for information purposes.

Yours truly,


T. Klassen,
Municipal Clerk.

TK/sa
c.c. to:
Planning Dept.
Chairman - Comm. Dev. Comm.

TOURISM BRITISH COLUMBIA

1117 Wharf Street, Victoria, British Columbia, Canada V8W 2Z2

September 26, 1977

Mr. T. Klassen
Clerk
District of Coquitlam
1111 Brunette Ave.
Coquitlam, B. C.
V3K 1E8

Dear Mr. Klassen:

Re: Film and Television Production

Enclosed, herewith, is a recent press release regarding the appointment of a Film Development Officer for the Province of British Columbia.

You will note that his primary duties are to attract and facilitate film and television production to the province. Such production is an excellent source of additional revenues to the province and municipalities, through use of local accommodations, purchases of meals and supplies, and often employment.

In seeking to attract production here, the variety of locations and scenic attractions will obviously be our primary selling features. However, cooperation from municipalities in facilitating certain special requirements of the production - i.e. the temporary closing of a road, or a park - will be a key to our success.

At this point in time, we seek an indication from your municipality of your willingness to cooperate in such circumstances. Many communities have already indicated their support, and we would like to receive an acknowledgement from you that your municipality is interested in cooperating to facilitate specific production requirements which may develop. To this end, would you also please identify a contact person through whom any requests should be directed.

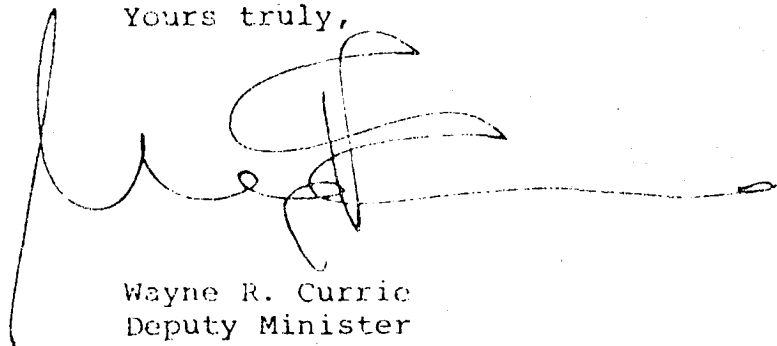
.. 2



September 26, 1977

We are confident that we can develop British Columbia as a highly desirable location for film and television production, and we look forward to receiving your indications of support in this undertaking.

Yours truly,

A handwritten signature in black ink, appearing to read 'WRC', with a long horizontal flourish extending to the right.

Wayne R. Currie
Deputy Minister
Travel Industry

WRC:lf

Enclosure

Released by: Tourism British Columbia

August 10, 1977

FOR IMMEDIATE RELEASE

Film Industry Development Officer Named

The Provincial Government is pleased to announce the appointment of Wolfgang H. Richter to co-ordinate the development and promotion of film and television production in the Province of British Columbia.

Mr. Richter is a graduate of the University of Victoria with a wide experience in media and sales, and the promotion and production of films.

In making the announcement, Provincial Secretary and Minister of Travel Industry, Grace McCarthy, said the Ministry has been very active in providing assistance to production companies who had decided to film in British Columbia.

"After considerable study of the situation, we are now expanding our services to include aggressive promotion of British Columbia's excellent physical and human resources to convince national and international film and television producers to locate their productions in our beautiful province," Mrs. McCarthy said.

As the people of Lillooet and Qualicum Beach experienced this summer, besides the thrill and excitement provided by stars and cameras, a considerable amount of production money tends to stay behind on location for food, lodging and local wages. The economy of Lillooet received an infusion of more than \$100,000 from the Yves Montand film shot there, while approximately \$250,000 was spent in the Qualicum Beach area during the filming of a movie starring Myrna Loy and Lynda Day George, which will be shown on the ABC Television Network this fall. Thus, in much the same way as promotion has paid off in tourism for the Province, Mrs. McCarthy is confident that the program being implemented will result in considerable financial benefit to the people of British Columbia, with significant spin-off for Tourism and culture, besides stimulating the film industry.

"We will continue to provide location guidance and all possible assistance to film companies to ensure a smooth production when they arrive to work here," she added.

The Minister said that Mr. Richter would keep contact with the various segments of the film industry in the Province to ensure that visiting production companies find the local staff, equipment, and facilities they need to successfully complete their work.

"Besides having the best climate and scenery in Canada, British Columbia also has an abundance of creative and technical expertise to fulfill virtually every kind of service and location requirement that filmmakers may have. I look forward to an increase in filming activity in our province," the Minister said.



Ad 11/77

301

September 15, 1977

Dear Mayor and Members of Council:

On behalf of the Honourable Grace McCarthy, Provincial Secretary and Minister of Travel Industry, I would like to take this opportunity to invite the participation of your municipality in the province-wide celebration of the Captain Cook Bicentennial in 1978.

It is hoped that each municipality in the province will commemorate this historic event by way of local Bicentennial celebrations.

Since the Bicentennial will be publicized throughout the world, the Minister anticipates that the combination of your local events added to provincial events such as the arrival of the Tall Ships, will attract an influx of tourists into all areas of the province, as well as reminding our citizens of this important event in our history. This can only be accomplished through a combined effort on the part of municipal governments, the retail community and local schools, clubs and associations.

To assist you in this effort, the provincial government is making available financial assistance in the form of 20¢ per capita matching grant as a grant to encourage local Bicentennial events. (news release attached)

We request your Council appoint a committee to determine your local celebration and advise us accordingly.

Enclosed is a kit providing background information, suggestions and an application form.

I trust you will give this matter your immediate attention returning the grant application form to my office as soon as possible.

As Executive Director of the Captain Cook Bicentennial, I am at your disposal to discuss your plans and provide you with the cooperation of the Provincial Government. Do not hesitate to call me at 387-3367 in Victoria, or write to the address below.

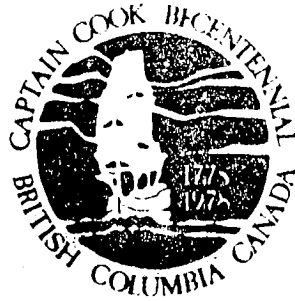
Yours truly,

E. C. Sweeney
Executive Director

BRITISH COLUMBIA CAPTAIN COOK BI-CENTENNIAL COMMITTEE

ECS/tp

1117 WHARF STREET
VICTORIA, B.C. V8W 2Z2
TELEPHONE 387-3367



BICENTENNIAL MUNICIPAL GRANT ANNOUNCED

Victoria, B. C.
September 15th, 1977

The Honourable Grace McCarthy announced today that the Captain Cook Bicentennial Committee will be making matching grants available to all municipalities in British Columbia for the purpose of commemorating the 1978 Captain Cook Bicentennial year by appropriate celebrations in each community.

In her address to the Victoria Chamber of Commerce, the Minister said "Grants in amount of 20c per capita will be available to each municipality in order that they may join in celebrating the historic Captain Cook Bicentennial. Total of grants throughout the province will amount to \$500,000.00."

The Minister further encouraged each municipality to match the per capita grant at the local level and designate the form of celebration to commemorate the Captain Cook Bicentennial.

"1978. We can make it a 'Year of Discovery' for residents and visitors alike. Captain James Cook is more than just another name and face from the pages of time. . . . he symbolizes the spirit of adventure. . . . the spirit of discovery that lives within all of us. 1978. It's a once-in-a-lifetime opportunity. . . . it's your year of discovery."

BRITISH COLUMBIA CAPTAIN COOK BI-CENTENNIAL COMMITTEE

1117 WHARF STREET
VICTORIA, B.C. V8W 2Z2
TELEPHONE 387-3367

Date....., 197.....

**CAPTAIN COOK BI-CENTENNIAL COMMITTEE
APPLICATION FOR FUNDING FROM THE BRITISH COLUMBIA
PROVINCIAL GOVERNMENT**

The Municipality of.....
will participate in the celebration of the Captain Cook Bi-Centennial through the scheduling of the following events:

.....
.....
.....
.....
.....
.....

We herewith request funding at a rate of \$0.20 *per capita* for the..... citizens of this municipality. We agree that this funding will be used to finance the various events outlined above and will be administered by the local Captain Cook Bi-Centennial Committee and accounted for in the form of an itemized audit to this office.

(Signed)....., Mayor

Total amount requested: \$.....

