



PUBLIC HEARING

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Co Jan 28/69*

A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Wednesday, January 15th, 1969 at 7:30 p.m. to deal with matters relative to the study and amendment of Zoning By-Law No. 860 and amending By-Laws.

All members of the Council were present.

Moved by Ald. Butler, seconded by Ald. Gamache:

That Mayor L.J. Christmas act as Chairman for the meeting.

CARRIED

Moved by Ald. Butler, seconded by Ald. Gamache:

That the Clerk, Mr. Pobst, act as Secretary for the Hearing.

CARRIED

The Chairman then asked the Assistant Clerk, Mr. Klassen, to read Item No. 4 on the Hearing as it would appear that the greater number of those in attendance on such a stormy night would like to have their matter dealt with as early as possible.

ITEM #4

"The District of Coquitlam Zoning Amendment By-Law No. 1639, 1969"

CLAUSE #1 - That Lots 1, 2, 3, 4 and 5 and 6 of Blks. 39 & 40, D.L. 110, Group 1, Plan 2357, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for the purpose of apartment development.

(Said property located in the vicinity of the 300 Block Decaire Street)

CLAUSE #2 - That Lot 5 of Parcel E of Lot 47 of Group 1, Plan 19530, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for the purpose of apartment development.

(This property is also located in the vicinity of Decaire, Schoolhouse and Thomas)

The Chairman asked if there was any opposition and by voice there appeared to be a large number.

1. A lady asked for information as to the location and this was delayed briefly while the Planning Director placed the ozalid on the projector for the screen.
2. Mr. J.L. Ton, 1590 Thomas Avenue, spoke and stated that the method of notification was not satisfactory and continued to make a tirade against the municipal method of notification.
3. Ald. C. McKenzie answered the charge and stated that the attendance tonight indicated and testified the effectiveness of the notice that the municipality had mailed and we would like tonight to confine our discussions to the groundwork of the question of rezoning and the reaction of the ratepayers to the question should the said property be rezoned.
4. The Planning Director, Mr. Buchanan, then explained the location of the property and the application broken into two stages with the first being in 1967 when the first stage was approved and this being the second stage of the development.
5. He requested from the Council information as to what took place with the park that they were promised when they purchased their property.
6. A gentleman stated that he lived at the corner of Decaire and Hammond and there is a house being built south of him that has completely destroyed his view. What is going to happen to the property in this area when the apartments are built?

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7. Another lady stated that we do not want apartments in this area as there is considered to be sufficient land elsewhere in the municipality for apartments.
8. Ald. Gilmore, speaking to the two stages, intimated that there would not be an obstruction of view in the first stage and that the second stage would be watched very closely to see that all the requirements are met and wondered if this meeting could indicate if there was any opposition to an apartment in the gravel pit if it would not obstruct the view of those living above it.
9. To answer Ald. Gilmore's question Mr. Ton interjected another question "What of the school problem?"
10. It was explained to the inquirer that the apartments in the gravel pit with the exception of the school problem, would not be objectionable but it might be considered that the six lots would have a view problem.
11. Has there been any steps taken to look after the parking in this area as the Marathon Court is an indication where the R.C.M.P. find that there is nothing they can do about it.
12. Ald. Gilmore replied that 150% parking is now required per suite and we hope to do something about compelling the developer and tenants to use the parking space required. The meeting was assured that the circumstances surrounding Marathon Court has been taken note of and the R.C.M.P. informed of the problem.
13. Following a few remarks by the delegations, many of which were speaking two at a time, Ald. Gilmore replied that the proposed plan for apartments, distributed in 1967, was mailed to all householders in the municipality and that No. 5 was considered in the proposed apartment area although the six lots were excluded from the proposed area. If this meeting opposes apartments on Lot 5 then they could state that they were opposing apartments within the District of Coquitlam.
14. One gentleman stated that the land values would be decreased if apartments were permitted in this area.
15. The Planner then stated that the question of park location had been discussed and the apartments and parks were an established policy of this municipality.
16. Ald. Bewley reviewed the objections that had been tabled thus far to be:
  1. The school problem by bringing in a greater school population.
  2. The destruction of the view as it is presently enjoyed.
  3. An increased traffic problem.
  4. The safety factor on Decaire.
  5. Parks
17. One ratepayer stated that the 300 Block Decaire was a poor explanation of the location and Ald. Boileau read the advertised legal description. The ratepayer stated that this was insufficient and that it was necessary for the layman to know the location to describe the rough area. At this time there appeared to be different ones of the delegations repeating what had been discussed before, as follows:

Mr. Ton - What is the area involved? which was answered and he followed by stating that 1 to 6 should be rejected by Council at this time. Again he was advised that Council would deal with it on January 28th.

Lots 1 to 6 were above the road known as Thomas Avenue and that if built on would be above Hammond Avenue.

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Another lady stated that they had information of the creeping of apartments up to Hammond.

Mr. Ton then spoke about apartments on Lot 5, asking if some landscaping above the gravel pit was going to be considered. The Planner stated that there would be requirements in this regard. Another party stated that parks were a necessity and asked Council to review and remember the time it took to get the grade of Decaire Avenue and the said road constructed.

Mrs. Ripley stated that she considered this a drain area and wondered whether the developer or Council would be required to maintain the drainage ditches. The answer was the developer under instructions of Council.

Ald. Gilmore stated that the usual objections had been heard and that it would take a valid argument against the apartment proposal circulated and approved by Council over the past years, before any change can be considered.

Ald. Boileau stated that a park was needed and must be looked further into.

Ald. McKenzie stated that it was unfortunate that the developer was not present as he had not submitted the method in which he was going to develop this property, although he did state that due to the physical nature of the property it was very difficult to make a proper development and therefore Lots 1 to 6 were required to make this properly in the mind of his architects. I must state that we have listened to the public, we must now give the developer an opportunity to make his position clear.

A further request was received as to who paid for the development of the road at present. The answer was the developer. The Planning Director stated that Council would control the development from the very first and that guidelines were available.

The feeling of the meeting was that they did not want apartments on Lots 1 to 6 nor on Lot 5.

The Planning Director stated that the traffic problem, both internal and external, was being studied at the moment.

The Chairman called if there were any in favour and there being none declared that the matter would come before Council on January 28th, 1969.

ITEM #1

"The District of Coquitlam Zoning Amendment By-Law No. 1553, 1969"

CLAUSE #1 - The Remainder of Block N of Lot 381, Group 1, Plan 16658, N. W. D. be rezoned from General Industrial (M-1) to Local Commercial (C-2) for purposes of Shopping Centre Development.  
(Property located at Lougheed Highway and Barnet Highway)

ITEM #2

"The District of Coquitlam Zoning Amendment By-Law No. 1620, 1969"

CLAUSE #1 - Lots 2 and 3 of Block N of Lot 381, Group 1, Plan 19491 be rezoned from General Industrial (M-1) to Local Commercial (C-2) for purposes of Shopping Centre Development.  
(Property located at Lougheed Highway and Barnet Highway)

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Item #1, Clause 1 and Item #2, Clause #1 were then read by the Assistant Clerk, dealing with By-Laws No. 1553, 1968 and 1620, 1969 under the name of Monterrey Developments at Lougheed Highway and Barnet Highway.

Mr. Clare, Mr. Peters and the architect then placed maps and profiles before the meeting.

The Chairman then called if there were any in opposition and none declared themselves in opposition to the proposal.

Mr. Clare then explained in detail the purchase of the property in 1955 and the history of the zoning since that time, bringing it up-to-date with the approval of the Lieutenant-Governor-in-Council, making it possible for the District of Coquitlam by Public Hearing to deal with the question of rezoning.

Questions were then asked and the following information made available. The project would contain 920 parking areas. There would be a road surrounding the entire development. Merchants at present doing business in the area would be given priority to the new locations. The building required only one additional unit. They stated that they would be interested in using the building to the full and the revising of the present use of buildings would be diversified. The audience requested a drugstore, bank and post office if possible. There would be no opportunity for a second floor as the buildings were not being built for such use. The area was considered 19 acres less roads to be dedicated. The capital involved is \$1½ million.

Coquitlam Chamber of Commerce representative Mr. Aikenhead stated that this was acceptable and hoped that Council would effect the rezoning as requested. A question was asked as to the property zoning next to the development and Ald. Gamache answered that the property to the west was of light industrial zoning.

The Planning Director spoke on the question of the area to the north of the project and the land use pattern was being studied at the present time and involved the property not at present in use nor developed. All of this would have an affect upon the traffic pattern.

The developer stated through Mr. Clare that dedication of roads as requested and access would be worked out by the municipality and the Provincial Government's Department of Highways.

The developer stated that completion date would be 10 to 12 months if the rezoning was successful.

Mrs. Ripley stated that this would be a fine addition to our municipality and would hope that the Council would encourage this development.

The Chairman then called for Item #3 being the "District of Coquitlam Zoning Amendment By-Law No. 1638, 1969.

ITEM #3

"The District of Coquitlam Zoning Amendment By-Law No. 1638, 1969"

CLAUSE #1 - Lot 10 of Block 10 of Lot 46, Group 1, Plan 2624, N.W.D. be rezoned from Residential Multiple Family (RM-1) to Residential Multiple Family (RM-2) for purposes of apartment development. (Property being located at 1415 Cartier Avenue)

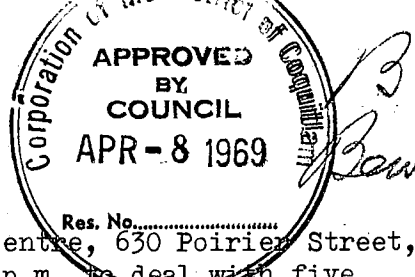
The Chairman then called for any in favour and there were none as well as none in opposition.

Moved by Ald. Boileau, seconded by Ald. McKenzie:  
That the meeting adjourn at 9:15 p.m.

CARRIED

.....CHAIRMAN

PUBLIC HEARING



A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Monday, March 31st, 1969 at 7:30 p.m. to deal with five applications to amend the Zoning By-Law No. 860 and Amending By-Laws.

All members of the Council were present along with the Municipal Planner, the Municipal Clerk and the Assistant Clerk.

Moved by Ald. Butler, seconded by Ald. McKenzie:

That the Mayor L.J. Christmas act as Chairman for the meeting.  
CARRIED

Moved by Ald. Boileau, seconded by Ald. Butler:

That the Clerk Mr. Pobst act as Secretary for the Hearing.  
CARRIED

Moved by Ald. McKenzie, seconded by Ald. Boileau:

That the order of the meeting vary by dealing with Item 4 on the Agenda.  
CARRIED

ITEM # 4 - referred to as Z-24/69 as presented in

"The District of Coquitlam Zoning Amendment By-Law No. 1651, 1969" covering Lot 152, D.L. 3, Group 1, Plan 32774, N.W.D., where an application by Wall and Redekop Realty desired this property rezoned from R-1 to Residential Medium Density R-2 for the purpose of duplex development. The property is situated on the northwest corner of Rochester and Guilby.

The Planning Director quoted the decision of the Advisory Planning Commission and referred to the criteria for duplex siting.

Mr. K.A. Matheson, representing a petition of 12 names, stated:

1. That it would devalue all the existing homes in the vicinity.
2. The lots are too small for duplex development.
3. In time the development would deteriorate and attract undesirable tenants.
4. Sufficient land is available to be zoned for this type of development in the municipality.

At the request of Alderman Boileau the Planner again reviewed the criteria for duplex uses as it would affect this property and the nearest duplex in the vicinity.

The question was presented to the Hearing asking what type of duplex would be built on this property. The answer to this question was that it would be referred to the Planning Department in due course, at present there being no plan.

A gentleman interested in the development presented a sketch of the type of building that was intended with photographs of the houses at this intersection.

A lady, stating that she was with a realtor firm, gave her address as 565 Madore Avenue, where in the past five years they had resided, not in an expensive home but relative to \$27,000 and she stated that she did not feel that duplex buildings would hurt a property value such as apartments and other multiple dwellings would. By building a duplex on this property it would serve as a deterrent to the creeping of apartments into areas on Rochester Avenue, which would create school problems while a duplex would not.

The same lady stated that the lovely house on Lot 8 was overdeveloped for the area and a nicely designed duplex would add to this corner.

Alderman Gilmore stated that a policy was being established for duplexes and it was the policy of Council not to treat one area different from another, following which the owner of Lot 8 requested Council to view the properties in question. The owner of the lot then addressed the Hearing and offered to build a \$40,000 duplex and

asked if this would be sufficient. The meeting was assured that it would not be an up and down apartment.

