

Public Hearing

Monday, March 15th, 1965.



PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C., on Monday, March 15th, 1965, at 7:30 p. m., to deal with the following clauses.

Moved by Co. Filiatrault seconded by Co. Boileau:  
That His Worship Reeve Christmas act as Chairman and the Clerk act as Secretary to the hearing.

Carried.

Clause 1. The question of Light Industrial between Pitt River Road (now known as Cape Horn Avenue) and the Lougheed Highway rezoning to Light Industrial as covered by draft By-Law No. 1254, was discussed and the Reeve handed to the representatives a copy of draft By-Law No. 1254 for their study.

Clause 2. That the application of P. B. Richards to rezone the N. 1/2 3, D. L. 111, Plan 3137 on the west side of Glenholme to Residential Medium Density for duplex use was strongly opposed by ratepayers as they had stated that there should be ground area for playground purposes and presented a petition of some 47 names opposing the development.

Co. Clarke asked for contour report of the road while Co. Boileau pointed out that a check would be made in regard to the fire hazard to the rear of these properties.

Clause 3. Rezoning to Residential Medium Density Lot 3, Block B of 1, D. L. 364, Plan 17482 opposite the Como Lake Hospital. No representation for or against.

Clause 4. Lot 3, D. L. 47, Plan 9499 at Schoolhouse and Brunette rezoning to RM 2. No representation for or against.

Clause 5. Zoning requirements for multiple family zones was discussed and Council felt that more than amending the commercial section would be involved and should be set aside to study further.

Clause 6. That Lots 20 & 21, Block 9, D. L. 378, Plan 2695A be rezoned to Industrial. This property is owned by Russell & Aitken Construction representing parcels on Greene Road east of Como Lake Avenue, and although there was no opposition, Co. Boileau stated that it was in error as classified "Low Density" as it should be Small Holdings and that he would oppose on the location of the property for this purpose.

Clause 7. That Lots 1 - 21 inclusive, Block 8, D. L. 381 be rezoned to Service Commercial to permit O. K. Tire Store Ltd., 518 Clarke Road, to establish a warehouse and store in this area. No representation for or against.

Clause 8. Lot 2, Blk. 2, D. L. 381, Plan 5762 at 1070 Westwood Street, be rezoned from Agriculture to Trailer Court. No representation for or against.

Clause 9. That the Chadwick property south of the C. P. R. and the intersection to Port Coquitlam of the Lougheed Highway described as D. L. 378, Plan 15638A, be rezoned to Industrial for Gravel Processing, was opposed from a resident of Vancouver only.

Monday, March 15th, 1965, continued.

Clause 10. Property east of the Como Lake Village rezoned to Residential Low Density brought a considerable amount of comments from the residents in the area and Council requested the plans of Mr. Clary in regard to his subdivision.

Clause 11. Application to rezone Ptn. Lot 8, D.L. 238, Plan 2317 east of Coronation Park to Residential Low Density had no opposition.

Clause 12. 18 acres zoned for gravel purpose removal by Deeks-McBride being the S.E. 1/4, Sec. 23, Twp. 39, had no opposition.

Clause 13. Bent's Service Station on Ridgeway described as Lot 260, Blk. 21-30, D.L. 356, Plan 1714 to conform to present service commercial use, had no opposition.

Clause 14. The N.E. corner of Gatensbury and Como Lake Avenue described as Blk. 1, D.L. 369, Plan 3632, be rezoned for commercial for a community store received considerable opposition and the Council asked that this be further studied by the Chinese Community Association at one of their meetings.

Clause 15. Trapp Motors Ltd. application to utilize the old gravel pit on North Road for service commercial car sales establishment, received some question but no opposition.

Further to the Hearing, the following clauses were also considered.

Clause 1. Rezoning King Albert Avenue from Gatensbury to Blue Mountain to RM 2, received considerable question by delegates on the question of taxation and other matters.

Clause 2. That 211 Allard Street be rezoned for Institutional use, received no opposition.