THIS SPACE FOR USE BY BI-CENTENNIAL COMMITTEE

\$..... (amount approved)

Authorized by.....

Title.....

Audit received..... (Date)



SUGGESTIONS FOR MUNICIPAL EVENTS IN
THE CAPTAIN COOK BICENTENNIAL CELEBRATION

- * Establishment of a local bicentennial committee. It is suggested that the committee include a municipal official, a member of the school board, local minister, a representative of any native groups in the area, and out of this group, a Chairman for the event locally.
- * Parade on Captain Cook Day.
- * Band concert in a park or other public place.
- * A day-long street carnival with booths from local organizations with the day's festivities climaxed by a street dance.
- * The possible re-naming of a local street as "Captain Cook Street" with the appropriate dedication ceremony and speeches by local officials, MLA's, etc.
- * Designation of the week prior to Captain Cook Day as a period of special retail sales and appropriate window displays.
- * The publicizing of a Captain Cook 200 cross country motorcycle race sponsored by a local or regional distributor of motorcycles.
- * Organizing a Captain Cook flower show with the bicentennial award to the arrangement best commemorating the Cook landing at Nootka.
- * A tricycle parade for ages 4 to 8 with award to best decorated tricycle.
- * If boating is popular in your area, a Captain Cook regatta or race.
- * A special radio programme on the history of Captain Cook's landing.
- * A local beauty contest to choose contestant for provincial 'Official Bicentennial Hostess to be chosen in final contest in Victoria (possible tie-in as Miss PNE).

- * Suggestion to the local ministers that they use the bicentennial and growth of the church in B. C. in the last 200 years as a subject for their sermons on Sunday of Captain Cook week.
- * The possible participation of the boy scouts or a school class in the construction of an Indian village similar to that found at Nootka in some public place.
- * A recipe contest sponsored by the local PTA to design a meal around those foodstuffs which Cook found at Nootka. This would include smoked fish, wild garlic, bark beer and yams.
- * Hold a 'Cook out' throughout the community on a selected date, possibly B. C. Day. Invite everyone to attend community barbecues with entertainment, dancing, singing, etc.
- * Select someone to assume the role of Captain Cook and have him preside as a master of ceremonies at events.
- * Produce a Cook Book. Tell the story of Captain Cook and include scenic tours. This would create an awareness of history and enable other historic events to be included in the celebrations.
- * Since the Captain was on a voyage of exploration, hold a community treasure hunt with clues in local newspapers. The winner would visit Friendly Cove to visit the site where Captain Cook landed.
- * Prepare old maps and charts on "how to discover British Columbia" that could be related to individual community as focal point and distributed as souvenirs. These items, complete with compasses, could be made into a promotional package for the travel trade.
- * Feature parades or costume balls with participants wearing costumes of the period.
- * Have special commemorative Captain Cook cookies given to all school children.
- * Involve the private sector in organizing promotional activity with Captain Cook theme or contribute to the production of material to be distributed.
- * Have banners and street painting commemorating the voyage displayed in every community.



BRITISH COLUMBIA CAPTAIN COOK BICENTENNIAL COMMITTEE

1117 WHARF STREET
VICTORIA, B.C. V8W 2Z2
TELEPHONE 387-3367

FOR RELEASE SATURDAY, SEPTEMBER 10th, 1977

CAPTAIN COOK BICENTENNIAL LOGO REVEALED

Travel Industry Minister Grace McCarthy today released the design of the official logo for the Captain Cook bicentennial celebrations next year.

The symbol, designed by Frank Mansueto of Mansueto Display Associates, Vancouver, was earlier adopted by the Captain Cook bicentennial committee.

The logo depicts a tall sailing ship at sea and illustrates British Columbia's long and historic relationship with the sea. Around the design are the words: "Captain Cook Bicentennial, British Columbia, Canada 1778 - 1978".

Mrs. McCarthy, in displaying the new logo to reporters, said much of the province's history originated from the sea.

"It was the early navigators, in their sailing ships, who came to this land, which is now British Columbia, and brought with them European culture to the west coast. These navigators first traded with the native Indians and then explored and charted our coastline in their sailing ships."

"It is therefore most appropriate and a salute to Captain Cook to have a sailing ship as the basic theme and logo of the bicentennial celebrations," Mrs. McCarthy said.

-more-

While the official colour of the logo is blue, to represent the sea, any other colour may be used by those wishing to display and publicize the logo, she said.

Mrs. McCarthy invited all levels of government in the province to use the logo extensively next year. She urged weekly and daily newspapers to carry the logo on their mastheads throughout next year. And she encouraged the private sector, particularly packaging firms, to use the logo wherever possible.

Brochures and information material for tourists should also carry the logo, the Minister said, to ensure that people throughout the world know that British Columbia is celebrating the bicentennial with great enthusiasm.

"We wish to invite people all over the province to join us in celebrating this anniversary. There will be bicentennial-related events throughout the province during the year. Invite your friends and relatives in the other provinces and throughout the world to join us in observing and enjoying the events slated for next year," Mrs. McCarthy said.

Copies of the Captain Cook bicentennial logo are available by writing to the Captain Cook Bicentennial Committee, Tourism British Columbia, 1117 Wharf Street, Victoria V8W 2Z2.

Sale of the logo is prohibited without permission of the committee.



All municipalities are invited to use the logo with regard to local celebrations, publications, advertising and promotion of festivities.

Local newspapers are urged to incorporate the logo on mastheads throughout the bicentennial year.

Repro sheets are attached. Logo can be produced in a variety of colours. Official colour reproduction is blue.

Use of the logo for commercial products intended for sale must have written permission from the Captain Cook Bicentennial Committee.

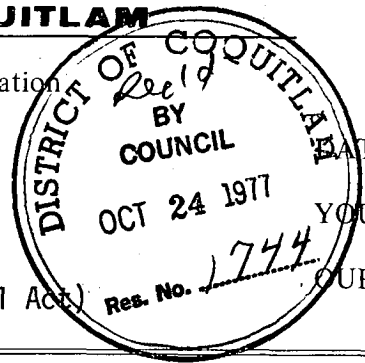
For further information, contact:

CAPTAIN COOK BICENTENNIAL COMMITTEE
1117 Wharf Street
Victoria, B.C. V8W 2Z2
Telephone 387-3367

1003

DISTRICT OF COQUITLAM

Inter-Office Communication



TO: Mayor & Members of Council DEPARTMENT: DATE: Oct. 24, 1977

FROM: Community Development DEPARTMENT: YOUR FILE:

SUBJECT: Committee - Grants

Grants-in-Aid (Section 202 of the Municipal Act) OUR FILE:

A meeting of the "Community Development Committee - Grants" was held at 4:00 p.m. on Monday, October 24, 1977 in the Council Chambers with the following persons present:

COMMITTEE: Ald. L. Sekora, Chairman
 Ald. M. Gregory
 Mayor J. L. Tonn

STAFF: Mr. V. A. Dong, Secretary

The following grant requests were considered, and in accordance with the policy guidelines in effect, the following decisions were reached:

Approved:	The Royal Canadian Legion	\$100.00	- RES 1745/77
	New View Society	\$500.00	\$1,000 - RES # 1747/77

Declined: British Columbia Borstal Association

Approval of the decisions of the "Community Development Committee - Grants" as set out above requires an affirmative vote of at least two-thirds of the Members of Council.

Respectfully submitted,

V. A. Dong per se.
 V. A. Dong
 Secretary - Grants Committee

VAD/rs

DISTRICT OF COQUITLAM

Inter-Office Communication

505

TO: Council

DEPARTMENT:

DATE: Nov. 14, 1977

FROM: Community Development Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Regular Minutes of Community Development Committee Meeting of November 14, 1977

OUR FILE:

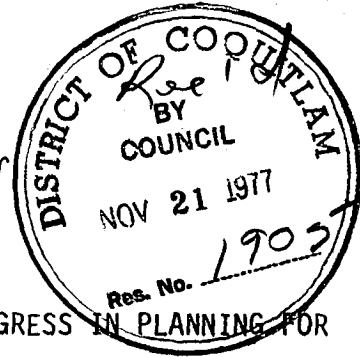
A regular meeting of the Community Development Committee was held on Monday, November 14, 1977 at 7:30 p.m. in the Committee Room, with the following persons present:

COMMITTEE:

Ald. L. Sekora, Chairman

STAFF:

E. Tiessen, Deputy Planning Director



1. PRESENTATION BY VENDEV ENTERPRISES RE PROGRESS IN PLANNING FOR DEVELOPMENT OF THE FRASER MILLS AREA

The Committee tabled this item to the meeting to be held on November 28th, at the request of VenDev Enterprises.