Mr. Matheson emphasized that 20 to 25 people in the audience were opposed while only two or possibly four were in favour and asked the Council to consider this when making up their minds.

The owner drew to the attention of the Hearing that like others who spoke they had lived in the municipality for 15 years.

ITEM #1 - Reference Z-677B supported by

"The District of Coquitlam Zoning Amendment By-Law No. 1648, 1969" having to do with Clauses 1 and 2 of the By-Law, being the West 1/2 and the East 1/2 of Lot 3, Block I of the North 1/2 of the North 1/2 of Lot 7, Group 1, Plan 7728 to be rezoned from R-2 to Local Commercial C-2. The property is situated at 515 Cottonwood Avenue and owned by Ringstad and Dalton.

No objections were recorded by the meeting but questions regarding park were interjected and the answer was that this would be subject to meeting the full requirements after the design has been tabled.

ITEM #2 - Reference - Proposed Institutional District By-Law No. 1649, 1969 creating a P-1 and a P-2 classification of institutional uses. Considerable discussion followed regarding the restrictions in the P-2 section of certain institutional developments.

The Hearing was requested by the Planner who represented the owner of property at 215 Marmont Street to have excluded from P-2 Lot 5, Block 2, D.L. 46, Plan 2624 as it was no longer being used for an institution under Special Zone "A". It was also pointed out that church property depended upon its progress towards construction could have, if not already, be referred to a Public Hearing for a decision in use under the said By-Law 1649. Other questions relative to zoning and the method of Public Hearings were discussed and the answers given on routine procedure.

ITEM #3 - Reference Z-740

"The District of Coquitlam Zoning Amendment By-Law No. 1650, 1969" in which Lot 7, Block 2, D.L. 364, Group 1, Plan 24450, N.W.D. is requested to be rezoned by Dunblane Estates Ltd. from Hospital and Special Zone "A" to Special Institutional P-2 for the purpose of a private hospital. The property is situated at 657 Gatensbury Street.

There appeared to be no objections but a question of parking area was explained and the Planning Director stated that when the building plans and specifications were studied by the Design Panel the requirements of the by-laws would have to be met.

ITEM #5 - Reference Z-23/69

"The District of Coquitlam Zoning Amendment By-Law No. 1652, 1969" representing a portion of Lot 1, Block 1, D.L. 364, Group 1, Plan 1613, N.W.D. commencing at a point 149.5 ft. south of the southeast corner of Como Lake Road and Gatensbury Street and the entire property being situated on the northwest corner of Gatensbury Street and Grover Avenue when subdivided was applied for by Gregory Realty to rezone from R-1 to R-2 for the purpose of a duplex development.

One of the neighbours stated that he has approximately a \$30,000 home and others in the area present at the meeting were of the same view as expressed in the presentations against the duplex as heard previously at this Hearing under Item #4. Alderman Gilmore stated that we are trying to develop a policy and we welcome any new points that may be put forward that will guide us in the proper siting of duplex buildings. Again the seven points of the criteria were enlarged upon. The question of discriminating under the criteria as to who would be given the choice if three applied, was asked. The answer was the first applicant.

Another ratepayer stated that he bought in a single family zoned area and this would destroy this desirable feature of his property. The answer was that the criteria is designed to take care of this by scattering and not creating a duplex use area.

A question was presented to the Hearing having to do with land still unused for housing as a potential for duplex which would not interfere with the single family areas established. Alderman Gilmore stated that this was one point they must take into consideration in a review of the policy as they have been conscious in the past of areas undeveloped which could take care of duplexes and not disturb residential areas. The last gentlemen who spoke stated that the lot used for a duplex is not usually maintained as a single family home is.

Moved by Ald. McKenzie, seconded by Ald. Boileau:

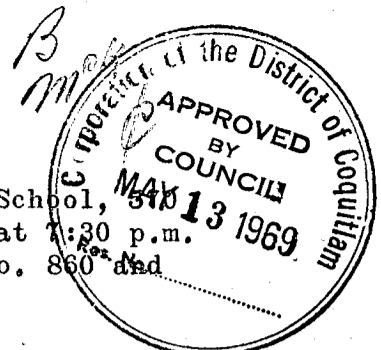
That the Hearing adjourn.

CARRIED

.....CHAIRMAN



PUBLIC HEARING MINUTES



A Public Hearing was held in the Auditorium of Centennial High School, Poirier Street, Coquitlam, B.C. on Wednesday, April 16th, 1969 at 7:30 p.m. to deal with nineteen applications to amend the Zoning By-Law No. 860 Amending By-Laws.

All members of Council were present along with Mr. D. M. Buchanan, Municipal Planner and T. Klassen, Assistant Municipal Clerk.

Moved by Ald. Boileau,  
Seconded by Ald. Bewley -

That Mayor L. J. Christmas act as Chairman for the meeting.

CARRIED

Moved by Ald. Boileau,  
Seconded by Ald. Bewley -

That T. Klassen act as Secretary for the Public Hearing.

CARRIED

ITEM #1 - Reference No. Z-25/69

"The District of Coquitlam Zoning Amendment By-Law No. 1655, 1969"

An application by Poul E. Hansen for the rezoning of 539, 543 and 555 Dansey Avenue to RM-2 for Apartment Use.

Mr. Tonn stated that it was his understanding that applications for rezoning for apartment use were to be held up until a report from the Municipal Planner was forthcoming on the effect apartments would have on traffic, schools and parks.

The Planner explained that Council had met with the School Board and had been given assurance that schools could cope with the expected influx of students as a result of the apartments.

The Planner also explained that a traffic study of the Municipality is presently under way.

Council also explained to Mr. Tonn that all factors would be taken into consideration prior to the By-Laws being finally adopted by Council.

A Mr. Koplín of 577 Dansey Avenue stated that he opposed the rezoning of this property as he had just purchased his home in January and there were no apartments in the area at that time.

He further stated that he had moved from Vancouver to get away from apartments and now apartments were to be constructed on Dansey Avenue as well as the Senior Citizens apartment on Austin Avenue.

Mr. Koplín stated that he did not know that he was within a proposed apartment area until he had actually purchased the property.

ITEM #2 - Reference No. Z-667

"The District of Coquitlam Zoning Amendment By-Law No. 1656, 1969"

An application by Claude M. Marmont for the rezoning of a portion of 1122 Madore Avenue for Duplex Use.

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A lady stated that as far as she knew the property was designated as acreage and, therefore, the rezoning from R-1 to R-2 was incorrect.

The Municipal Planner explained that the property was zoned Residential Low Density and as such could be subdivided.

The lady further stated that they wished the subdivision of this land to be held up until Hann Avenue was gazetted and a guarantee was made that the old house would be removed.

The Planner explained that Mr. Marmont had made a commitment to subdivide once he has some assurance of the rezoning of a lot for duplex development and also that the zoning by-law would not be passed until such time as the subdivision was completed.

Mr. Marmont stated that he wished approval for rezoning of the corner lot for duplex use because of the costs of local improvements as this lot would front onto three streets. Also, Mr. Marmont said that unless he could get rezoning he would not subdivide at this time.

Mr. Marmont was asked if he intended to live in the duplex when it is built. Mr. Marmont stated that it was not his intention to do so.

Mr. Marmont stated that he could give no guarantee that a duplex would be built immediately and hence the subdivision would not be done immediately.

ITEM #3 - Reference No. 1/69

"The District of Coquitlam Zoning Amendment By-Law No. 1657, 1969"

An application by Poul E. Hansen for the rezoning of 1406 and 1408 Brunette Avenue to RM-2 for Apartment Use.

Mr. Hansen stated that his application is for both Lots 1 and 2, however, the application for Lot 1 has not yet received the signature of the owner but he has verbal agreement to include this lot in the rezoning.

Mr. Hansen also stated this application would include the cancellation of the lane to the rear of these two properties.

ITEM #4 - Reference No. Z-26/69

"The District of Coquitlam Zoning Amendment By-Law No. 1658, 1969"

An application by Gilley Real Estate Ltd. for the rezoning of 505 and 509 Ebert Avenue and 633 North Road to RM-2 for Apartment Use.

A letter from M. L. Macpherson was read voicing opposition to the rezoning because of the increased traffic problem and loss of privacy.

Another gentleman stated that he wished further explanations on the following points.

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- A. Explanation of system used on Zoning and Planning.
- B. Will there be development of a Brookmere Recreation Centre.
- C. Would the service road be constructed before apartments are built.
- D. Would like assurance of a traffic study because of the increase of traffic on North Road.

Ald. Gilmore explained that the service road would be acquired as applications to rezone are received.

A Mr. Tokker stated that he was opposed to the rezoning and asked if Whiting Way would be a straight road.

Mr. Buchanan stated that Whiting Way would jog in certain areas to follow existing property lines.

A lady stated that she was also opposed to this development as she felt Whiting Way should be straight and should be completed before apartment development is allowed to proceed. She further stated that this will increase traffic, will block her view and, also, they will lose their privacy because of the apartments overlooking their property.

The owner of property at 510 Appian Way was against any jogging of Whiting Way and felt the area would have a better appearance with a straight road.

Another person was against the rezoning because taxes are presently high and they have no streets lights and Foster Avenue is in poor shape, as well as the expected increase in truck traffic during construction of apartments.

ITEM #5 - Reference No. Z-728

"The District of Coquitlam Zoning Amendment By-Law No. 1659, 1969"

Application by W. R. Brownlee for the rezoning of 1400 Thomas Avenue to RM-2 for Apartment Use.

There was no one objecting to this project.

ITEM #6 - Reference No. Z-12/69

"The District of Coquitlam Zoning Amendment By-Law No. 1660, 1969"

Application by W. R. Brownlee for the rezoning of 325 Casey Street to RM-2 for Apartment Use.

There was no one objecting to this project.

ITEM #7 - Reference No. Z-730

"The District of Coquitlam Zoning Amendment By-Law No. 1661, 1969"

An application by W. R. Brownlee for the rezoning of 1329 Brunette Avenue for Apartment Use.

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There was no one objecting to this application.

ITEM #8 - Reference No. Z-729

"The District of Coquitlam Zoning Amendment By-Law No. 1662, 1969"

An application by W. R. Brownlee for the rezoning of 585, 591 and 597 North Road to RM-2 for Apartment Use.

It was brought to the attention of the Hearing that an error had been made when advertising the rezoning of this property and only a portion of the property was actually to be rezoned for apartment development. The portion to be rezoned is 225 feet more or less east from North Road.

The Remainder of the land would be subdivided for residential single family homes.

The matter of Whiting Way jogging in accordance with existing property lines was again discussed. The Planner stated that aesthetically speaking a straight road would not be that good. Whiting Way was meant to be a service road and was to act as a buffer between apartment development and single family residences.

A gentleman inquired if Whiting Way would go through the school property and was told that the road would have to come from properties to the west of the school.

Another man stated that he was in favour of progress for Coquitlam, however, he felt that boulevards, trees and sidewalks should be provided on Whiting Way not just a road stuck six feet from the side of his home.

Mr. Brownlee stated that developers are now being required by the Municipality to provide storm sewers, sanitary sewers, underground wiring in places as well as landscaping.

The matter of parking was discussed and the Hearing was informed that 150% parking will be required and Mr. Brownlee stated that this requirement would be met on his projects with complete underground parking with some parking above ground for visitors.

The matter of use of available parking by the tenants was also discussed and the Mayor stated that the Municipality may have to have a by-law to make apartments include cost of parking in rent.

Another man felt that complete working drawings of apartments should be available before rezoning is completed.

Mr. Boileau explained that after three readings of the by-law the projects are referred to a Design Panel for a complete review of the project and bonds are required before the final adoption of the by-law so that control of the development is maintained.

The matter of school overcrowding was also discussed and the Hearing was informed that Council had met with the School Board and had assurance that they can meet the expected influx of school children.

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Ald. Bewley explained to the Hearing that it costs \$328 to service individual homes in the District and that only \$316 is received which leaves a deficit for the servicing of individual homes. To make up this deficit, the District requires Commercial, Industrial and Apartment development and, since we do not have too much industrial and commercial development, apartments are needed to help pick up the slack.

The matter of access onto North Road was questioned and the Planner stated that Appian Way will be closed to North Road and Perth Road will be left open. The possibility of a traffic light at Perth to allow left-hand turns onto North Road was mentioned by the Planner.