Clause 3. Rezoning of Robinson at Clarke Road for restaurant-drive-in use, was tabled for further study asking for (1) measurement of property, and (2) classification in view of no car hop service.

Clause 4. 1144 Austin Avenue office, received no opposition but applicant spoke and stated that it would be used for equipment storage. Co. Clarke suggested that a check be made of zoning use in light of parking and storing of equipment.

Clause 5. Rezoning of North Road at Foster to conform with previous zoning for RM 3 along the North Road and suitable garden apartments at the rear. No opposition was registered.

Clause 6. Discovered to be a duplication of Clause 12 of the previous notice for Deeks-McBride rezoning 18 acres.

Clause 7. Chamber of Commerce requested for certain small parcels along the Highway east of North Road for sign purposes, received no opposition when stated that this was now before the Provincial Government for their approval.

Clause 8 & 9. Representing By-Law Nos. 1253 & 1254 amendment by-laws to Commercial, General Commercial, General Industrial and Light Industrial.

Moved by Co. Clarke seconded by Co. Filiatrault:  
That the meeting adjourn.

Carried.

.....CHAIRMAN

Tuesday, May 4th, 1965

PUBLIC HEARING



A Public Hearing was held in the Council Chambers on Tuesday, May 4th, 1965 at 7:30 p. m.

Moved by Co. Filiatrault, seconded by Co. Vallance:

That His Worship Reeve Christmas act as Chairman to the Hearing and the Clerk act as Secretary.

Carried

Clause 1. That the application of Z-315 to rezone Lot A of 9, Block 4, D. L. 106 to "Multiple Family 3" at the corner of Clarke and Thompson and finding that this area had not progressed, the Council had asked that this be re-considered and perhaps rezoned back to "Residential Medium Density". Co. Gamache reported that he had received a phone call from Wolfe Construction Co. where they had asked that this remain the same and he would appear at the next Council meeting to support his claim. It was deemed wise by Council that this application be tabled until the next Public Hearing.

Clause 2. Clause 2 of the Hearing representing application Z-289 of Mr. Bouregard and the rezoning to "Commercial" was now deemed wise to rezone back to "Residential Low Density".

Clause 3. Mr. Wilson's property Lot 13, Block 17, D. L. 9, Plan 7776 be rezoned from "Residential Medium Density" to apartment use "Multiple Family II" situate at 721 North Road. There being no opposition to this request the Council tabled the matter.

Clause 4. The rezoning back of D. L. 3 which part of Legal Subdivision 7 and Legal Subdivision 10, Twp. 39 from "Gravel Pit Use" to Small Holdings was considered by Council at this Hearing.

Moved by Co. Filiatrault, seconded by Co. Boileau:

That the Hearing adjourn.

Carried

..... CHAIRMAN

Wednesday, June 23rd, 1965.

PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C., on Wednesday, June 23rd, 1965, at 7:00 p. m., with all members of the Council present save Co. Boileau.

Moved by Co. Clarke seconded by Co. Gamache:  
That His Worship Reeve Christmas act as Chairmain and that the Acting Clerk act as Secretary to the hearing.

Carried.

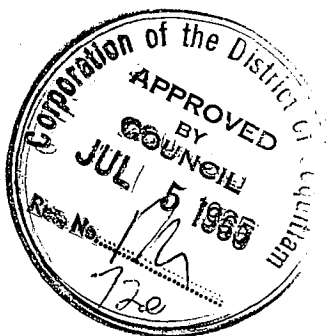
The Secretary then tabled for the hearing, the notice of the Public Hearing published and posted.

Clause 1. That Lot 2, Blk. 8, D. L. 46, Plan 2624 and Lot B, Blks. 1 & 2, Blk. 8, D. L. 46, Plan 8353, located at the northeast corner of Laval Street and Brunette Avenue, be rezoned from Multiple Family I to Multiple Family II for a 20-suite apartment block.

No delegations appeared either in favour or in opposition to the rezoning in question.