2. COQUITLAM CAPTAIN COOK BI-CENTENNIAL COMMITTEE

The Committee recommends:

"That Council adopt the following terms of reference for the Coquitlam Captain Cook Bi-Centennial Committee:

- 1) To prepare, for the consideration of Council, a programme of activities in apparent harmony with the theme advocated by the British Columbia Captain Cook Bi-Centennial Committee; and
- 2) To prepare, for the consideration of Council, a balanced financial budget sufficient to meet all expenses of the Committee and the programme of activities submitted for Council consideration; and
- 3) To obtain approval from the Municipal Council of a financial budget; and
- 4) To act upon the approved budget governed by instructions obtained by the Committee from the Municipal Treasurer."

APP'D
CO RES
11904/77

ET/ci

Ald. L. Sekora, Chairman

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Ald. L. Sekora, Chairman DEPARTMENT: DATE: November 1, 1977
Community Development Committee

FROM: R.A. LeClair DEPARTMENT: Administration YOUR FILE:

SUBJECT: COQUITLAM CAPTAIN COOK BI-CENTENNIAL COMMITTEE OUR FILE:

At the last meeting of Council, the recommendation of your Committee to establish the above committee was approved by the following resolution:

"That Council participate in the Captain Cook Bi-Centennial in 1978; that Council make application for the 20¢ per capita matching grant; and that for purposes of such grant application, Council strike a Captain Cook Bi-Centennial Committee with Ald. Gregory as Chairman and Ald. Parks or Ald. Sekora as municipal representative, with further representation as follows:

- a) a francophone representative from Maillardville;
- b) a representative of Coquitlam cultural groups;
- c) a representative of Coquitlam sports groups;
- d) a representative from the Coquitlam Chamber of Commerce;
- e) a representative from the Kinsmen, to represent Coquitlam service clubs."

The Chairman of the Committee so established anticipates that the first meeting is to take place early in December.

It would be advisable to develop terms of reference for this newly formed committee prior to its first meeting, for the consideration of Council.

With the foregoing in mind and for your consideration, I offer and recommend the following terms of reference:-

- "(1) To prepare, for the consideration of Council, a programme of activities in apparent harmony with the theme advocated by the British Columbia Captain Cook Bi-Centennial Committee; and
- (2) To prepare, for the consideration of Council, a balanced financial budget sufficient to meet all expenses of the Committee and the programme of activities submitted for Council consideration; and

DISTRICT OF COQUITLAM
RECEIVED
NOV 1 1977
PLANNING DEPT.

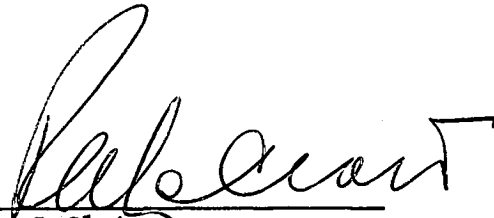
NOV 1 1977
PLANNING DEPT.

Ald. L. Sekora, Chairman
Community Development Committee

November 1, 1977

Re: Coquitlam Captain Cook Bi-Centennial Committee

- (3) To obtain approval from the Municipal Council of a financial budget;
and
- (4) To act upon the approved budget governed by instructions obtained by
the Committee from the Municipal Treasurer."



R.A. LeClair
Municipal Manager

RAL/jp.

cc: Ald. M. Gregory, Deputy Chairman
Ald. J. Parks
V.A. Dong, Municipal Treasurer
H.G. Castillou, Municipal Solicitor

DISTRICT OF COQUITLAM
RECEIVED
NOV 1 1977
PLANNING DEPT.

DISTRICT OF COQUITLAM
RECEIVED
NOV 1 1977
PLANNING DEPT.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Community Development Committee	DEPARTMENT:	DATE: Nov. 9, 1977
FROM: D.M. Buchanan	DEPARTMENT: Planning	YOUR FILE:
SUBJECT: Rem. B, D.L. 371, Pl. 13603 North-west of Thermal Drive		OUR FILE: Greenbelt

I write with respect to the above mentioned subject, as requested by Alderman Sekora on November 9, 1977, and also in regard to the request of Mayor Tonn for information regarding the greenbelt consideration of the Provincial Government.

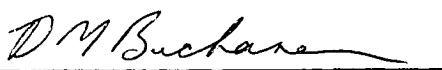
This matter was raised in a letter dated May 16, 1977, signed by Mr. Jerome F. Alley, which is attached. I also attach a sketch of the 20.75 acres involved. Another attachment is a search made by Alouette Search Services Ltd. dated June 24, 1977, which indicates that James H. McCullough is a co-owner along with Alley Estates. I also enclose a letter dated June 28, 1977 from Mr. Alley to myself, as well as a later letter dated July 5, 1977, and a letter dated October 17, 1977 to Mr. G.A. Rhoades and to Mr. George Kerster for the Committee's information. The letter of July 5, 1977 summarizes the situation and the fact that the Executive Committee of Council had authorized this letter on June 20, 1977. This was by Resolution 927 and was based on recommendations from the Community Development Committee on June 13, 1977.

I contacted Mr. G.A. Rhoades, Assistant Director of Land Management, Policy Division, Ministry of Environment, and was advised that the Provincial Government does not yet have its full administrative machinery in place to scrutinize applications. The Planning and Priorities Committee of Cabinet has asked for this framework to be set up, with a staff committee under the greenbelt legislation, which would set up guidelines for consideration of applications and report to the Environment and Land Use Committee of Cabinet. It is not expected that a decision will be made one way or another on the two sites within Coquitlam which have been applied for until sometime in 1978.

With this possibility still there, I would be most hesitant in recommending that we go back to the original proposal of Mr. Alley to trade other municipal land for this particular parcel. Secondly, if Council did go to that proposal, an appraisal would have to be commissioned and possibly also a soils report on the area specific as to this property. I might point out that legal access to this property is by way of a 33 foot road allowance north from Como Lake Avenue west of Thermal Drive and that physically this property would be most difficult to develop, and this would obviously affect its value.

I recommend that this report simply be received for information of the Committee and Council at this time.

DMB/ci
Encl.


D.M. Buchanan
Planning Director



JEROME F. ALLEY, PRESIDENT
NOTARY PUBLIC

ALLEY ESTATES LTD.

570-B CLARKE ROAD COQUITLAM, B.C. TELEPHONE: 939-9295
V3J 3X5

"The People Who Care"

May 16, 1977

Mayor J. Tonn,
C/O The District of Coquitlam,
1111 Brunette Avenue,
COQUITLAM, B. C.

Dear Sir:

We are the owners of Parcel "B" (Explanatory Plan 13603) of District Lot 371, Group 1, New Westminster District, Except:

- Firstly: Part subdivided by Plan 21040.
- Secondly: Part subdivided by Plan 24481.
- Thirdly: Part on Plan 25473.
- Fourthly: Parcel "C" (Reference Plan 26926)
- Fifthly: Part subdivided by Plan 29003.
- Sixthly: Part subdivided by Plan 42983.

Originally we felt there was approximately 15 acres, but laterally, after some research, discovered the property amounted to slightly over 21 acres.

This property is in an area where there is a considerable amount of municipal property and we are therefore writing as an inquiry, as to whether the Municipality would consider a trade of property on some mutual basis.