One man felt that all development should be stopped until all of Whiting Way is in. It was explained that to do this, Council would have to expropriate property which would be very costly, whereas, presently the developer must give the property for the road.

ITEM #9 - Reference No. Z-735

"The District of Coquitlam Zoning Amendment By-Law No. 1663, 1969"

An application by W. R. Brownlee for the rezoning of 1053, 1057, 1059, 1065 and 1067 Howie Avenue to RM-2 for Apartment Use.

Mr. Tonn stated that because he felt there was a lack of overall planning he was against this application.

Another man on Ridgeway was also against the application because of the hodge podge way the property was being developed, the traffic problems which will be created, Blue Mountain Park will be overrun by people from the Apartment Development, and he felt that apartment developments should be made to provide recreational facilities such as swimming pools.

Another man stated that he was in favour of this development because of the availability of the park, as well as the future commercial development which will come as a result of apartment development.

ITEM #10 - Reference No. Z-735

"The District of Coquitlam Zoning Amendment By-Law No. 1664, 1969"

An application by W. R. Brownlee for the rezoning of 1030, 1032, 1036 and 1040 Howie Avenue to RM-2 for Apartment Use.

There was no one registering opposition to this application.

ITEM #11 - Reference No. Z-739

"The District of Coquitlam Zoning Amendment By-Law No. 1665, 1969"

An application by Gregory Realty Ltd. for the rezoning of 1037, 1043, 1045 and 1049 Howie Avenue to RM-2 for Apartment Development.

There was no one registering opposition to this application.

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ITEM #12 - Reference No. Z-20/69

"The District of Coquitlam Zoning Amendment By-Law No. 1666, 1969"

An application by Simon Fraser Realty for the rezoning of 1100, 1106, 1112, 1114, 1116 and 1120 Howie Avenue to RM-2 for Apartment Development.

A man stated that he was against this development as he wished to continue living in this area and he would be surrounded by apartments. He further stated that there would be only three lots left between two apartment projects. He felt that older properties should be developed first.

Mr. Bing Marr, the architect for this development, stated that it is possible to place an apartment development on three lots.

ITEM #13 - Reference No. Z-11/69

"The District of Coquitlam Zoning Amendment By-Law No. 1667, 1969"

An application by Simon Fraser Realty for the rezoning of 538 Marmont, 1048, 1054, 1056 and 1060 King Albert Avenue to RM-2 for Apartment Use.

A representative of Como Lake United Church stated that they were concerned with the parking on this project as it could spill onto the street. They wished to see some measure of forcing parking of tenants on the apartment project property.

ITEM #14 - Reference No. Z-10/69

"The District of Coquitlam Zoning Amendment By-Law No. 1668, 1969"

An application by Simon Fraser Realty Ltd. for the rezoning of 1010, 1012, 1016 and 1022 Howie Avenue and 516 Nelson Street to RM-2 for Apartment Use.

There was no one objecting to this application.

ITEM #15 - Reference No. Z-737

"The District of Coquitlam Zoning Amendment By-Law No. 1669, 1969"

An application by Simon Fraser Realty Ltd. for the rezoning of 1134, 1138 and 1200 King Albert Avenue to RM-2 for Apartment Use.

There was no one objecting to this application.

ITEM #16 - Reference No. Z-725

"The District of Coquitlam Zoning Amendment By-Law No. 1670, 1969"

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Wednesday, April 16th, 1969

An application by Simon Fraser Realty for rezoning of lots 198, 199, 200, 201 and 202 situated in the 1200 Block Howie Avenue to RM-2 for Apartment use.

A letter from Mrs. Kathleen Bell of 1133 Ridgeway Road was read to the Hearing in which objections to the rezoning of this property were made. Mrs. Bell stated that there would be loss of privacy and felt that apartment development should at least be separated by a street and not just a lane as in this case. She also objected to patchy development of apartments.

ITEM #17 - Reference No. Z-8/69

"The District of Coquitlam Zoning Amendment By-Law No. 1671, 1969"

An application by Simon Fraser Realty Ltd. for the rezoning of 1122, 1124 and 1130 King Albert Avenue to RM-2 for Apartment Use.

A gentleman living between this development and Como Lake United Church brought up the fact that there would be only two lots left vacant between the Church and this development.

The architect stated that this application would go forward with the 3 lots to the east to make a six lot total development.

ITEM #18 - Reference No. Z-9/69

"The District of Coquitlam Zoning Amendment By-Law No. 1672, 1969"

An application by Simon Fraser Realty Ltd. for the rezoning of 540, 544, 548 and 552 Austin Avenue to RM-2 for Apartment Use.

Mr. A. J. Carter, the owner of Lot 15, directly south of this proposed development, stated that he understood that the lane running north and south from Austin Avenue would be closed as a result of this application. He stated that the water connection from his property comes from Austin Avenue and he would like to know if the Municipality would be responsible for moving his water connection.

Ald. Gamache stated that it would most likely be the responsibility of the Municipality to move the water connection, however, this would be checked.

Mr. Carter also brought up the matter of the extension of the east-west lane on his property and whether or not he would be required to give the property for this widening of the lane.

It was explained that if the lane is required immediately it may be necessary to purchase the land otherwise it would be acquired at a future date when either a subdivision or rezoning of his property takes place.

Public Hearing Minutes (Cont'd.)  
Wednesday, April 16th, 1969

ITEM #19 - Reference No. Z-27/69

"The District of Coquitlam Zoning Amendment By-Law No. 1673, 1969"

An application by Mike Korolyk and Fred Gale for the rezoning of  
960, 962, 1002 and 1008 Howie Avenue to RM-2 for Apartment Use.

There was no one objecting to this application.

Moved by Ald. McKenzie,  
Seconded by Ald. Boileau -

That the Public Hearing adjourn.

CARRIED

The Hearing adjourned at 9:30 p.m.

..... CHAIRMAN



PUBLIC HEARING MINUTES



A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Thursday, May 8th, 1969 at 7:30 p.m. to deal with seven applications to amend the Zoning By-Law No. 860 and Amending By-Laws.

His Worship Mayor L.J. Christmas called the meeting to order and all members of the Council were present, save Ald. Gamache.

The following members of the staff were present: the Planning Director, the Municipal Clerk, and the Assistant Municipal Clerk.

Moved by Ald. Gilmore,  
Seconded by Ald. Bewley -

That His Worship Mayor L.J. Christmas act as Chairman of the Hearing.

CARRIED

Moved by Ald. Butler,  
Seconded by Ald. Bewley -

That the Municipal Clerk act as Secretary to the Hearing.

The Assistant Clerk read the proposed amendments in order of item number.

ITEM #1 - Reference No. Z-34/69 - Simon Fraser Realty

The owner of 1117 Howie Avenue asked what repercussion may be expected as far as his taxes were concerned and he stated he knew he could not stop progress but wanted his holdings clear of overburdened taxes. Council referred the gentleman to Mr. Mintak, the Municipal Assessor.

A lady at 1113 Howie stated that she does not care one way or another but was concerned about the schools overcrowding and with the bus going off she would just as soon not have the apartment there, although it was found she had sold to the developers.

ITEM #2 - Reference No. Z-45/69 - Simon Fraser Realty

The Chairman called for opposition, there being none, asked the Assistant Clerk to read Item #3.

ITEM #3 - Reference No. Z-33/69 - Simon Fraser Realty

Upon being read to the meeting, there appeared no opposition to the proposal.

ITEM #4 - Reference No. Z-42/69 - Simon Fraser Realty

Following the reading of Item #4, there was one request asking if the lane would be preserved and if a full dedication of Harris Avenue could be expected and this was confirmed by both Council and the Planner.

Public Hearing Minutes (Cont'd.)  
Thursday, May 8th, 1969

ITEM #5 - Reference No. Z-30/69 - W. J. Oliver

When opposition was called for the meeting was silent and upon the request of Ald. Boileau, the Chairman called for those in favour and in attendance, and upon a count it was estimated 25 were in favour of this proposed amendment.

Following the count, Ald. Gilmore requested from the audience if they could give a reason for their support of the amendment. This caused some cross-fire both between Council and the audience.

ITEM #6 - "The District of Coquitlam Zoning Amendment By-Law No. 1681, 1969" Amendments to Apartment By-Law No. 1298

The Planning Director explained the different clauses establishing apartments of a standard nature and the apartments or multiple dwellings for senior citizens, along with school parking.

Mr. Tonn asked if this was a change in Council policy. The answer was forthcoming, "No" only as to Senior Citizens control of multiple dwellings.

ITEM #7 - "The District of Coquitlam Zoning Amendment By-Law No. 1682, 1969" (Gravel Pits)

One of the points discussed under Gravel Pit Policy was the 20 acre requirement and it was explained by the Planner that the 20 acre requirement was to control and make available for future gravel removal that area that without the 20 acre policy would be divided down and become impossible to consolidate and develop later.

Mrs. Davis stated that there were not too many parcels that would be affected and the Planning Director replied approximately twenty parcels.

Mr. Trunkfield stated that he opposed the twenty acre requirement but mainly requested that the Trunkfield property remain in the crosshatched area and his letter supporting the request was on hand.

Next, the question of policy referring to ten operators at any one time was gone into. The answer given was that these ten operators were in business at the time that the policy was tabled.

Ald. McKenzie explained the method of a Public Hearing and the control of same, feeling that this was a good policy which allowed an opportunity of the public to express their feelings in regard to gravel pit operations that they must live with and that the Planner was not laying down policy but trying to present a solution for Council's guidance.

Mrs. Armstrong asked that her property be lifted from the crosshatched area from gravel removal and that gravel operations be curtailed in the area.

Ald. Butler stated that his Council would not allow this area to be ravished and that there would be control on gravel removal.

Public Hearing Minutes (Cont'd.)  
Thursday, May 8th, 1969

Mr. Jim Allard stated that this area is his back yard and as you have other back yards that you are not controlling, he would remind the Council that he considers this an invasion of his back yard.

Mr. Keenan stated that he had engineered the Allard operation and that Council does have control of the pit in question under their Soil Removal By-Law which is reviewed annually.

Mr. M. Nash, from the Coast Meridian-Victoria Drive area, stated that he would compliment Ald. Butler on his fine remarks, would ask that the Mayor use his gavel a little more, and that the Planning Director's effort to slip in this question of 20 acre as opposed to 1 acre without a Public Hearing was not acceptable to his portion of the Municipality and asked that the whole idea be tabled for public debate.

Ald. Gilmore stated that this was not so that the Planning Director was not forcing in the thin edge of the wedge and that there would be a study of the whole issue later.

Ald. McKenzie stated that the by-law dealing with rezoning of the 20 acre or less was in the draft form and will be finalized before going to the people and I am sure that there will be some changes made in it in regard to this matter as the Council will study it very carefully before it is presented to the public.

Mr. Trunkfield stated that he was definitely in favour of control of regulation and cited a case of warehousing in Vancouver and what they require and how it is brought to the owner's attention.

A proper control is carried out and regulations laid down. He considered it good and again appealed that his property be left within the crosshatched area as it is at present being used in connection with gravel removal.

Moved by Ald. Butler,  
Seconded Ald. Bewley -

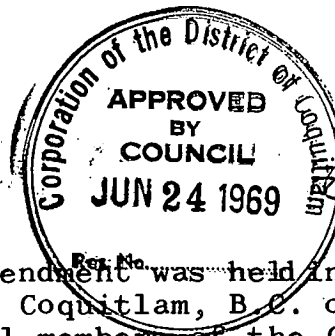
That the Public Hearing adjourn at 8:50 p.m.

CARRIED

..... CHAIRMAN

Tuesday, June 17th, 1969

PUBLIC HEARING



A Public Hearing on proposed Zoning By-Law amendment was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Tuesday, June 17th, 1969 at 7:30 p.m. with all members of the Council present, including the Municipal Planner, Manager, Clerk and Assistant Clerk.

Moved by Ald. Butler,  
Seconded by Ald. Gamache;

That the Mayor act as Chairman and the Clerk act as Secretary to the Hearing.

CARRIED

The Assistant Clerk then read Item No. 1.

ITEM #1 - Reference No. Z-21/69 - S.J. George

"The District of Coquitlam Zoning Amendment By-Law No. 1690, 1969"

CLAUSE #1 - Lots 37, 38, 39 and 40 of Block 9 of Lot 378, Group 1, Plan 2695 "A", N.W.D. be rezoned from Local Commercial (C-2) to Service Commercial (CS-1) for purposes of a Service Station and Tire Shop.  
(Property located at 858 Lougheed Highway.)