Moved by Clarke seconded by Co. Gamache:  
That the hearing adjourn.

Carried.



..... CHAIRMAN

Monday, August 23rd, 1965.

PUBLIC HEARING



A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C., on Monday, August 23rd, 1965 at 7:30 p. m. with all members of Council present save Co. J. P. Clarke.

Moved by Co. Butler, seconded by Co. Filiatrault:

- That Reeve Christmas act as Chairman.

Carried

Moved by Co. Boileau, seconded by Co. Filiatrault:

That F. L. Pobst, Municipal Clerk, be Secretary.

Carried

Clause 1. That a portion of Lot 1, Plan 14541 and Parcel "A", Explanatory Plan 14718 of D. L. 5, Group 1, N. W. D. at Brookmere and North Road be rezoned from R1 to RM3. His Worship reported 97 names on three petitions registered against the rezoning of Clause 1. Many members of the assembly were allowed to speak. Some of the addresses were 510 Appian Way, 567 Cochrane Avenue and 514 & 516 Cochrane Avenue. Question of roads and services was discussed. The increased demand on schools and parks.

The builder was then asked to explain some of the phases of the building and he stated that their firm had met the requirements of the by-laws of the municipality and that the reason why this property was chosen rather than further north on North Road, as being owned by the builder while the land further north is now priced out of reason for high rise apartments.

Reeve Christmas explained that <sup>at</sup> a future meeting the report of this Hearing and the personal visit of Councilmen to the site would be used in deciding whether the property should be rezoned or not.

Clause 2. That Lots 1 & 2 of West 1/2 of Blk. 1, D. L. 358, Plan 12710 being located on the North-east corner of Poirier Street and Austin Avenue be rezoned from Residential Low Density (R1) to Service Station Commercial (SS1). There being no opposition against this rezoning, the lady two doors from the corner rose and spoke in favour of the rezoning and the building of the service station. She asked that Council consider high rise in her area to improve values and remove some of the eyesores.

Clause 3. That Lot 1, Blk. 5, D. L. 112, Plan 10800 located on the East side of Mundy Street, north of Paradise Avenue, be rezoned from Residential Low Density to Residential Medium Density for a side-by-side duplex. No one spoke for or against the rezoning.

Clause 4. That Lot 4 of Lot 3, D. L. 3 etc., Plan 15812 and the Rem. of the East portion of Lot 3, D. L. 3, Plan 874 located at the rear of the Cariboo Trail Shopping Centre be rezoned from Commercial to Multiple Family III (RM III). The Reeve explained how this was formerly approved as Commercial High Rise and allowed to expire, following which the zoning classifications have now been changed and now the owners wish to proceed on the project.

Clause 5. Rezoning Industrial to General Industrial and Service Industrial. Zoning of By-Law No. 1254 creating General Industrial and Service Industrial zone was explained and there was no objections.

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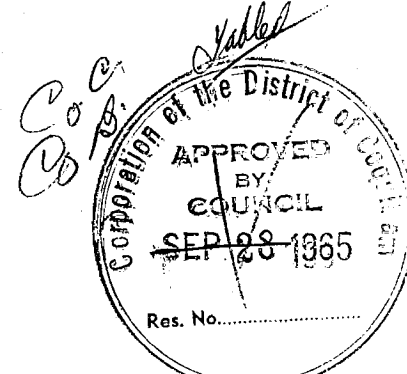
Monday, August 23rd, 1965 continued.

Moved by Co. Butler, seconded by Co. Boileau:  
That the Public Hearing adjourn.

Carried

..... CHAIRMAN

Tuesday, August 31st, 1965



PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C., on Tuesday, August 31st, 1965 at 7:30 p. m. with all members of the Council present save Co. Gamache:

Moved by Co. Filiatrault, seconded by Co. Vallance:

That His Worship Reeve Christmas act as Chairman and that the Municipal Clerk act as Secretary of the Hearing.