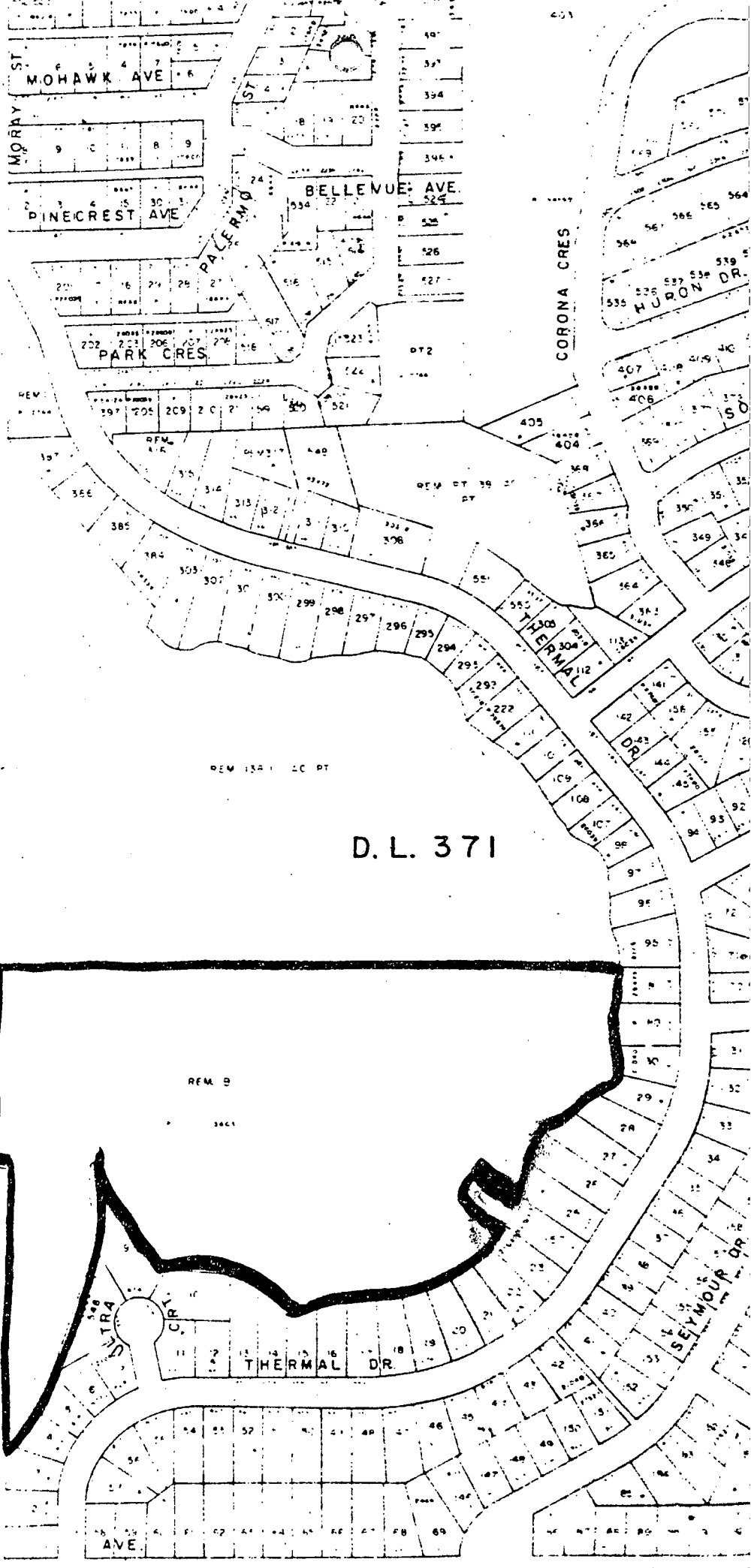
Yours truly,

ALLEY ESTATES LTD.

A handwritten signature in cursive script that reads "Jerome F. Alley".

JEROME F. ALLEY

JFA-sp



D.L. 371

REM B

3461

R CRT

COMO LAKE

AVE

THERMAL DR

CORONA CRES

BELLEVUE AVE

PINECREST AVE

MORRY ST

MOHAWK AVE

PARK CRES

HURON DR

THERMAL DR

SEYMOUR DR

65

70

TO D. M. B. ANAN Greenbelt

721267E

K104384E

ACCOUNT WITH:

Alouette Search Services Ltd.

34188

11880 - 223rd Street, Maple Ridge, B.C. V2X 5Y1
Phone: 463-3710 Toll Free: 525-2438

June 24, 1977

FIRM: DISTRICT OF COQUITLAM
NAME:
FILE REF.: 24/7/1 (for Planning Dept. Greenbelt)

INDEX

PENDING

LAND REGISTRY: New Westminster Vancouver
 Surface Search Name Search File Documents
 Photocopies Index/M.L. Search Post Registration Index
 Plan Judgment Search Phone 5263611

LEGAL DESCRIPTION:
Rem. B.
D.L. 371
James H. McCullough
Willow Estates
Pl. 3603

SPECIAL INSTRUCTIONS:

CHEQUE NO. _____ HEREWITH _____

COURT REGISTRY: New Westminster Vancouver Surrey Unified FAMILY COURT
SUPREME SMALL CLAIMS FILE AND LEAVE WITH SHERIFF
COUNTY PROBATE RETURN OR OTHER

REPLY: <u>629611E</u> <u>627117E</u> <u>G 9475E</u>	DISB.	\$
<u>G 83624E</u> <u>G 73195E</u> <u>M 4454E</u>		
<u>M 4455E</u>		
	FEEs	\$
	REJECTION	<u>200</u>
		<u>150</u>
DATE:	TOTAL	\$



JEROME F. ALLEY, PRESIDENT
NOTARY PUBLIC

ALLEY ESTATES LTD.

570-B CLARKE ROAD COQUITLAM, B.C. TELEPHONE: 939-9295
V3J 3X5

"The People Who Care"

June 28th, 1977

Mr. D.M. Buchanan,
Planning Director,
The District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C. V3K 1E8

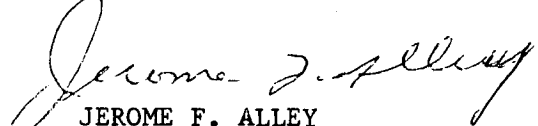
Dear Sir:

Re: Your letter of
June 22nd, 1977

Confirming our conversation of June 27th, 1977,
with the Community Development Committee, our firm price
is \$400,000.00 for the property in question and of course
is subject to prior sale or other disposition.

Yours truly,

ALLEY ESTATES LTD.


JEROME F. ALLEY
Notary Public

JFA:ea

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

PHONE 526-3611

July 5, 1977

Our File: Greenbelt

Mr. G. A. Rhoades
Assistant Director
Land Management Policy Division
Department of the Environment
Parliament Buildings
Victoria, B. C.
V8V 1X5

Dear Mr. Rhoades:

Re: Rem. "B", D.L. 371, Plan 13603

I write with regard to a second property in the Chines area of the District of Coquitlam. I supply the following information to you as indicated as necessary in your letter of May 30, 1977:

- (a) Present owners of property - James H. McCullough and Alley Estates Ltd.
- (b) General description of property, including size - approximately 20.75 acres with slopes ranging from 15% to 38% in sections. The area is well treed and is to the north and west of the Chineside residential area.
- (c) Firm asking price - \$400,000.00 by letter of June 28, 1977.
- (d) Why the government would wish to buy this land - to the north and west of this area the land is owned by the District of Coquitlam and the City of Port Moody. Except for certain isolated parcels, the area is a giant treed "bowl" between the housing on Thermal Drive and the housing on Harbour Drive and represents a treed "greenbelt" area in the heart of the city. Municipally owned land west of Harbour Drive was reserved by By-law No. 181 in 1973, while land in the City of Port Moody was reserved by their By-law No. 1121 in 1972.

I would note that the Executive Committee of Council has authorized that I write to you with regard to this land, at their meeting of June 20, 1977. I would further note that it would be our intent to recommend that Council reserve all municipal land in the Chines area from Harbour Drive to the west perimeter of the Harbour Village residential area to complement hoped for greenbelt acquisitions.

... 2

DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE
COQUITLAM, B.C.

Mr. G. A. Rhoades, Assistant Director
Land Management Policy Division
Department of the Environment
Victoria, B. C.

PHONE 526-3611

July 5, 1977

If I can provide any information or you require further action on our part, please do not hesitate to contact us.

The property is shown in relation to other publicly owned property in the area on the attached map.

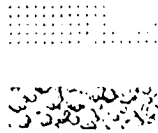
Yours truly,

D. M. Buchanan
Planning Director

DMB/1k

Encl.