A representative of the owner stated that he was bringing plans that were needful and asked that the application to rezone be deferred to a later period in this meeting. This was granted.

ITEM #2 - Reference No. Z-36/69 - Soli Betab

"The District of Coquitlam Zoning Amendment By-Law No. 1691, 1969"

CLAUSE #1 - Lot 5 of Block 2 of Lot 47, Group 1, Plan 10492, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for Duplex Development.  
(Property located at 1722 Brunette Avenue.)

The Chairman called for opposition to speak and there being none, proceeded to Item No. 3.

ITEM #3 - Reference No. Z-15/69 - Poul E. Hansen

"The District of Coquitlam Zoning Amendment By-Law No. 1692, 1969"

CLAUSE #1 - Lot A of Block 7 of Lot 381, Group 1, Plan 13057, N.W.D. be rezoned from General Industrial (M-1) to Service Commercial (CS-1) for purposes of constructing a Drive-In Restaurant.  
(Property located in the 1000 Block Lougheed Highway.)

Upon the Chairman calling for same, it was found that no one opposed this application.

ITEM #4 - Reference No. Z-58/69 - Canada Permanent Trust

"The District of Coquitlam Zoning Amendment By-Law No. 1693, 1969"

CLAUSE #1 - Lots 9 and 10 of Block 17 of Lot 9, Group 1, Plan 7776, N.W.D. be rezoned from Local Commercial (C-2) to Service Commercial (CS-1) for purposes of a Drive-In Restaurant.  
(Property located at 527 and 531 Clarke Road.)

No opposition to this application was found.

ITEM #5 - Reference No. Z-8/69 - Simon Fraser Realty

"The District of Coquitlam Zoning Amendment By-Law No. 1694, 1969"

CLAUSE #1 - Lots 132 and 133 of Blocks 21 to 30 of Lot 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of Apartment Development.  
(Property situated at 1124 and 1130 King Albert Avenue.)

In connection with this application the Planner reported that previous communication with the United Church stated in writing that they wished the two lots east of the church for expansion.

Alderman Butler asked what would happen if the third lot was left if not included in this rezoning.  
Answer: It was given by the Planner that the Solicitor advised that we could go back to the original scheme of three lots. There being no opposition, the Planner would take this into consideration by reverting back to the original scheme at this time.

ITEM #6 - Reference No. Z-46/69 - Simon Fraser Realty

"The District of Coquitlam Zoning Amendment By-Law No. 1695, 1969"

CLAUSE #1 - Lots 191 and 192 of Blocks 21 to 30 of Lot 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of Apartment Development.  
(Property situated at 1129 and 1133 Howie Avenue.)

CLAUSE #2 - Lots B and C of Lots 193 and 194 of Blocks 21 to 30 of Lot 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of Apartment Development.  
(Property situated at 1137 and 1201 Howie Avenue.)

In connection with this application there was no one to speak in opposition to the proposal.

ITEM #7 - Reference No. Z-43/69 - Wolstencroft Agencies Ltd.

CLAUSE #1 - Parcel "L" (Reference Plan 7859) of Lot 5, Group 1, Except Parcel One (1) (Explanatory Plan 16056) thereof N.W.D. be rezoned from Residential Low Density (R-1) to Service Commercial (CS-1) for purposes of a Drive-In Restaurant.  
(Property located at 515 North Road.)

CLAUSE #2 - Lot B of Block 1 of D.L. 5, Group 1, Plan 18713, N.W.D. be rezoned from Residential Low Density (R-1) to Service Commercial (CS-1) for purposes of a Drive-In Restaurant.  
(Property located at 519 North Road.)

Mr. Stewart of Bell Irving Realty stated that he was directed to say that his clients facing Austin are in favour but should ask that this be reserved to make further use of this area of the highest value, that it should be commercially developed.

Mr. Chamberlayne stated that Whiting Way would be developed and would serve to supply access to whatever was designed for the remainder of the block.

ITEM #8 - W.R. Brownlee

"The District of Coquitlam Zoning Amendment By-Law No. 1697, 1969"

CLAUSE #1 - Lot 1 of Block 1 of Lot 369, Group 1, Plan 6352, Except part subdivided by Plan 21488 thereof, N.W.D. be rezoned from Residential Multiple Family (RM-2) to Residential Medium Density (R-2) for purposes of Duplex Development.  
(Property located at the north-east corner of Gatensbury Street and Como Lake Avenue.)

The Manager reported as to Council's decision to withdraw its intention to rezone this property from RM-2 to R-2 for duplex use.

Alderman McKenzie further enlarged upon the decision of Council and it was explained to the meeting.

The question was asked, When did the Council decide to withdraw this rezoning? The answer was given by the Manager as specifically being Friday, June 13th, 1969.

The same speaker read a petition of a dozen or so names who are in favour of the rezoning for duplex use.

Another spokesman stated that the majority in this area are opposed to RM-2 and would request R-2 and if Council recognized that the majority should rule, the matter should be simple.

The Manager then stated that a legal decision had been secured and the Planning Director stated that this was the only course that we could follow under the circumstances.

ITEM #9 - School District #43

"The District of Coquitlam Zoning Amendment By-Law No. 1698, 1969"

CLAUSE #1 - Lot 353 of D.L. 55, Group 1, Plan 34619, N.W.D. be rezoned from Residential Low Density (R-1) to Civic Institutional (P-1) for purposes of School Development.  
(Property situated in the 500 Block Thompson Avenue.)

CLAUSE #2 - Lot 2 of Lot 1 of Lot 2 of Block "C" of D.L. 55, Group 1, Plan 8729, N.W.D. be rezoned from Residential Low Density (R-1) to Civic Institutional (P-1) for purposes of School Development.  
(Property situated in the 500 Block Thompson Avenue.)

CLAUSE #3 - Lot 3 of Lot 1 of Lot 2 of Block "C" of D.L. 54 and 55, Group 1, Plan 8729, N.W.D. be rezoned from Residential Low Density (R-1) to Civic Institutional (P-1) for purposes of School Development.  
(Property situated in the 500 Block Thompson Avenue.)

CLAUSE #4 - Lot 294 of D.L. 55, Group 1, Plan 29785, N.W.D. be rezoned from Residential Low Density (R-1) and Residential Medium Density (R-2) to Civic Institutional (P-1) for purposes of School Development.  
(Property situated in the 500 Block Thompson Avenue.)

ITEM #10 - School District #43

"The District of Coquitlam Zoning Amendment By-Law No. 1699, 1969"

CLAUSE #1 - Lot N of D.L. 372, Group 1, Plan 1306, N.W.D. be rezoned from Residential Low Density (R-1) to Civic Institutional (P-1) for purposes of School Development.  
(Property situated at 885 Baker Drive.)

CLAUSE #2 - Lot 106 of D.L. 371, Group 1, Plan 26039 except parts subdivided by Plans 29109, 29665 and 31035, N.W.D. be rezoned from Residential Low Density (R-1) to Civic Institutional (P-1) for purposes of School Development.  
(Property situated at 885 Baker Drive.)

The Chairman, Mr. J. Insley, addressed the Council and explained the property at Thompson Avenue and Baker Drive School sites and cleared the air as to the fact that this property was already owned by the School Board and taken from 1967 referendum funds, which have just recently been released. There was no intention of the School Board to enlarge this site in question by expropriation.

Questions were asked as to the previous owner, when the school would be completed, and upon satisfactory answers being given, the meeting thanked Mr. Insley and Mr. Smith for being present and taking their time to answer the questions in detail.

In connection with Baker Drive a man speaking for a recent purchaser stated that the new purchaser was opposed to the school site although he had children of his own.

This eight acre site was first planned in 1967 and but for funds has been held up. The Chairman of the School Board stated that this school would not be a depreciating factor to the properties in that area.

ITEM #11 - M. Simpson

"The District of Coquitlam Zoning Amendment By-Law No. 1700, 1969"

CLAUSE #1 - Lot 2 of Lot 366, Group 1, Plan 23675, N.W.D. be rezoned from Special Institutional (P-2) to Residential Low Density (R-1)  
(Property situated at 926 Como Lake Avenue.)

A party in favour of the rezoning back to low density expressed the view, followed by the owner who spoke very clearly and described what the property was being used for.

ITEM #12 - Reference No. Z-59/69 - Fairway Construction Ltd.

"The District of Coquitlam Zoning Amendment By-Law No. 1701, 1969"

CLAUSE #1 - Lots 1, 2, 3 and 4 of Parcel "J" of D.L. 5, Group 1, Plan 20899, N.W.D. be rezoned from Residential Low Density (R-1) to Multiple Family Residential (RM-2) for purposes of Apartment Development.  
(Property situated at 603, 605, 607, 609 and 611 North Road and 509 Perth Avenue.)

No opposition was experienced with this application although there was a question asked as to where Whiting Way would come into the application. The man in question asked if it would affect his property which is to the east of the road and the maps projected by the Planner cleared this man's request.

ITEM #13 - Reference No. Z-63/69 - W.R. Brownlee

"The District of Coquitlam Zoning Amendment By-Law No. 1702, 1969"

CLAUSE #1 - Lots 216, 217 and 218 of Blocks 21 to 30 of D.L. 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Multiple Family Residential (RM-2) for purposes of Apartment Development.  
(Property situated at 1044, 1046, and 1052 Howie Avenue.)

No opposition was experienced.

ITEM #14 - Reference No. Z-62/69 - J. Brosseuk

"The District of Coquitlam Zoning Amendment By-Law No. 1703, 1969"

CLAUSE #1 - Lots 173, 174 and 175 of Blocks 21 to 30 of D.L. 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of Apartment Development.  
(Property situated at 1029, 1035 and 1037 Howie Avenue.)

No opposition was experienced with this application.

ITEM #15 - Reference No. Z-61/69 - J. Brosseuk

"The District of Coquitlam Zoning Amendment By-Law No. 1704, 1969"

CLAUSE #1 - Lots 170, 171 and 172 of Blocks 21 to 30 of Lot 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Multiple Family Residential (RM-2) for purposes of Apartment Development.  
(Property situated at 1019 and 1021 Howie Avenue and 525 Nelson Street.)

The Planner discussed the conflict with this proposed RM-2 apartment development rezoning with the Nelson Street watercourse. A representative of the neighbouring lots stated that a great need at this time for action to include the neighbour lots. This extension of the original application was referred to the earliest possible date for a Public Hearing.



ITEM #16 - Reference No. Z-56/69 - Simon Fraser Realty

"The District of Coquitlam Zoning Amendment By-Law No. 1705, 1969"

CLAUSE #1 - Lots 188, 189 and 190 of Blocks 21 to 30 of Lot 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Multiple Family Residential (RM-2) for purposes of Apartment Development. (Property situated at 1117, 1121 and 1125 Howie Avenue.)

No opposition was experienced.

The meeting then reverted to the first application of S.J. George, which had been deferred early in the meeting. No opposition was experienced and the Planner and architect tabled the new highway widening as it would affect this proposed project.

Moved by Ald. Gamache,  
Seconded by Ald. Boileau:

That the meeting adjourn at 8:30 p.m.

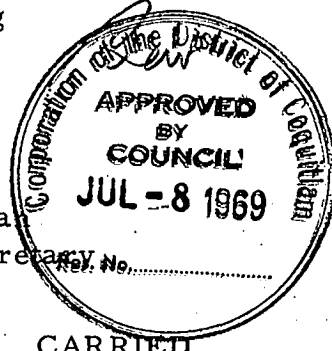
CARRIED

.....CHAIRMAN

PUBLIC HEARING MINUTES

A Public Hearing was held in the Municipal Hall on Friday, June 27th at 4.30 p.m. with His Worship L. J. Christmas calling the meeting to order.

*Boileau*



MOVED BY ALD. BOILEAU  
SECONDED BY ALD. MCKENZIE:

That His Worship Mayor L. J. Christmas act as Chairman of the Public Hearing and the Municipal Clerk act as secretary to the Hearing.

CARRIED

ITEM #1 - Reference No. Z - 61/69

"The District of Coquitlam Zoning Amendment By-Law No. 1709, 1969"

Clause 1 - That Lots 168 and 169 of Blocks 21 to 30 of Lot 356, Group 1, Plan 1714, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of Apartment Development. (Property situated at 1011 and 1015 Howie Avenue.)

The owner of the property was asked how these two lots became separated from the normal development and he stated that it was because of a storm drain which is now being installed.