Carried

Clause 1. That Lot "A" of Lot 9, Blk. 4, D. L. 106, Explanatory Plan 11092; and Rem. of Lot 9, Blk. 4, D. L. 106, Plan 5930; Lot 10, Blk. 4, D. L. 106, Plan 5930; and Rem. of Lot 8, Blk. 4, D. L. 106, Plan 5930 at the corner of Thompson and Clarke Road, which was rezoned to Multiple Family III in January, 1964, be rezoned back to Residential Medium Density.

No objections or representations for or against.

Clause 2. That 1.0 acre portion of Blk. 21, D. L. 357, Plan 1017 located at the South-east corner of King Albert Avenue and Gatensbury Street be rezoned from Low Density to Residential Medium Density.

No objections or oppositions raised.

Clause 3. That Lot 1, West 1/2 of Blk. 1, south 15 chains of D. L. 369, Plan 6352, being located on the North-east corner of Gatensbury Street and Como Lake Avenue, be rezoned from Residential Medium Density (R2) to Multiple Family II, (RMII) for purpose of an apartment building.

No opposition to this request to rezone to RMII.

Clause 4. That Lot "E", Blk. 27, D. L. 3 etc., Plan 2150 being located on the south side of Rochester Avenue and east of North Road, be rezoned from Multiple Family I to Multiple Family II.

The Engineer reported that this was bringing the <sup>approved</sup> use in line with our present amended Zoning By-Law. There were no objections for or against.

Clause 5. That Lots 1 & 2, Blk. 1, D. L. 363, Group 1, Plan 20092 located at the South-east corner of Poirier Street and Como Lake Avenue be rezoned from RI to Service Station Residential (SSI).

Representation by the B. A. Oil Company with an artist's sketch showing the residential type of service station designing for this area was received by Council.

There were no objections or opposition to this request.

Clause 6. By-Law No. 1284 - Site area per dwelling. No objections.

Clause 7. By-Law No. 1285 - Building, accessory, home occupation, and sideyard regulations. No objections.

Clause 8. The rezoning of portion of the East 1/2 of D. L. 381, Sketch 20874 from



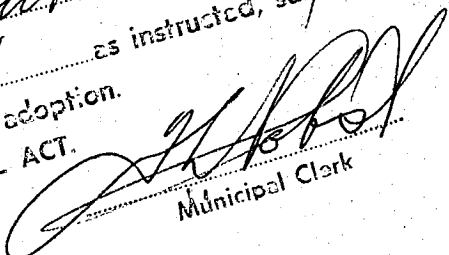
Tuesday, August 31st, 1965 (cont'd.)

Small Holding to General Industrial (M1), being located on the Lougheed Highway.

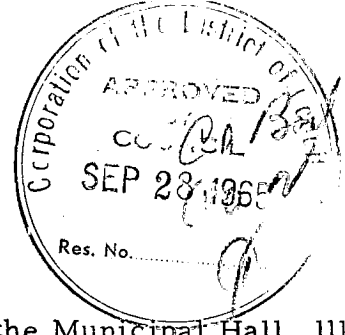
Moved by Co. Boileau, seconded by Co. Filiatrault:

That due to further advertising in the "Coquitlam Herald" and the enlargement of the area involved to include the acre to the south of the original parcel, that the matter be adjourned to a special hearing at 7:00 p.m., Tuesday, September 7th.

Carried

I hereby certify that I have recorded the above  
minutes of Public Hearing  
Aug 31 as instructed, subject ..... CHAIRMAN  
to amendments and adoption.  
SEC. 174 MUNICIPAL ACT.  
  
Municipal Clerk

Tuesday, September 7th, 1965



PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C. on September 7th, 1965 at 7:00 p. m.

Moved by Co. Clarke, seconded by Co. Boileau:

That a Public Hearing adjourned from August 31st, 1965 convene with the Reeve in the Chair and the Clerk as Secretary.