LEGEND



Subject Sites - Rem B L 371 PI 13603

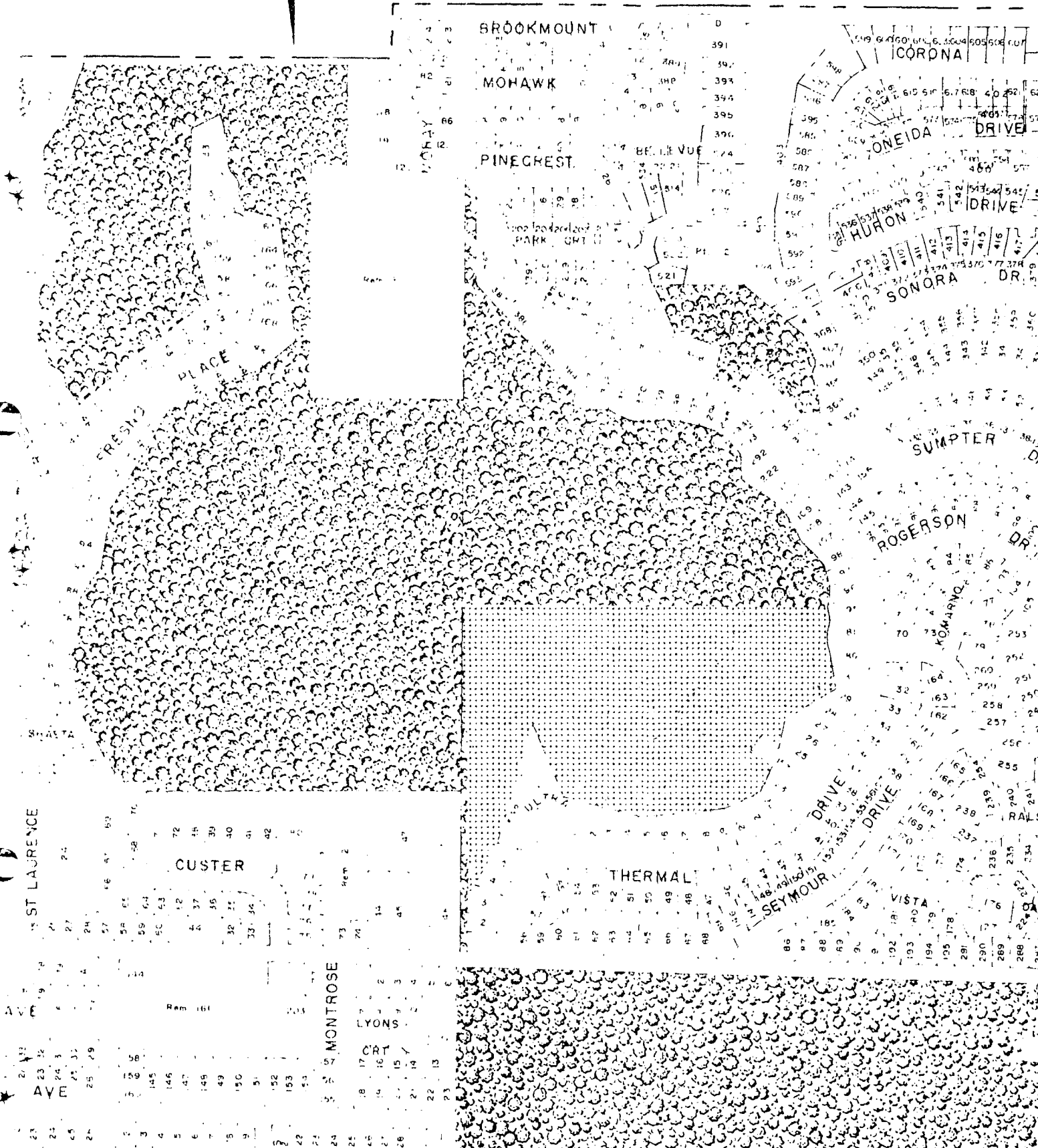
Lot 7 DL 372 PI 1306

Publicly Owned Land



Scale 1" = 500'

July 1977



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

PHONE 526-3611

October 17, 1977
File: Greenbelt

Mr. George Kerster,
Member of Legislative Assembly,
Parliament Buildings,
Victoria, B.C.

Dear Mr. Kerster:

Mayor Tonn has directed that I write to you as you requested regarding greenbelt lands in the Chines area. I attach copies of letters dated July 5, 1977 regarding two properties in that area which are also identified on the attached map. Mr. G.A. Rhoades, Assistant Director of Land Management, Policy Division, Ministry of Environment, acknowledged receipt of these letters by letter dated July 26, 1977.

The map indicates that the bulk of the land in the area is owned by either the District or the School Board. We would certainly appreciate your assistance in seeing the government fund the purchase of these lands.

Yours truly,

DMB

D.M. Buchanan
Planning Director

DMB/ci
Encl.



CUNNINGHAM & RIVARD APPRAISALS

1680 LLOYD AVENUE, NORTH VANCOUVER, B.C. V7P 2N6 (604) 985-8761

BRANCH OFFICES — NANAIMO, CALGARY, EDMONTON, KAMLOOPS, CAMPBELL RIVER, LANGLEY, VICTORIA

F3637

October 14th, 1977

Jerome F. Alley,
570-B Clarke Road,
Coquitlam, B.C.

Dear Sir:

In accordance with your request of September 19th, 1977 I have completed an appraisal of the property legally described as:

Parcel B (Explanatory Plan 13602) of DL 371, Gp. 1,
Except: Part subdivided by Plan 21040, Parcel "C"
(Ref. Plan 26926), Part subdivided by Plan 24481, Part
subdivided by Plan 29003, Part on Plan 25473, Part
subdivided by Plan 42985

located north of Thermal Drive in the District of Coquitlam, B.C.

After inspecting the above property and analyzing the data gathered during my inspection and subsequent investigation, it is my opinion that the market value of the property described above, as of October 11th, 1977

is: \$438,000.00

"FOUR HUNDRED THIRTY EIGHT THOUSAND DOLLARS"

A report containing 12 pages and addenda is attached and forms the basis for this opinion.

I hereby certify that I have no interest, present or contemplated, in this property.

Yours truly,

CUNNINGHAM & RIVARD APPRAISALS


B. Pirrie, R.I. (B.C.)

BP:ub

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

1. The date of valuation is October 11th, 1977.
2. The site area appraised encompasses 19.92 acres more or less of vacant land.
3. The property is located in the District of Coquitlam north of Ultra Court, north west of the 900 Block Thermal Drive.
4. The 1977 assessment is: Land - \$11,110.00.
5. The 1977 taxes are: \$1,082.60.
6. The zoning for this property is RS1, single family residences.
7. The probable highest and best use for this property is for the subdivision and development of residential homes.
8. The probable market value for this property is \$438,000.00.

PROPERTY APPRAISED

Remainder of Parcel B of Block A, DL 371, Exp.
Plan 13603

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to determine the market value of the fee simple interest of the property as legally described herein.

For the purpose of this report, market value is defined as:

"The amount of money that would be paid for the fee simple interest if sold in the open market by a willing seller to a willing buyer."

DATE AS OF WHICH VALUE ESTIMATE APPLIES

October 11th, 1977

DATE OF INSPECTION

October 7th, 1977

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest.

Definition of Fee Simple:

An absolute fee: A fee without limitation to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. An inheritable estate.

ZONING

The zoning for this property is RS1, single family residence as per the Coquitlam Zoning Bylaws No. 1928 enacted 1971.

The pertinent sections of this bylaw as they affect the subject property are noted in the addenda.

HIGHEST AND BEST USE

Due to the present use which is compatible with zoning, it is considered that the highest and best use for this property is subdivision and development of single family residences and assuming that engineering soil studies prove the site suitable for such use, and that there could be access to the site via extension of Hillcrest Street along the B.C. Hydro right of way.

Other uses were considered but the analysis of evidence supports the above conclusions.

ASSESSMENT AND TAXES

<u>Year</u>		<u>Assessment</u>	<u>Taxes</u>
1977	Land	\$11,110.00	\$1,082.60

The District of Coquitlam was incorporated in 1971 and is in the southwestern corner of B.C. in the Greater Vancouver Metropolitan area. It is located east from Burnaby to the Pitt River; north from the Fraser River to the south end of Pitt Lake; except those parts occupied by Port Moody and Port Coquitlam. This area encompasses 29,986 acres. Of this acreage, 8.5% is used residentially, 0.53% commercially, and 2.1% industrially. The remaining 88.87% is roads, vacant, institutional, utility railway, farms and water. This area has a mild climate. The mean yearly temperature is 8.9°C. and the average yearly precipitation is 72.4 inches.

The Municipal Council consists of a mayor and six aldermen. The mill rate is 85.7 and 75% of improvements are taxed. The District has 23 elementary schools, 6 high schools, and one school for retarded children. Other facilities include a recreation centre and arena complex, an indoor heated pool and attached banquet room, seven outdoor heated pools, a lighted stadium, a sports car and cycle racing track, the Vancouver Golf course, 2,000 acres of park land and a public library. The medical facilities consist of the Provincial Riverview Mental Hospital and the proposed Coquitlam and District General Hospital.