There being no opposition,

MOVED BY ALD. BOILEAU  
SECONDED BY ALD. MCKENZIE:

That the Public Hearing adjourn.

CARRIED

..... CHAIRMAN

PUBLIC HEARING MINUTES

Thursday, August 21st, 1969  
630 Poirier Street, 7.30 p.m.



A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Thursday, August 21st, 1969 at 7.30 p.m. with all Members of Council present along with the Planner, Municipal Clerk and Assistant Municipal Clerk.

MOVED BY ALD. BUTLER  
SECONDED BY ALD. GAMACHE:

That Acting Mayor Bewley act as Chairman of the Hearing.

CARRIED

MOVED BY ALD. BOILEAU  
SECONDED BY ALD. GAMACHE:

That the Municipal Clerk, F. Pobst, act as Secretary to the Hearing.

CARRIED

The Assistant Clerk then read Item #1 on the proposed amendments.

ITEM #1 - Reference No. Z-77/69

"The District of Coquitlam Zoning Amendment By-Law No. 1715, 1969"

Mr. Peter P. Allinger requested a zoning of a portion of his acreage in D.L. 47. There being no other opposition to this application Mr. Allinger was asked to state his position in the matter and it was revealed that the site advertised was not acceptable and he had come forward with an alternative site. Mr. Allinger admitted that he would withdraw the present application and present to the Planning Department a new application for rezoning.

ITEM #2 - Reference No. Z 68/69

"The District of Coquitlam Zoning Amendment By-Law No. 1716, 1969"

Royalite Oil Company Limited to rezone according to:

CLAUSE #1 - Parcel "A" (Explanatory Plan 15302) of West 1/2 of Lot 37 of Lots 1 and 16, Group 1, Plan 874 N.W.D. be rezoned from Service Station Repair (SS-3) to Service Commercial (CS-1) to allow for the sale of an extended range of products.

(Property located at 685 Lougheed Highway).

There being no opposition, the owner explained the purpose was to rezone this property so that he could construct an A-frame showroom and sell snowmobiles.

ITEM #3 - Reference No. Z 57/69

"The District of Coquitlam Zoning Amendment By-Law No. 1717, 1969"

Mr. E. Einarson requested rezoning according to:

CLAUSE #1 - Lot 25 of Lot 2 of Twp. 39, Plan 25104, N.W.D. be rezoned from Residential Low Density (R-1) to Residential Medium Density (R-2) for purposes of duplex development. (Property located at 801 St. Laurence Street.)

There being no opposition but a neighbour requested information as to the type of building and the owner stated that it was considered the enlargement of his basement

Public Hearing Minutes,  
August 21st, 1969, cont'd.

There being no opposition but a neighbour requested information as to the type of building and the owner stated that it was considered the enlargement of his basement area of his house facing St. Laurence Street using it for a duplex.

At the close of the meeting another gentleman appeared wanting the same information and was told that the alterations to this building would not materially or financially affect his property in the opinion of the Council.

ITEM #4 - Reference No. Z 49/69

"The District of Coquitlam Zoning Amendment By-Law No. 1718, 1969"

Rochester Realty sought to rezone -

CLAUSE #1 - Parcel "A" (Explanatory Plan 11133) of Lot 39 of Lot 9, Group 1, Plan 4485, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of apartment development. (Property located at 617 Como Lake Avenue.)

CLAUSE #2 - Lots 7 and 8 of Block 39 of Lot 9, Group 1, Plan 14701, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of apartment development. (Property located at 603 and 609 Como Lake Avenue.)

The owner requested information as to what was going to be built and the architect, Mr. Brownlee, advised that it would be a forty-six suite apartment and would be able to meet all municipal requirements including underground parking etc. and that the appearance of the building would be pleasing.

Ald. Gilmore stated Council's policy in the continuing of a plan designating areas for developments such as apartments. This was remarked upon by Ald. Boileau and Ald. McKenzie and the ratepayers could be assured that the continuance of this plan amended as to the best interests of the community would be carried out.

ITEM #5 - Reference No. Z-74/69

"The District of Coquitlam Zoning Amendment By-Law No. 1719, 1969"

Burnaby Estates Ltd. sought to rezone -

CLAUSE #1 - Lots 232, 233 and 234 of Lot 356, Group 1, Plan 14679, N.W.D. be rezoned from Residential Medium Density (R-2) to Residential Multiple Family (RM-2) for purposes of apartment development. (Property located at 515, 517 and 523 Blue Mountain Street.)

One ratepayer expressed opposition having bought his property across the street three years ago in a single family zoned area and watched it being rezoned and the area across the street being proposed for Multiple Family (RM-2). My concern, he stated, as you increase your density, you lower the value of the property.

Public Hearing Minutes,  
August 21st, 1969, cont'd.

Council discussed with the store owner, who was present, his plans and he stated that he may have to renew his building but would sell if the developer would pay what he put into it.

Burnaby Estates was then asked to speak and they explained they were unable to get money for commercial enterprise and after Council stated their feelings he admitted that he would do his best to secure the property or to come back with an alternative proposal.

ITEM #6 - Reference No. Z - 705

"The District of Coquitlam Zoning Amendment By-Law No. 1720, 1969"

Jack Cewe Ltd. proposed to rezone a portion of his property and an agent speaking on his behalf stated the reason and the new position and use was not in accord with the advertised rezoning.

The agent stated they would withdraw and resubmit their application for rezoning.

ITEM #7 - Reference - Fence By-Law

"The District of Coquitlam Zoning Amendment By-Law No. 1721, 1969"

There being no opposition the Council discussed certain technical terms as proposed such as wooden fence and it was considered wise that this be deleted to conform to the advertised detail that the by-law be withdrawn and amended and presented once again at a future Public Hearing.

ITEM #8 - Reference - Parking Requirement Regulations

"The District of Coquitlam Zoning Amendment By-Law No. 1722, 1969"

Repealing Clause 5 of Zoning Amendment By-Law No. 1681 and introducing Clause 4 dealing with elementary, junior secondary schools, senior secondary high schools and rest homes, hospitals and dormitories as to parking spaces.

There being no opposition and no questions from Council -

MOVED BY ALD. GAMACHE

SECONDED BY ALD. BOILEAU:

That the Meeting adjourn.

CARRIED

\_\_\_\_\_  
CHAIRMAN

PUBLIC HEARING MINUTES

October 23rd, 1969



Acting Mayor J. W. Gilmore addressed the gathering and stated the first purpose of the meeting and the procedure from the time of application to the time of final rezoning.

The Public Hearing of October 23rd, 1969 convened in the MacDonald Cartier Room of the Social Recreation Centre, 630 Poirier Street, Coquitlam, B. C. at 7.30 p. m. with all Members of the Council present. Also present were the Municipal Clerk, Assistant Municipal Clerk and the Planning Director.

MOVED BY ALD. MCKENZIE  
SECONDED BY ALD. GAMACHE:

That the Acting Mayor, Ald. J. W. Gilmore, act as Chairman.

CARRIED

MOVED BY ALD. GAMACHE  
SECONDED BY ALD. BUTLER:

That the Municipal Clerk act as Secretary.

CARRIED

The Acting Mayor read Section 51 of the Municipal Act and pointed out the conflict of interest that he had as a Member of the B. C. Golf Club and that he would step down and physically remove himself from the Chair while the matter of the golf course rezoning was before the Hearing.

MOVED BY ALD. BOILEAU  
SECONDED BY ALD. MCKENZIE:

That Ald. M. J. Butler act as Chairman of the Hearing to deal with the first three items under B. C. Golf Club rezoning.

CARRIED

Ald. Butler took the Chair and called for the first item on the Hearing.

ITEM 1 -The Assistant Clerk read Item #1, details given in "District of Coquitlam Zoning Amendment By-Law No. 1738, 1969" having to do with the rezoning to P-3 certain described portions of the Golf Course Holdings containing approximately 168.75 acres. The property is situated at 771 Austin Avenue.

Q What is it at present zoned for?

A (Mr. Buchanan) It is zoned Single Family Residential.

With the permission of the Chairman, Mr. Buchanan gave the history of the Golf Club preservation policy dating back to June 1962 and the respective meetings with the conclusion that since 1968 a policy of reserving the open space facilities of the Golf Course for the future and to avoid loss of this high amenity feature in our Municipality. The zoning of golf course will affect this policy, at least in the short term.

If the rezoning influences the Municipal Assessor then it will affect 1970 and subsequent assessments and avoid an economic state where increased land values make continuation of the course impossible.

Council has not considered an agreement with the Golf Club since the Club Board of Directors has been unable to agree on such a step under terms of Section 328A of the Municipal Act. The increasing assessments are shown on the attached table as well as the diminished area of the golf course since 1967. A further disposal of 9.25 acres is proposed as part of the rezoning application.

When the meeting was asked if there were those who were in favour of the application, Mr. Mal Hughes, President of the Vancouver Golf and Country Club or B.C. Golf Club Limited, reviewed the application and their background by stating that:

1. A survey revealed that they had an excess of land and that for the future of the Club recommended a golf course zoning of P-3 with the excess land put to its highest use as land suitable for high rise.
2. The economics of the use was shown by charts and applied to the colour sketches called a schematic presentation and the problem of increased costs to the 112 members were the Club to continue its program without utilizing its assets.

During July and August of 1969, Mr. Hughes stated that they employed 71 employees and their membership consisted of 187 Coquitlam ratepayers.

A comparison was made between the utilization as a single family residential and the tax returns to the Municipality compared to the Golf Course and its high rise development of 7.25 acres east of the present golf club building.

Ten to fifteen years would be taken to complete the program and it was the intention of the Club to place most of the program on a long term development basis.

The traffic of the high rise would be surrounding the block, underground parking, and an external road leading out to Austin.

Following a meeting with the private property owners, it was decided to leave a sixty foot buffer strip between their north property line and the par 3 course. Mr. Hughes stated that upon study of the advantages and the history of the high rise he could not understand the argument put by the private owners that the high rise would depreciate private property in the area.

When the meeting was held with the Blue Mountain-Austin Road private owners the comment was passed as to the relation of Council to the Golf Club and he would publicly state that the only member of the Council had already declared himself and removed himself from this meeting while the social facilities of the Club were utilized by the Parks and Recreation Director, Municipal Clerk, Aldermen and Mayor for Civic use and functions along with committees of the Municipality and that at no time and under any manner were they given free services.

When the completed project as proposed has had its cycle, there will be recovery by way of taxation that will be economical both to the Club and to the Municipality.

The Chairman then asked for those who may be in opposition and Mr. Clare, who resides on Rochester Avenue, a solicitor practicing in the City of New Westminster, stating that he represented some seventy-odd people or forty properties located in the southeast corner of the Vancouver Golf and Country Club property bounded by Blue Mountain and Austin Avenue.

Mr. Clare in presenting his case, stated that the rezoning from Residential-1 to P-3 requires certain responsibility of the Council and would refer the meeting to the Municipal Act, Clause 702, subsection 2 which reads as follows:

(2) In making regulations under this section, the Council shall have due regard to the following considerations:

- (a) The promotion of health, safety, convenience, and welfare of the public:
- (b) The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone:
- (c) The securing of adequate light, air, and access:
- (d) The value of the land and the nature of its present and prospective use and occupancy:
- (e) The character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses:
- (f) The conservation of property values.

Here the designers have shown a disregard for neighbours property as to parking, position of the tee at the south end, they have encroached upon private property and since the meeting it has been reported a certain change has been made and a buffer zone mentioned.

I would question what protection have these people in the form of a by-law if what is offered at a public meeting can be so easily changed.

Q What about fences, its type and height? I submit that if this P-3 Golf Course goes into construction, what will happen to the private properties neighbouring it?

If these proposed plans have been passed, is it not true that the Golf Course intends to sell the two acres and that the last part of the program would be the Par 3 course which could be, according to Mr. Hughes, fifteen years off.

My clients are here because high class property is held by them. We came here to live and we do not want to move. It is as plain as that.

In the question of taxation increase, we are in favour of the P-3 classification to keep the level of taxation down on the whole course. This Par 3 course will not cost the Club any money after its term of improvement. It is hardly likely that the Municipality would expropriate once the Club has built the course. If this 18 hole course could be controlled, I would not so strongly oppose this Item #1 rezoning to P-3.



A (Mal Hughes) I wish to state that if we proceed when rezoning has been completed, we would have to get a permit from the Municipality at which time the question of fence and distances from property lines and buffer could be tied down. We are prepared to meet the request of the Municipality and in our program would be borrowing \$100,000 for the construction of an eighteen hole course and after fifteen years it is expected that the course would return assistance to the Club's finances.