Carried

The proposed rezoning of Parcel "M" of the East 1/2 of D. L. 381, Plan 20874F located at 970 and 980 Pipeline Road and Parcel 1, East 1/2 of D. L. 381, Plan 9706 located at 3061 Dewdney Trunk Road from Small Holdings to General Industrial (M1) was called and there being no opposition

Moved by Co. Clarke, seconded by Co. Butler:

That the Hearing adjourn.

..... CHAIRMAN

Tuesday, September 14th, 1965

PUBLIC HEARING



A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B.C. on Tuesday, September 14th, 1965 at 7:20 p.m.

Moved by Co. Filiatrault, seconded by Co. Boileau:  
That His Worship Reeve Christmas act as Chairman and the Clerk act as Secretary to this Hearing.

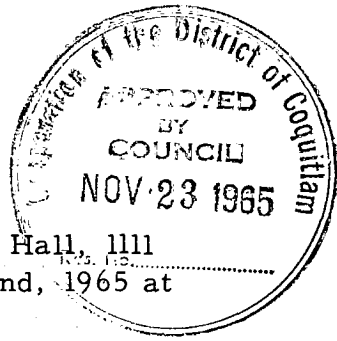
Carried

The property in question being Lots 1 & 2 of Pt. of Blk. 21, D.L. 357 to be rezoned from RI to RMII. There appeared no one in opposition and upon answering two or three questions by Mr. A. Bryan, agent for Cloverdale Securities. The Councillors asked for a by-law draft to be presented to Council.  
Moved by Co. Filiatrault, seconded by Co. Boileau:  
That the Hearing adjourn.

..... CHAIRMAN

Tuesday, November 2nd, 1965

PUBLIC HEARING



A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C. on Tuesday, November 2nd, 1965 at 7:00 p. m. to hear the following.

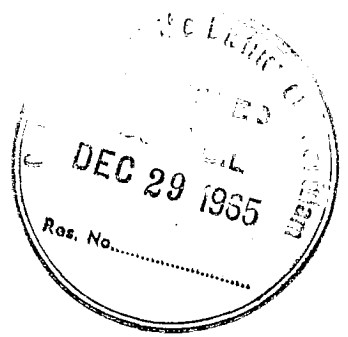
1. Rezoning of Lots 2 & 3, Blk. 36, D. L. 3 etc., Plan 6643 situated at Lougheed Highway and Alderson from Commercial to Service Commercial. There being no opposition, the letter from Bell-Irving Ltd., supporting the application for the use of this property by Hi-Way Transport Ltd., was read, enclosing a petition of many names in the vicinity, all in favour of this usage.
2. By-Law 1309 establishing a zone for the classifying of premises licensed under the provisions of the Social Assistance Act for boarding houses, private kindergartens, summer camps and group day care. There being no opposition, the Council considered the use of such zoning as the answer to the problem of density of such cases and uses.

Moved by Co. Filiatrault, seconded by Co. Clark:  
That the Hearing adjourn.

Carried

.....CHAIRMAN

Tuesday, December 14th, 1965



PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C. on Tuesday, December 14th, 1965 at 7:15 p. m. All members of Council were present save Councillors Filiatrault, Boileau and Butler.

Moved by Co. Clarke, seconded by Co. Gamache:

That His Worship Reeve Christmas act as Chairman and R. A. LeClair act as Secretary.

Carried

Clause 1. That Lot 43 of the South part of Blk. "D", D. L. 383, Plan 6408, lying South of the Highway on Plan 12019, located near Maurie's Service, 2780 Barnet Highway, Port Coquitlam, be rezoned from Commercial to Service Commercial for a marina.

There was no one present at the Hearing to complain about the proposed rezoning under that clause.

Clause 2. That Lot 2, Blk. 18, D. L. 357, Plan 14021 known as 1407 King Albert Avenue, be rezoned from Residential Low Density to Residential Medium Density.

No one appeared at the Hearing to complain of the proposed rezoning according to this clause.

Moved by Co. Vallance, seconded by Co. Clarke:

That the Hearing adjourn.

Carried

..... CHAIRMAN