The population of 65,500 is expected to grow at a continuing rate. This population upholds trade and industry in forest products, gravel, building materials, paving, chemical, steel fabrication and newspaper. The newspaper is the Columbian Organization, which provides the Columbian Coquitlam and Surrey on a daily basis. Transportation in the area includes the main line of the C.P.R. transcontinental, B.C. Hydro buses, Pacific Stage Lines, Sabina Intercity Transit and various trucking companies. Presently under construction is a four lane highway from Riverview to Pitt River, this is on the Lougheed Highway. Other major roads include Brunette Avenue and the Trans Canada Highway. The latter highway, #401, crosses the Fraser River and enters Coquitlam over the Port Mann Bridge. Because of its access Coquitlam, as a development area, is rapidly gaining importance. This is especially true with the Lower Mainland's increasing population and decreasing availability of land.

LAND DESCRIPTION AND VALUATIONLocation

The subject area is situated north of Ultra Court, and north west of the 900 Block Thermal Drive in the north central part of the District of Coquitlam.

Lot Size and Area

The site area comprises of approximately 19.92 acres more or less, with the northern boundary along DL 371 in approximately 1,410 ft. with irregular contours along the rest of the boundaries.

Topography

The land rises in a southerly direction from contours of 425' and 475' to a height of 600' at the most southerly tip, then the terrain is steep, irregular, with occasional slips. Tree cover is heavy with coniferous and deciduous varieties.

Access

At present, there is no access and unserviced. The northern boundary is owned by the District of Coquitlam, and the southern boundary is made up of individual ownership of lots with no visible access except by the right of way of the hydro at Como Lake Road. (Hillcrest Road).

Visibility

From Thermal Drive would be minimum since from this elevation it is ravine land. Likewise from B.C. Hydro right of way.

Surrounding Developments

Mostly subdivisions that have taken place in the last 5 to 10 years and all of single family nature.

Valuation

The following sales were utilized to determine value of the subject property.

1. Location: Port Moody north of subject site on
Henry Street
Legal: Lots 19 & 20, DL 190, Group 1, Plan 11618
Lot Size: Approx. 2½ acres
Sold: 5/4/77 for \$50,000
Unit Price: \$22,222 per acre
Comments: Terrain much the same as subject. Better
location for development and access.

2. Location: Port Moody - north of subject site on
Henry Street, Port Moody
Legal: Lots 17 & 18, DL 190, Group 1, Plan 11618
Lot Size: Approx. 2 acres
Sold: May 1977 - \$55,000
Unit Price: \$27,500 per acre
Comments: Terrain much the same as subject, better
location and better access.

3. Location: Como Lake Road
Legal: Lot 47, DL 370, Plan 26164, Grp. 1
Lot Size: front part - 75 x 300 approx., rear -
372.5 x 350
Sold: \$50,000 for 152,375 sq. ft. or 3.516 acres
Unit Price: \$14,220 per acre - March 30th, 1977
Comments: Access from Como Lake Road with back portion
of lot same as subject.

4. Location: 2003 Como Lake Road
 Legal: Remainder of Lot 12, DL 370, Plan 12542
 Lot Size: Front part 43.75 x 100 - rear - 175 x 506.25
 = 92,968.75 sq. ft. or 2.138 acres

 Sold: \$68,000 - November 9th, 1976
 Comments: Has improvements on property. Approx.
 value - \$24,000 to house - residual to
 land \$44,000.

 Unit Price: \$20,580 per acre

With these sales of vacant land used as comparisons and with sales 3 and 4 being similar to the subject property as to its terrain but with a larger plottage, the appraiser is of the opinion that current market value of the subject site is approximately \$22,000 per acre or $19.92 \times \$22,000 = \$438,240.00$

Rounded to \$438,000.00

Land Residual Valuation

Value of 100 lots @ \$24,000 per lot		\$2,400,000
Less expenses:		
Development costs	\$933,000.00	
Interest on capital invested	133,300.00	
Profit @ 30%	<u>720,000.00</u>	
		<u>\$1,786,300</u>
Residual to raw land		\$ 613,700
Present value of land if development takes 2 years @ 12%		<u>.7972</u>
Present value of land		\$ 489,242

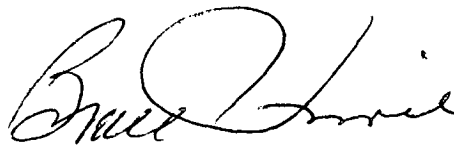
ASSUMPTIONS AND LIMITATIONS

1. It is assumed that the legal description as supplied is correct.
2. It is assumed that the title is good and if there are any liens or encumbrances they have been disregarded and the property appraised as though free and clear except as otherwise discussed in the report. No responsibility is assumed for matters legal in character.
3. The information, as presented to me by others, has been investigated and is assumed to be correct.
4. It is assumed that the survey is correct and no responsibility is accepted for any errors therein.
5. The sketches in this report are included to assist the reader to visualize the property but are not necessarily based on a legal survey.
6. Possession of this report or copy does not carry with it the right of publication, nor may it be used for any purpose by other than the client without the previously written consent of the appraiser or the client.
7. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. Excerpts from this appraisal are valid only if supported by the entire appraisal.
9. This report is further subject to any assumptions that have been made in the narrative of the report.
10. We are not required to give testimony or attend in any Court or Public Hearing by reason of the appraisal with reference to the subject property unless prior arrangements have been made.
11. The building cost estimate given in this appraisal, unless noted to the contrary is based on average construction costs and should be used with care for fire insurance purposes.

CERTIFICATION

In submitting this report I certify as follows:

1. That the property described within has been personally inspected.
2. That I have no interest, present or contemplated, therein.
3. That my employment in making this appraisal is in no way contingent on the amount of my estimate of value.
4. That this appraisal has been made in conformity with the rules of Professional Ethics of the Appraisal Institute of Canada.



Bruce Pirrie, R.I. (B.C.)

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Mayor and Members of Council

DEPARTMENT:

DATE: Nov. 22, 1977

FROM: Community Development
Committee - Grants

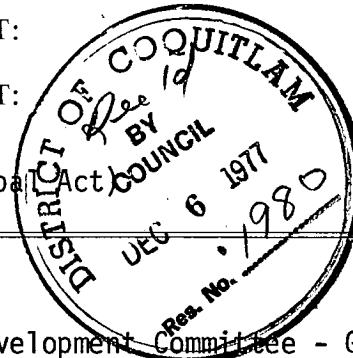
DEPARTMENT:

YOUR FILE:

SUBJECT: GRANTS-IN-AID (Section 202 of the Municipal Act)

OUR FILE:

505-1



A meeting of the "Community Development Committee - Grants" was held at 4:00 p.m. on Monday, November 21, 1977 in the Council Chambers with the following persons present:

Committee: Ald. L. Sekora, Chairman
Ald. M. Gregory
Mayor J. L. Tonn

Staff: Mr. V. A. Dong, Secretary

The following grant requests were considered, and in accordance with policy guidelines in effect, the following decisions were reached:

APPROVED: Evening Optimist Club of Coquitlam	\$ 250.00
Burquitlam Lions Club - Xmas Hamper Fund	3000.00

TABLED MATTER: A proposed policy to satisfy the direction contained in Council Resolution No. 1675, 1977 was tabled to allow for its consideration by members of the 1978 Municipal Council.

Approval of the decisions of the "Community Development Committee - Grants" as set out above requires an affirmative vote of at least two-thirds of the Members of Council.

Respectfully submitted,

V. A. Dong
Secretary - Grants Committee

VAD/rs

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Community Development Committee DEPARTMENT: DATE: November 23, 1977
FROM: Henry G. Castillou DEPARTMENT: Legal YOUR FILE:
SUBJECT: CLARKE ROAD - CHAPMAN AVENUE REALIGNMENT OUR FILE: 70/12/7
PROPERTY ACQUISITION 70/12/8
70/12/1

FOR THE ATTENTION OF COUNCIL - EXECUTIVE COMMITTEE

On Monday, November 7, 1977, the Executive Committee of Council passed the following resolutions:

1749 "That the Mayor and Clerk of the District of Coquitlam be authorized to execute the Memorandum of Agreement or other such agreements to permit a road exchange between the District of Coquitlam and Alley Estates Ltd. and Port Moody Development Ltd. and to affix the Seal of the District of Coquitlam to such agreements which shall be in the form and contain a content approved by the Municipal Solicitor.