The experience of three storey apartments in the City of New Westminster must be a help to the District of Coquitlam and when we talk of cement or concrete construction of high rise this should be a welcome move.

Q When will the Par 3 Golf Course be developed?

A (Mal Hughes) The steps we would take would be:

1. Sell the west two acres for high rise use.
2. Revamp the entire golf course to accommodate the present club.
3. Construct an eighteen hole pitch and putt and this would be approximately two or three years as shown in the brochure presented to members.

Q (Doug Wylie) If P-3 zoning takes place on the property described, there is a pocket left at the end of our street. Will this be residential?

A (Mr. Buchanan) Investigation of the map stated that this was left and it would remain as R-1, single family residential.

Q (Gladys Farrow) When the question of the Par 3 Golf Course was presented to the Club, is it not true that 43% voted against the proposal and in the Tee Shot publication of the Club the President, Mr. Mal Hughes, stated that Par 3 area would be the last to be developed and the matter will be reviewed from time to time. Is this the plum to get the Council to approve the package rezoning?

Q (Len Kennedy) I am President of Brookmere Ratepayers and have attended other rezoning Public Hearings in this Municipality and remember the application for rezoning of the Moore Poultry Farm and find that there are close similarities between the two applications.

It is an island or satellite situation where homes of tremendous investment, one could compare the development of Stanley Park and the high rises adjoining them and that is what we would see here. I feel that it is ill-timed and planned while our crisis in this area are schools and sewerage. If it is true as stated that 178 members in the District of Coquitlam of the 1,112, maybe the Golf Club should go public if it is a little too expensive, and I would like to point out to the Hearing that information is available that \$172 return per unit in apartments while a home averages \$350 taxes per year. The ratepayers I represent are quite definitely opposed to this application.

Q (Ald. Butler, Chairman) Do you mean that you are opposed to the rezoning of the 168 acres to P-3? What is your stand?

A We are not opposed to the 168 acres.

Q I don't think that there is opposition to rezoning from R-1 to P-3 but:

1. The Par 3 Golf Course as Mr. Clare presented, they have foundation and should have definite control in its development to protect the property owners.
2. If, as the Planner stated, it has been considered by the Club to sell certain lands to raise funds, I would point out that the Golf Club is under no obligation to rezone all and could sell just that portion proposed for rezoning.
3. Finally, what is the Planning recommendations with regard to this first application?

A (Mr. Buchanan) The Advisory Planning Commission recommended "yes" and this included the Par 3 course.

Mr. Rod Large, Notary Public, Realtor, I want to oppose high rise. (He was cut off by the Chairman as he was dealing with matters other than Item #1 on this Hearing.)

Q When we met the Golf Club Executive we were told that they were not going ahead with the Par 3 Course the other day, could he explain?

A (Mal Hughes) The circumstances and the method of development to make it possible for members to continue is the problem before the Executive and the financial development of this project is designed to keep the recreational phase of our service to the membership from being prohibitive.

Q (Mrs. Holden) My husband and I attended the Vancouver Golf Club to hear their proposals. When we attended, my surprise was the parking area which was to be next to the northern property line of our holdings and after hearing the discussion then and tonight, I doubt whether fifteen years will see the construction of this proposal and I would question the matter of noise, parking and the disregard to the neighbours in this area. I know that this "red plum" might be another "yellow lemon".

Q (Mr. Underwood) I am given to understand that there are nine members to the Advisory Planning Commission and at the time that this matter was dealt with there were only four at the meeting. Could I be given assurance that this was a quorum?

A (Mr. Buchanan) It is true that at this meeting there was not a quorum but when the Minutes of the Meeting were presented at the next Advisory Planning Commission Meeting, their actions were approved.

Q (Mr. Tonn) I would draw your attention to Council Res. No. 1182/69 which upon motions of Ald. Butler, seconded by Ald. Boileau, the Minutes above referred to passed at a meeting where there was not a quorum were thrown out. Following the above resolution, moved by Ald. Boileau, seconded by Ald. Gamache - That the recommendations of the Advisory Planning Commission in the minutes be dealt with one at a time.

When the subject of the Vancouver Golf and Country Club for rezoning was considered, note was taken that the Advisory Planning Commission had accepted in principle the high rise section. It was moved by Ald. Boileau, seconded by Ald. Gamache - That the Vancouver Golf Club application go to Public Hearing.

My question is, if when the Advisory Planning Commission met later and approved the Minutes that were thrown out by way of Res. 1182, was this action reviewed by the Council?

A (Chairman) This was not reviewed as to the action of the Advisory Planning Commission as they had indicated they had accepted in principle and Council had acted upon the matter independently.

A (Ald. Boileau) Council had dealt with the matter in their own right.

Ald. McKenzie stated that we acted on our own and may do so with or without the advice of the Advisory Planning Commission as the Planning Commission is an advisory body.

Q If P-3 rezoning is carried out, would there be any control over conditions specified along with the rezoning?

A (Mal Hughes) If I may be permitted, I would explain the steps that have been taken by our architects and planners and that we would agree to the Planning Department requirements if it was found necessary.

Q (Mr. Holden) We have heard and seen this happen before and we fear what might happen in this regard and I don't believe it. We've been bit and we've been burned and don't want to move into another situation. We agree on tax savings to the Club but we are afraid of who is going to pay the cost.

Q I am very sorry I was not present with my neighbours when the Golf Club Executive invited them to discuss their proposals. My question today would be first, is Par 3 Golf Course essential for the survival of the Club?

A (Mal Hughes) Yes. Fifty-seven percent of the membership approved this form of financing.

Q Would the construction and profit to the Club be immediate?

A (Mal Hughes) No, fifteen years.

Q Does the Club feel it is able, by 1976, to meet \$53,000 in taxes?

A (Mal Hughes) It will be, based on ability to pay and I would say you should be interested in your own ability to pay for the economy will reflect private as well as commercial in relation to the economy of the day.

Q May I repeat that question. Do you feel that the re-organization will permit the Club to progress and meet that payment?

A (Mal Hughes) Yes.

Q The Chairman stated that he was surprised that we were so great in number when he knows that we were invited to bring our friends and we did. We were given to understand that the installation of residents on the subdivision on the north side of the Golf Course was good.

A (Mal Hughes) All but one, the sewer service installation was above ground and one of the purchasers is very unhappy.

Q If the installation of the course goes in for Par 3 will this be open to the public. If so, we know what things will be like for we know our teenagers and with a golf course it will be no different than it is now with Blue Mountain Park.

Bill Hughes was granted permission to speak by the Chair.

Don't you feel that something has to be done. If this rezoning goes through, the Club will have to be bound and after the study has been made into what is required, that would be the time to put down and bind the Club to both protect the interests of the public and their own members, but for goodness sake do something. Today when the Unions are asking for more time off, what will they do. You see what our teenagers do with surplus time. Are we going to deny them the recreation that is offered us here? Let us be reasonable. They are not going to shortchange you. We're wasting a lot of time talking about the little things that are known by the planners and the architects and the Club and your Council is not going to allow this to happen. As you know, I am the operator of radio station CKNW and when the radio station applied to the City of New Westminster for rezoning and this method of Public Hearing demonstrates the democratic procedure and we wouldn't want anything else but what we are privileged to do tonight. The City of New Westminster demanded \$14,000 worth of beautification and landscaping to the area on Lulu Island and I am glad they did for we were able to win an award for the results. Your Council will make their decision and it will be a credit to you and no one will be injured. I appeal to you, let us do something, but stop repeating ourselves.

Q ( Mr. Holden) I gainsay we have this before us and the application causes us to be afraid.

Q (Mr. MacDonnell) If this doesn't go through, what will it be used for, do the Council know?

A (Chairman) No, we do not know as this is a Public Hearing and not involved with such information.

Explanation (Mal Hughes) References may have been made that the School Board expropriated property for the Roy Stibbs School. I wish to correct this by stating that we negotiated and it was not necessary for expropriation. Again, Mr. Hughes read from the brochure giving the details of the proposed use as distributed among the members.

Q Was there any consideration given for lawn bowling in this area?

A (Mr. Hughes) No.

ITEM #2 - "The District of Coquitlam Zoning Amendment By-Law No. 1739, 1969"

CLAUSE #1 - All and Singular that certain parcel or tract of land and premises situate, lying and being portions of District Lot 5 and District Lot 355, Group 1, N.W.D. and being more particularly known and described as follows:

COMMENCING at the southwesterly corner of the Vancouver Golf Club;  
thence north and following the westerly boundary of said Vancouver Golf Club, 350.0 feet;  
thence east 250.0 feet;  
thence south 350.0 feet to a point on the southerly boundary of the Vancouver Golf Club, being the northerly boundary of Austin Avenue;  
thence west and following the aforesaid southerly boundary of the Vancouver Golf Club, 250.0 feet to the point of Commencement and containing 2.0 acres be rezoned from Residential Low Density (R-1) to Multiple Family Residential (RM-2) for purposes of High Rise Apartment Development. (Property situated on Vancouver Golf Club premises on Austin Avenue.)

Statement by Mal Hughes: This is considered to be the first move the Club would make followed by revamping the present courses and thirdly, the Par 3 course and high rise.

Mr. Clare: Again, I am representing the ratepayers at the corner of Austin and Blue Mountain surrounded by the Golf Course site and we oppose this application for a two acre subdivision in the southwest corner of the Golf Club's property and would prefer to see it remain as R-1. We are given to understand that if it is rezoned to RM-3 that there is an offer for a quarter of a million dollars and with this money we can see the end of the entire matter as far as the projects outlined to us tonight.

If the Municipality goes along with this, when and where will they draw the line on the question of high rise from the North Road up Austin for it is bound to come as we are aware of other applications awaiting the decision of this.

The Moore Farm application was turned down and we now have some beautiful buildings of R-1 zoning in the place of the large apartment complex.

Chairman: Did I hear you say that the area of the Moore Farm was now developed into single family homes? If so, you are wrong for the farm still remains there and there is not a building upon it.

Mr. Clare: The Municipality has plans for high rise zoned areas and this is usually found in old, depressed and run down areas. They consider the rezoning of this area, what would they give as a cause that would change their thinking as to the criteria? Do we have planners and do we use them? Do they have plans and is this on their plans considered spot zoning?

The traffic coming out of this area on to Austin should be considered by Council, protection of the children in this regard is uppermost in our minds and we are violently opposed to the rezoning as requested.

A (Mal Hughes) We think that there is a need for high rise and they certainly will not be built if the need is not there.

Q Has there been an offer of a quarter of a million dollars to the club for the two acres?

A (Mal Hughes) No.

Q In connection with the opening up of high rise apartments on Austin and on this property in particular, I would ask the following questions:

1. I think it is bad to have high rise apartments, at least some parts, and it would be interesting to know what part of the Municipality is suitable for high rise.
2. Last year a general rezoning allowed apartments in certain areas of the Municipality while other areas were left out, now, what are you doing about them?
3. Schools and markets are reasonably close to this two acre application but there is a definite taxation on the ability of our sewers, sidewalks and services, what is the reason that this is being pressed and, in closing, I would recommend that whoever has this in mind are up their tree.

A (Mr. Buchanan) If I may be permitted to speak.

Chairman: Go ahead Mr. Buchanan.

The Planning Committee recommended this two acre rezoning to high rise although I would prefer personally a study of the whole area and the question of high rise be dealt with similarly to our apartment proposed zoned areas but Council has taken the application as a package application.

Q Are there any members of the Advisory Planning Commission, members of the Vancouver Golf and Country Club?

A Only Ald. Gilmore and Don Jackson, although some may use the facilities in a social way.

Ald. McKenzie: I would like to ask the Planner a question and if he cares to, would he explain the area south and west of the subject property that is designated high rise.

A The areas are shown on this map and projected on the screen. Commencing across the street and west with the Senior Citizens Home then on Sidney and Westview following through to Westview back of the Cariboo Trails Hotel.

Q Many of us moved to the District of Coquitlam as a residential area and now find they are running out of this classification.

Q (Mr. Tonn) I would like to ask the Planner if he is in favour of this application.

A (Mr. Buchanan) I think it is wrong by one area and should be considered as an over-all study but it is not in my hands, it is in that of the Advisory Planning Commission.

Q (Mr. Tonn) That is not an answer to my question. Is the Planner in favour of this application?

A (Ald. McKenzie) I feel that he has explained his position as "no" at the present time.

Q It seems obvious that all here are opposed to the rezoning but could Mr. Hughes answer why it seems correct in the minds of the Executive and the Club?

A (Mr. Hughes) I would again like to comment on the necessity of the Club in the order previously outlined, that this sale is contingent upon the proceeding with the plans and schemes presented.

Ratepayer: My opinion would be that we go to all high rise in the District of Coquitlam and do away with these three storey jobs.

Q (Stan Smith) I live on Sidney Avenue, off Austin, and would like to ask if those who are opposing this high rise would indicate they are living within the immediate area?

The Chairman called twice for those in favour of it.

Ratepayer: This is a parcel development, I would like to ask this Hearing if they would want it lost and houses with families in place of the present recreational program. I am opposed to our present type of apartments and favour a more desirable high rise construction.

Ratepayer: I will repeat, how can the Club finance with the story that they have given us.

A (Mr. Hughes) Allow me to read from the brochure how this is to be financed.

Mr. Hughes then read from the brochure.

Mr. Ken Matheson: Let us have the correct approach as presented and realize that it is necessary for the protection of the members in the interest of the Municipality.

Q I feel that there is definitely a need for protection by the ratepayers of the traffic and children due to the proposed high rise.

ITEM #3 - This was read by the Assistant Municipal Clerk regarding B.C. Golf Club application under "District of Coquitlam Zoning Amendment By-Law No. <sup>1739</sup> 1969", high rise in the 7.25 acres. <sub>1748</sub>

The Chairman asked for a show of hands in favour and again a show of hands of those opposed and then called upon those who had anything new to present at this time.

Mr. Clare presented his case in opposition:

1. If rezoned it is obvious that single family dwellings in the area would be devalued, although the land may go up.
2. About April of 1969 Blue Mountain and King Albert apartments were before a Public Hearing and it was stated that there would be no apartments built on the west side of Blue Mountain, therefore, this multiple family high rise should be turned down.

I don't think high rise should be considered when in a neighbourhood area of three storey frame apartments. If allowed to proceed, I wonder if Mr. Hughes would inform us who would do the building, who would own the property and who would reap the profit for it will be astronomical, possibly 700 to 800 apartments, while if sold singly, there would be 30 to 32 houses on this 7.2 acres. This latter approach of single family dwellings would have no objections from these ratepayers I represent.



4. There will be others in and around this general area that will be applying for high rise as soon as this is finalized.
5. The corner property at Austin and Blue Mountain has been repeatedly turned down and if the Club's application is granted, it would not look just correct.
6. The traffic pattern will alter shortly from high rise approval from inside and out on streets and sidewalks and I would draw to your attention the question of school shifts which was looked into and one reason why so many moved to the District of Coquitlam because of its high standard of education in this Province.

Q How about services to this area for the high rise apartments, will it be by the Club or developer or will it be local improvement with the residents in the area helping to share, and as I present this petition of seventy names, I would like to read what the feelings of these people are towards their views:

"We the undersigned, by signing this petition, do hereby oppose the three applications as hereinafter referred to by B.C. Golf Club Limited for zoning by-law amendments involving golf club property, which will be heard at a Public Hearing on Thursday, October 23rd, 1969 at 7.30 p. m.

Ald. Boileau: When a zoning takes place an agreement is attached and these restrictions can be put into this agreement.

A We wish to state to P-3 by itself, we are not against it, but Par 3 section we are afraid of.

Mr. Clare: The last point, there is no need for five high rise apartments.

Ald. Bewley: I haven't heard anything new than is usually stated at any other Public Hearing of this nature. I am on record as recommending a slow down on apartments, but I am quick to admit that we must have apartments and multiple dwellings to survive. I do not mean to saturate the area with multiple family dwellings but these services are needed when we realize that the average single family taxation is \$316 while the cost is \$327, it is clear that we need multiple family dwellings to offset the loss in single family services.

M. Hughes stated: That we don't intend to sell but will retain, build and operate, and I am agreeing that we do not need five high rise apartments now.

Mr. Clare: Why are you applying then?

Mr. Hughes: We have to meet the need and as a company plan for the future. The study for this commenced four years ago. At that time it was definitely premature. Now it is not.

Q If rezoning to high rise regardless if they are approved or not by the Council, we are in a position where we cannot do anything about it. The people live here and pay much more than the average taxes. What about the thousand cars coming out of Austin west of Blue Mountain when the high rise apartments are constructed. This will create a terrible problem and I have taken time to notify others such as Joyce Avenue of the problems facing our children where they are going to and from school without sidewalks on this street.

I cannot see how one access could be reasonable for such a volume of traffic and would suggest that an ounce of prevention is worth a pound of cure at this time and I urge you to respect the requests of the neighbours in this area and, in closing, would state that everything has its place and it's no comfort to a man with a boil on his nose.

Q What does the Planner look at in the study of these things anyhow?

Q I was present at an apartment zoning a short time ago in this Municipality and it received the approval of Council and it was subsequently rezoned but failed to proceed. Later, without our knowledge, a building was constructed which was considered to be a terrible structure. What guarantee do we have in this regard? The Blue Mountain apartment now at King Albert and Blue Mountain has a terrible parking problem and we would ask what is going to happen to the west side in regard to parking. Also, are you going to break down your policy and allow multiple family on the west side of Blue Mountain Street.

Mr. Rod Large, notary public and realtor, stated that he had lived in this Municipality for some time now and expressed his opinion as a realtor by stating that he was amazed at this proposal when it is the British Properties of Coquitlam and for one to think that this should be granted must be out of his mind. This is clearly spot zoning and the Planner stated that this would not be allowed, and since he made this statement many other spot zoning requests have been turned down while we have acres and acres of land and after spending \$50,000 for a plan it is hoped that our Council will follow the plan before them. Mr. Large then read from the proposed apartment zone letter that was circulated throughout the Municipality in 1967 and noted that the Golf Club was not on this for multiple family dwellings. He then gave the history of his looking for homes and moving in and out of the community. The word "confidence" was used in the late Mayor's letter and I want a straight answer to some of these questions as to where we are going. It is hoped that the mistakes we made can be rectified, but in regard to high rise, you approve of this and there is no backing out.

Bill Hughes summarized by stating:

1. I am in favour of the Golf Course rezoning providing there is protection to the residents as was requested here this night.
2. I don't like high rise and I know the problems that are facing both the Vancouver Golf Club and the Municipal Council, therefore, I am supporting the rezoning of Item 2, the two acres.
3. Seven years ago I moved to this Municipality and I assure you I would be ten times madder than those who have presented their petition tonight on the said 2.5 acres and I would not go for the high rise apartments in the third application.

Q If the Golf Club rezones to P-3 does this give the Par 3 course a carte blanche approval.

A (Chairman) Yes.

Ald. McKenzie: I wish to state that the Council would be able, in all its approvals and rezonings, to attach limitations such as required and mentioned tonight in regard to the Par 3 Golf Course and we must remember that zoning P-3 is Golf Course use.

A ratepayer, not identifying himself, stated that last night he had contacted Ald. Gilmore and Ald. Bewley and Ald. Gilmore stated that he would be derelict in his duties to his electors if he voted in regard to this matter. The ratepayer stated: "I maintain he is derelict if he didn't vote" as he admitted to me on the phone that he was opposed to the rezoning.

Ald. Gilmore then cleared himself by stating why he was not voting and it had reference to the Municipal Act. The ratepayer continued to state that Ald. Bewley stated he has a social membership relation with the Golf Club and would favour the recreational phase.

The Chairman asked that this not be brought into the question of rezoning when the ratepayer stated that he recommended that this be tabled for two months to let the incoming Council handle it. Mr. Ken Matheson stated that these people have enjoyed their location in relation to the Club and to the residential district that Mr. Large called the British Properties and again would remind them that a buffer zone had been offered and with the 1,100 members present at the Club there has been no traffic problem on Austin Avenue.

With all of the objections this night, no one has come forward as to how to keep the taxes down and maintain a decent level in their discussions.

A certain architect spoke and stated that he thought Bill Hughes' presentation was about correct and that he would go along with that. He also stated he had prepared a brief in connection with the five high rise apartments but quoted from the Enterprise as the Editor reviewed Mr. Buchanan's report on the proposed rezoning and they were told before the meeting that everything would have to be fought out as it was in a package deal.

Ald. McKenzie stated first that we ask that the Enterprise give full coverage to the story so that the ratepayers would know what it was about.

2. I trust that you will try and appreciate the position of Council in which we express concern as to the losing of this large recreational area.

3. A solution has to be found between seeing this property go to seven hundred homes with their families and problems or this total request before the Council now and it is the Council that will have to find a solution.

Q Is there any possibility that the Municipality could give assistance and leave the Club free to carry on as a Club.

A No way, the Assessor is not under the Municipality, but under Provincial standards and it is presently zoned as residential and would carry a residential value.

Q Would they not have to come to the Council for permission to subdivide?

A Yes.

Mal Hughes stated that they had put their cards on the table and should hope that it is not going to be a political issue in this Municipality.

Q Would the red line on the tax relief chart indicate available finances if the Golf Course were rezoned without the high rise?

A (M. Hughes) Yes. This is available funds from Golf Course rezoning and operation.

The Chairman then declared discussion ended as to Item #3.

Ald. Gilmore returned to the Chair and called for Item #4, By-Law No. 1501 which was read by the Assistant Clerk.

ITEM #4 - "The District of Coquitlam Zoning Amendment By-Law No. 1501, 1967" rezoning property situated at 810 Ingersoll Avenue to R-2 for purposes of Duplex Development.

In answer to the question of there were any of those in opposition, there being none, the Chairman called for Item #5.

ITEM #5 - "The District of Coquitlam Zoning Amendment By-Law No. 1719, 1969" to rezone property situated at 515, 517 and 523 Blue Mountain Street to Residential Multiple Family (RM-2) for purposes of Apartment Development.

A ratepayer across the street who had spoken before again made her position clear that this request was before the Public Hearing and it was found that it should consist of four lots and not three.

A gentleman stated that he would like his letter to the Aldermen in regard to the Blue Mountain - King Albert Apartments to apply to this application in which the Chairman stated that it would be considered. Ald. Boileau explained the agreement method and would recognize the question of parking which was already indicated in regard to the Blue Mountain Apartments above it and that Council were sympathetic to the complaint and would take it under advisement.

Ald. McKenzie stated that this was before a Public Hearing a short time ago and that the Council had asked the two parties, being the store owner and the developer, to get together to see if the four lots could be combined but only to find that this had not taken place and the matter was again brought before a Public Hearing after steps were taken to bring the parties together.

Ald. Butler spoke and asked Ald. McKenzie to answer certain questions as to the meeting with the party and Ald. McKenzie made the matter quite clear that in his office of Acting Mayor a meeting took place but the developer was not present.

Q Without the developer, as applicant, present do we assume that he has abandoned his application?

A (Chairman) No, not necessarily.

Ratepayer: We deplore the method that apartments use, where parking fees are charged over and above the rent of the suite.

No further discussion and the Chairman called for Item #6.

ITEM #6 - "The District of Coquitlam Zoning Amendment By-Law No. 1741, 1969" property situated in the 2200 block Portage Avenue be rezoned from Special Institutional (P-2) to Residential Low Density (R-1) for Single Family Residential Development.

There being no opposition the Chairman called for Item #7.

ITEM #7 - "The District of Coquitlam Zoning Amendment By-Law No. 1742, 1969" to rezone property situated at 3489 Victoria Drive to Small Holdings (RS-2) to allow the locating of a Dog Kennel.

A speaker on behalf of the ratepayers expressed the opinion of the Planner as to the need of a master plan and what remarks would he have to give in regard to the existing kennel in Township 40.

A (Mr. Buchanan) I would state that there is no master plan existing for kennels and in this case which was pre-dated to 1965. It would appear that the S.P.C.A. issued the original permit and now that the owner wishes to sell his property, the issue has been brought up. This is basically a one acre small holdings area which eventually will become residential.

A lady giving her address as 3466 Gislason Avenue stated that the noise of these dogs was terrible and at times they were not able to bear it.

Mrs. Hartwig, 3497 Victoria Drive, advised the Council that this area was not one acre but a little under one acre and that Mr. Durling has never obtained a building permit for his kennels. The neighbourhood feels that this is a depreciating value to their property. Another lady giving her address as 3446 Victoria Drive stated that they would have no objections for Mr. Durling to operate but when he sells this will go into another party's hands and the operation may be increased and become more undesirable.