That the Legal Department be authorized to take all necessary steps including the ordering of a road exchange plan in order to effect a road exchange between Alley Estates Ltd., Port Moody Developments Ltd. and the District of Coquitlam and in the event that a road exchange cannot be agreed to then the Legal Department is authorized to proceed by way of expropriation."

1750 "That the Legal Department be authorized to take the necessary steps, including the ordering of an expropriation by-law plan, in order to allow the District of Coquitlam to proceed by expropriation in regard to acquiring those properties required in order to realign Chapman Road and widen Clarke Road with the exception of the properties owned by Alley Estates Ltd. and Port Moody Developments Ltd."

Pursuant to Resolution number 1749 a Memorandum of Agreement has now been executed by all the parties and a road exchange plan has been prepared pursuant to the aforesaid resolution. Since an Agreement has been entered into, a copy of which is attached, there is no need to expropriate the lands owned by Alley Estates Ltd. and Port Moody Development Ltd. and it is now appropriate for Council to pass a By-law authorizing the subject road exchange.

Community Development Committee

November 23, 1977

CLARKE ROAD - CHAPMAN AVENUE REALIGNMENT
PROPERTY ACQUISITION

Our File: 70/12/7
70/12/8

For the Attention of Council - Executive Committee

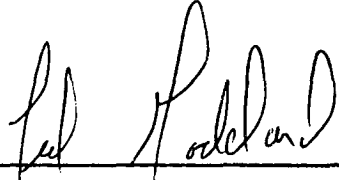
Accordingly, District of Coquitlam Road Exchange By-Law No. 827, 1977 is advanced for your consideration.

In respect of resolution number 1750 pertaining to the expropriation of the remaining properties not included in the road exchange, along Clarke Road, an expropriation plan has now been prepared by Baxter and Associates in order that the subject properties may be expropriated pursuant to Section 513, subsection 3 of the Municipal Act, Revised Statutes of B.C. 1960, Chapter 255 and amendments thereto.

Accordingly, District of Coquitlam Highways Expropriation By-Law No. 828, 1977 is advanced for your consideration.

TG/pm

for


Henry G. Castillou
Municipal Solicitor

MEMORANDUM OF AGREEMENT

The District of Coquitlam (hereinafter referred to as the "District") is prepared to enter into a road exchange with the owners (hereinafter referred to as the "Owners") of that parcel or tract of land legally known and described as Lots 9 and 10, Block 3, of Lot 106, Group 1 and of Block 1 of Lot 367, Group 1, Plan 6467, New Westminster District and Lot 21, Block 3 of Lot 106, Group 1 and of Block 1 of Lot 367, Group 1, Plan 6467 Except Parcel "A" (Explanatory Plan 12760) thereof, New Westminster District. The District will exchange that land shown on the dotted area of the plan attached which is Schedule 1 to this Agreement for the land which is shown cross-hatched on Schedule 1 to this Agreement, the District receiving the land which is cross-hatched and the Owners receiving that land which is dotted on Schedule 1.

The District will pay FOUR (\$4.00) DOLLARS per square foot for the approximate 3,000 square foot difference in land to be exchanged in favour of the Owners of Lots 9 and 10 and 21 legally described above. The District will at its own expense have the exact square footage determined by a B.C. land surveyor and will pay FOUR (\$4.00) DOLLARS per square foot for whatever the exact square foot determination is.

The District will remove the 26 inch watermain which now lies under the land owned by the District which is shown as dotted on Schedule 1 at its own expense. The remaining underground utility lines will be abandoned by the District but they will not be removed and the blacktop forming the surface of the existing Chapman Road that is to be exchanged will be removed and the above ground utilities on that portion of Chapman Road will also be removed.

The Owners covenant and agree that the lands transferred by the District as set out in Schedule 1 shall be consolidated with the adjoining lands, namely the aforesaid Lot 10 of Block 3 of District Lot 106, Group 1, and of Block 1 of Lot 367, Group 1, Plan 6467, New Westminster District and that they will execute the necessary legal documentation and give all necessary assurances in order to effect the said consolidation.

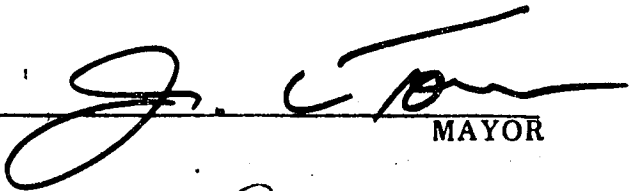
The completion date for this Agreement shall be Sixty (60) Days from the signing of this Agreement by both parties except in regard to the

removal of the above mentioned utilities which shall be removed by April 30th, 1978 barring any strikes or circumstances beyond the control of the District of Coquitlam. In the case of strikes or circumstances beyond the control of the District the Owners will grant the District an extension in time equivalent to the time lost due to strikes or circumstances beyond the control of the District.

It is specifically agreed and understood between the parties that all the covenants contained herein made by the District in favour of the Owners are subject to the appropriate by-laws and resolutions being adopted by the Municipal Council of the District of Coquitlam.

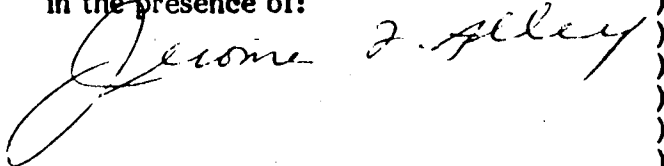
DATED this 22 day of NOVEMBER, 1977.

The Corporate Seal of the District was hereunto affixed in the Municipality of Coquitlam in the Province of British Columbia this 15th day of November, A.D. 1977 in the presence of:

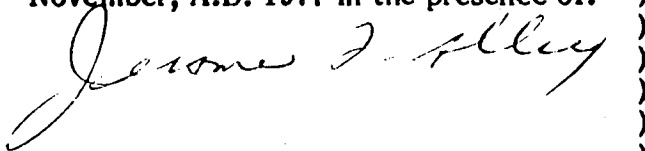

MAYOR


CLERK

The Corporate Seal of the Owner, ALLEY ESTATES LTD. was hereunto affixed in the DISTRICT of COQUITLAM in the Province of British Columbia this 15th day of November, A.D. 1977 in the presence of:

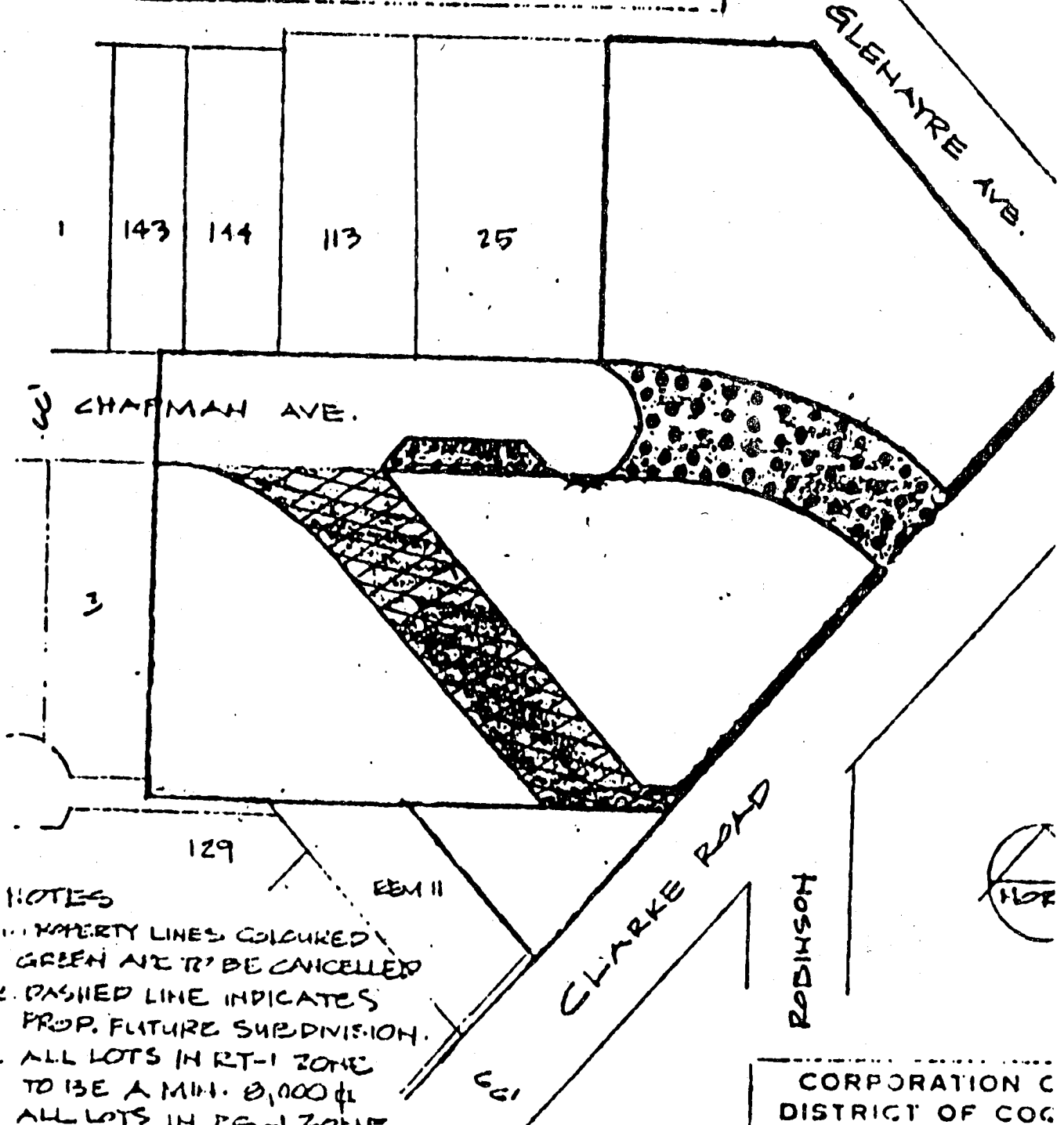


The Corporate Seal of the Vendor PORT MOODY DEVELOPMENTS LTD. was hereunto affixed in the DISTRICT of COQUITLAM in the Province of British Columbia this 15th day of November, A.D. 1977 in the presence of:



SUBDIVISION OF LOTS 9, 10 & REM. 21 PL 6467;
 PARCEL A OF LOT 21 BLK 3 EX. PLAT 12760;
 PT II BLK 4 PL 9736; LOT 26 PL 17579;
 ALL IN DL 106

OWNER: ALLEY ES



NOTES

- 1. PROPERTY LINES COLOURED GREEN ARE TO BE CANCELLED
- 2. DASHED LINE INDICATES PROP. FUTURE SUBDIVISION.
- 3. ALL LOTS IN RT-1 ZONE TO BE A MIN. 8,000 sq ft
- 4. ALL LOTS IN RS-1 ZONE TO BE A MIN. 7,000 sq ft

This plan is submitted for the purpose of...
 and is subject to the approval of the...
 and the... of the...
 and the... of the...

CORPORATION C	
DISTRICT OF COG	
SUBDIVISION PREL. APPROVAL	
DATE _____	
DRAWN EAB	SCALE 1"=100'

DISTRICT OF COQUITLAM

BY-LAW NO. 827, 1977

A by-law to dispose of portions of a highway in exchange for lands necessary for the purpose of improving, widening, relocating and diverting a highway

WHEREAS Alley Estates Ltd. and Port Moody Development Ltd. are the owners of the lands described in Section 3 of this by-law and have agreed with the District of Coquitlam to make the exchange hereinafter provided for;

AND WHEREAS the Municipal Council of the District of Coquitlam may by by-law dispose of any portion of highway in exchange for lands necessary for the purpose of improving, widening, relocating and diverting a highway;

NOW THEREFORE the Municipal Council of the District of Coquitlam in open meeting assembled HEREBY ENACTS AS FOLLOWS:

1. This By-law for all purposes may be cited as "District of Coquitlam Road Exchange By-Law No. 827, 1977."
2. Those portions of Chapman Avenue in the Municipality of Coquitlam in the Province of British Columbia being described as:
 - (a) All and singular that portion of Chapman Avenue in District Lot 106, dedicated as road by Plan 6467, which contains by calculation 0.298 acres more or less as shown outlined in green on a plan of survey prepared by R. A. Baxter, B.C.L.S., whose oath of superintendence was sworn on the 16th day of November, 1977, a copy of this plan of survey being attached hereto and forming part of this by-law (and hereinafter referred to as the "survey plan");
 - (b) All and singular that portion of Chapman Avenue in District Lot 106, dedicated as road by Plan 6467, which contains 0.034 acres, more or less, as shown outlined in green on the survey plan;are hereby stopped up and closed to traffic of all kinds.
3. The Mayor and Clerk of the District of Coquitlam are hereby authorized to accept from Alley Estates Ltd. and Port Moody Development Ltd. in exchange for the lands described in Section 2 of this By-law all necessary assurances to vest in the Crown as a public highway those certain parcels or tracts of land and premises situate, lying and

DISTRICT OF COQUITLAM

Inter-Office Communication

505

TO: Council
FROM: Community Development Committee
SUBJECT: Regular Meeting of Community Development Committee of Nov. 28/77

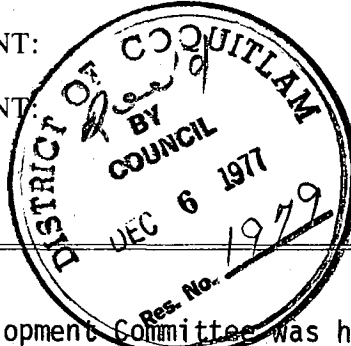
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DATE: Nov. 29, 1977

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A regular meeting of the Community Development Committee was held on Monday, November 28, 1977 at 7:30 p.m. in the Committee Room, with the following persons present:

COMMITTEE:

Ald. L. Sekora, Chairman
Ald. M. Gregory
Mayor J.L. Tonn

STAFF:

Mr. E. Tiessen, Deputy Planning Director

(Also present were Mr. G. Stamp, Mr. D. Ashford, and Mr. R. Mann as a delegation representing VenDev Enterprises Ltd.).

PRESENTATION BY VENDEV ENTERPRISES RE PROGRESS IN PLANNING FOR THE DEVELOPMENT OF THE FRASER MILLS AREA

Mr. Stamp outlined the background of VenDev's present studies of the VenDev lands in Coquitlam. Mr. Stamp stated that VenDev now had a mandate from Crown Zellerbach to move toward the development of 225 acres south of the Trans Canada Highway, and 115 acres north of the highway.

Mr. Ashford related the results of various background surveys done by the consultant group to date. This group has had discussions with various Federal, Provincial and Regional agencies, as well as Municipal staff. Also, foundation condition, traffic and preliminary servicing and marketing studies have been done. Some of the significant problems identified to date are:

- 1) Soil conditions: These will be a major consideration, requiring preloading and/or buildings constructed on piles in some parts of the lands, and in some areas light loadings where piling is not economically feasible.
- 2) Street capacity across the Trans Canada Highway and CP Railway is deficient for full development of the land, and some specific intersection loadings may ultimately be a problem to be resolved.

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1. PRESENTATION BY VENDEV ENTERPRISES con't

- 3) Provision for drainage, particularly handling upland flows, and fisheries requirements, requires consideration of alternatives, including open channels and some on-site retention for peak flows.
- 4) The sanitary sewer system will have to be pumped due to soil and elevation considerations.

In regard to potential land uses, Mr. Mann stated that industrial use is the only obvious use for the area south of the Trans Canada Highway. To the north, there is existing residential. The critical issue will be the boundary between residential and industrial uses, and how this boundary is handled. Industrial uses north of the freeway are seen as being uses involving light loadings, e.g. trucking firms and open storage, due to foundation conditions. Phasing would be influenced by preloading and other requirements; the first phases would be along the Lougheed Highway and at the south-east corner of the lands. Marketing is assumed to proceed at the rate of 20 to 25 acres per year for lands south of the freeway; some sites along the Lougheed and on the west side of Schoolhouse could be marketed fairly soon; the proposed low and medium density housing north of the Lougheed would be longer term due to preloading and market considerations.

In further discussion, Committee members questioned the minimal public facilities and amenities being proposed, and particularly stressed usable facilities and waterfront access. VenDev undertook to consider further alternatives in this regard. In discussing how the development might proceed, Mayor Tonn stressed the importance of the District and VenDev coming to agreement on the overall development pattern of the lands, rather than a piecemeal approach.

ET/ci

Atd. L. Sekora, Chairman