A solicitor representing Mr. Durling by the name of Mr. McEwan stated that the license first was issued in 1966 by the License Inspector and the following year he, on behalf of Mr. Durling, attended the Municipal Hall and was informed by Mr. Morgan that this was zoned Small Holdings and met the requirements of the S. P. C. A.

The situation now prevails whereby the owner will lose \$5,000 that he has spent on the property because of improper information.

The Solicitor advised Council that the lady complaining about not having a permit should remember that her husband was the one who built the kennels and should have advised the owner or secured a permit himself at the time that he was engaged.

In summary, it was unfortunate that Mr. Durling will be throwing away his investment all because of an official action.

Mr. Hartwig, 3475 Burke Mountain Road, stated that there was not enough land for the suggested use of a kennel and it made the creek or stream flowing through this property unfit for cattle anymore.

There being no more discussion, the Chairman called for Item #8.

ITEM #8 - "The District of Coquitlam Zoning Amendment By-Law No. 1743, 1969" in that of a 25 foot strip being rezoned from Duplex to Commercial to consolidate with the former McPhail Store. (Property situated at 772 Clarke Road.)

Mr. Frank Smith represented General Foods and stated that his purpose was to apply for this rezoning to permit the establishment of a Chef Burger Restaurant with the expenditure of \$100,000 on the building to seat one hundred people and, for convenience, air conditioned. There was much discussion as to the proposed access, dedication and the development of the property to the east.

This was answered by the Planner and in the end they agreed to visit the Planner's office to find out how the proposed development would take place.

Mr. Smith then stated that there would be parking space for 45 cars and that the operation would be a restaurant and not a drive in, which was confirmed by the Planner in the zoning regulations for this property. Mr. Smith again stated that they would be pleased to dedicate and to meet the arrangements by agreement with the Council at the time approval was granted. Mrs. King, formerly Mrs. McPhail, asked what position this leaves her in, in connection with the Burger Chef rezoning.

The Chairman then stated that this matter would come before the next Council Meeting on Tuesday, October 28th, at which time Council will bring down a decision as to proceed with the rezoning.

ITEM #9 - "The District of Coquitlam Zoning Amendment By-Law No. 1744, 1969" to rezone 519, 521 and 525 Cottonwood Avenue, 500 Clarke, to C-2 for purposes of Commercial Development.

The Chairman called for any opposition and there being none they proceeded to Item #10.

ITEM #10- "The District of Coquitlam Zoning Amendment By-Law No. 1745, 1969" to rezone property situated on Como Lake east of Baker Drive to Civic Institutional (P-1) for purposes of establishing a School.

There being no opposition, the Chairman called for Item #11.

ITEM #11 - "The District of Coquitlam Zoning Amendment By-Law No. 1746, 1969" to rezone property situated south of Cape Horn Avenue to Special Industrial (M-3).

Mr. Lawrence spoke for the Columbia Bitulithic Ltd. and presented a brief signed by Mr. G. Zacharias, President of Columbia Bitulithic Limited, which laid out the history of their application.

Following the statements of certain members, Mr. Jenkins, the Engineer, stated there was a Pickton property drain system being installed and there is no intention of increasing their operation.

A ratepayer stated that it is his opinion that the following problems were facing the Company and should be taken into consideration before any permission is granted the Company to enlarge their operations:

1. Pollution.
2. Trucks and weight of trucks on roadways.
3. Diversion of a creek.
4. Not practical for residential area.
5. Access to the highway and to draw to the attention of Council that in no way has this property proved a benefit to the community.

Mrs. Arthur of the Mathewson Ratepayers Association presented a brief on behalf of her people and endeavoured to refute some of Mr. Lawrence's statements in his brief.

Mr. Ivens stated that this was a beautiful area until this Plant had come and now it was ruined.

Mrs. Norris drew to the attention of the Council, some of whom were on the Council when the first Public Hearing was held, and Mr. Zacharias stated that the operation would be odorless and this Mr. Zacharias cannot substantiate. Mrs. Norris went on to state she had asked Mr. Zacharias if he would live in the area and he had stated no. The operation does not observe the by-law and the gentleman stated that their operation was intended to be on a long term basis and then later stated contemplation of moving.

Another ratepayer stated he had lived in this area that is now being rezoned and would like to know if it is possible that by the rezoning he will lose out entirely.

A (Mr. Buchanan) No. M-3 will zone the property so that this industry must operate within buildings or warehouses. Owners should not have fears that they will be injured in this regard.

A ratepayer at 2399 Cape Horn Avenue stated that this was a bog, mosquito infested area and the ratepayers are tired of being neglected or bullied by way of planning or zoning such as given the Monssen Company Plant to the neighbourhood.

A ratepayer at 2376 Cape Horn asked the question of what method Council used to notify the ratepayers and indicated that they should be notified by registered letter.

The Chairman then informed the meeting that this was being taken care of over and above the requirements of the Municipal Act by supplying a letter notifying ratepayers bordering the property of the intended rezoning.

Mrs. McMichael read a petition in which she brought up the question of a release in the Coquitlam Herald that a collective road in the future would be constructed.

Mr. Buchanan replied that he knew of no such article and quoted from the Traffic Study in which the said road was considered a future arterial street from Coleman to Essondale boundary.

Mr. Ivens asked the Company if it would be possible to get a filter on top of that stack to keep down the dust settlings.

The Engineer, Mr. Jenkins, replied that there is an installation and that the waste from the stack meets the standards for an industrial area. Another lady stated she had bought on Mathewson Road and endeavoured to paint her summer home and found that it was impossible so she sold it.



The Chairman asked Mr. Lawrence if he would require a rebuttal and in doing so he stated that all legitimate complaints would be heard by the company and they would endeavour to meet same. If this property were rezoned the Company would be a non-conforming use and it is hoped that it would be left at its present zoning as long as the Company hold it and which an atmosphere of co-operation to alleviate all nuisances would be entered into.

Mrs. Larsen of Cape Horn Avenue stated that her beautiful property is now ruined by the dust and the noise which made it very depreciated holdings.

The Chairman then called for Item #12.

ITEM #12 - "The District of Coquitlam Zoning Amendment By-Law No. 1747, 1969", a by-law to amend the Fencing By-Law No. 1629.

The Chairman asked if there were any opposing, there being none, one question was presented.

Q Can I have a hedge instead of a fence without any restrictions?

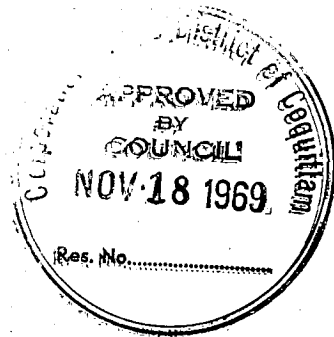
A Yes, provided it is not obstructing view on corner lots.

MOVED BY ALD. GAMACHE  
SECONDED BY ALD. MCKENZIE:

That the Public Hearing adjourn. 12.15 a. m.

CARRIED

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CHAIRMAN



PUBLIC HEARING MINUTES

Monday, November 10th., 1969,  
630 Poirier Street,  
Coquitlam, B.C. 10.00 p.m.

A Public Hearing was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Monday November 10th., 1969 at 10.00 p.m., following a previous meeting that encroached upon the time advertised.

All Members of Council were present, save Alderman Boileau, with the following members of staff present : Municipal Manager, Municipal Clerk, Planning Director and Solicitor.

MOVED BY ALDERMAN BUTLER  
SECONDED BY ALDERMAN BEWLEY :

That Acting Mayor J. Gilmore act as Chairman of the Hearing,  
and the Secretary be the Municipal Clerk.

CARRIED

A communication from H. Overland was read, opposing the application to re-zone by J. Cewe Ltd., as shown in Clauses #1 and #2 of By-Law 1754.

Mr. Johnson, representing J. Cewe Ltd., clearly stated that the re-zoning would make it possible for the completion of their service building, so that repairs could be made to their ninety-seven pieces of equipment which effect the working day of one hundred and ninety-four men.

The question of design panel was introduced and the solicitor stated that he would recommend we treat the letter of Mr. Overland as a judicial matter.

The Manager then recommended that in the interests of saving time that the Public Hearing be now adjourned to a further date.

Mr. Johnson referred to his discussions with Mr. Buchanan and felt that the Council were elected to administer this Municipality and could take the recommendations of Mr. Buchanan and it is hoped that Council could resolve the matter in the very near future.

MOVED BY ALDERMAN BUTLER  
SECONDED BY ALDERMAN GAMACHE :

That this meeting adjourn for one week until 7.00 p.m. Tuesday November 18th., 1969.

CARRIED

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CHAIRMAN

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PUBLIC HEARING MINUTES

November 18th., 1969.

A postponed meeting of the Public Hearing was held in the Howe Room of the Social Recreation Centre on Tuesday, November 18th., 1969 at 7:00 p.m., with all members of Council present including the Manager, Planning Director, Engineering Supervisor and the Municipal Clerk.

The matter before the Public Hearing was the proposed zoning Amendment By-Law No. 1754 re-defining the zoning boundary of property on Pipeline Road owned by Jack Cewe Ltd..

Communication received at the last Public Hearing, Monday November 10th., 1969 from H. Overland was considered a judicial matter and upon recommendation Council adjourned the hearing to allow communication with Mr. Overland by the Planning Department as follows :

To : H. & W.M. Overland  
R.R. #1,  
Port Coquitlam, B.C.

From : Planning Dept..  
November 13th., 1969.

Dear Mr. & Mrs. Overland:

Re : Proposed Zoning Amendment By-Law No. 1754

I write in answer to your letter which was read out at the public hearing of November 10th., 1969. This hearing was adjourned until 7:00 p.m. on November 18th., 1969 at the Social Recreation Centre at which you could be present.

The proposed by-law takes in the land indicated on the attached copy of an explanatory plan by G.E. McLaren, Land Surveyor, dated September 3rd., 1969. I understand that your land is "Part L.S.14, West of Coquitlam River" indicated on the plan. You are correct in your letter that the area would accommodate the service building for the repair of trucks owned by Jack Cewe Ltd.. The Company evidently intends to almost double the size of the existing building.

I trust that this answers your request for information as to the purpose of the proposed zoning change.

Yours truly,

Signed : D.M. Buchanan,  
Planning Director.

DMB:do  
Att:  
C.C. Mr. R.A. LeClair, Manager.

Under date of November 17th., 1969 the following letter received by the Planning Department was read to the Public Hearing over the signature of Mr. & Mrs. H. Overland.

Public Hearing Minutes - cont'd -

November 18th., 1969.

To : Corporation of the District of Coquitlam,  
1111 Brunette Avenue,  
Coquitlam, B.C.

November 17th., 1969.

Attention : Planning Department

Dear Sirs:

re : Proposed Zoning Amendment By-Law No. 1754

I am writing this letter to protest the proposed zoning amendment as I am of the opinion that the character of this land and the surrounding land will be changed from the present zoning of small holdings to commercial industrial nature and including my property.

The character of the land has already changed by reason of the use put to it by Jack Cewe Ltd., in contravention of the By-Law of the Municipality and his application will not merely justify the former actions of Jack Cewe Ltd., but will further deteriorate the small holdings aspect of the surrounding lands. Unfortunately I am working afternoon shift and unable to attend the meeting to be held on the 18th day of November, 1969, so I have to write rather than attend in person to put forth my views.

I wish to state that I was owner of this land until Jack Cewe Ltd., obtained a lease and option in 1965 and until that time there had been no stock piling of gravel on the land and therefore any stock piling since that time has been in contravention by Jack Cewe Ltd., of the pre-existing by-law. I am informed that Jack Cewe Ltd., take the position that they were stock piling gravel on that land before the by-law came into existence but this is not so, as no gravel had been stock piled on my property until 1965 and which property I subsequently sold to Jack Cewe Ltd.,

The property remaining is properly being used as a small holding by me and should this rezoning by Jack Cewe Ltd. be successful, I would be unable to ever obtain the purchase of my property for use as a small holding except by Jack Cewe Ltd..

We wish to remain on the property that we have owned for 13 years but our rural environment has been ruined by Jack Cewe Ltd's commercial Enterprise.

Yours truly,

Signed : "Mr. & Mrs. H. Overland".

MOVED BY ALDERMAN BUTLER  
SECONDED BY ALDERMAN BOILEAU:

That the Hearing adjourn.

7.15 p.m..

CARRIED.

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CHAIRMAN