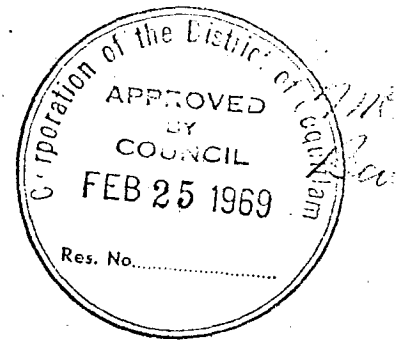


Committee of the Whole



COMMITTEE OF THE WHOLE

February 4th, 1969
630 Poirier Street
Coquitlam, B.C.

Following the meeting of the Committee of the Whole held in the Social Recreation Centre on February 4th after the Council Meeting, in camera, His Worship Mayor Christmas called the meeting to order.

The Manager reported on the first meeting of the Bargaining Committee negotiating with the Firemen's Union No. 1782. It was agreed between the two parties that no press releases would be given until the bargaining is completed.

Full disclosure was made by representatives meeting with officials of the Corporation of the District of Fraser Mills and the Deputy Minister of Municipal Affairs.

The agreement between Tadanac and Trail was discussed and the method the Department of Municipal Affairs has prepared to follow with variations was made known to both sides of the table. The conclusion was that no compulsion would be involved with regard to the proposed merger of the two municipalities.

A meeting had been held between His Worship and the Manager with officials from the Port Moody Council with reference to Columbia Stage Lines and future negotiations with B.C. Hydro transportation.

A report was given by Alderman Bewley on the Vancouver-Fraser Park District where an increase of 1/2 mill was voted down 14 to 28 of the 40 votes. It will therefore remain at 1/4 mill for 1969.

Moved by Ald. Gilmore, seconded by Ald. Bewley:

That the meeting of the Committee of the Whole be adjourned.

CARRIED

.....CHAIRMAN

Thursday, April 17th, 1969



COMMITTEE OF THE WHOLE

Meeting of The Committee of the Whole was held in the Howe Room, Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Thursday, April 17th, 1969 at 7:30 p.m. His Worship Mayor L.J. Christmas called the meeting to order with Ald. McKenzie, Ald. Boileau and Ald. Gilmore present, along with the Manager, Engineering Supervisor, Treasurer, Engineer's Assistant and Clerk.

A study of the Fire Department budget was initiated and the following changes authorized.

1. That the five new men added to the paid Fire Department could not commence much before May 15th and would adjust the salary picture by \$1,000.
2. A new transmitter base was very badly needed and it was agreed that this would be purchased as soon as the whole budget was approved.

A study of the municipal rental rates ended with the Engineering Supervisor requested to compare rates with commercial rates and make such recommendation as he feels needful.

The Treasurer agreed to secure a copy of the Assessor's report for the next meeting on budget study, showing the breakdown of assessments for different classifications.

A street light was requested opposite the store at Glen Drive and Woodland Street. This was noted by the Engineering Supervisor.

MOVED BY ALD. GILMORE,
SECONDED BY ALD. BOILEAU:

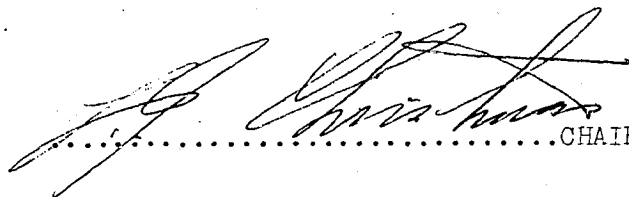
That notification to Coquitlam borrowers of the Open Shelf Library service from Victoria be considered and our request to the Director for an extension to December 31st, 1969 due to the late opening of our own service.

Carried

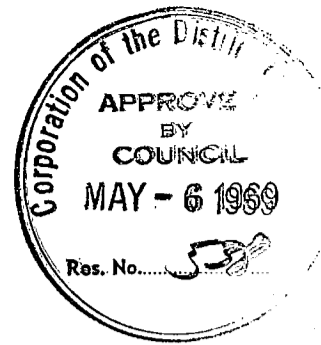
MOVED BY ALD. BOILEAU,
SECONDED BY ALD. GILMORE:

That the meeting adjourn.

Carried


.....CHAIRMAN

COMMITTEE OF THE WHOLE



Monday, April 21st, 1969
Municipal Hall

A meeting of Council sitting as a Committee of the Whole convened in the Conference Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, April 21st, 1969 at 7:30 p.m.

All members of Council were present with the exception of the Mayor. Also present were: Mr. R. A. LeClair, Municipal Manager; Mr. D. M. Buchanan, Municipal Planner; Mr. H. F. Hockey, Engineering Supervisor and Mr. T. Klassen, Assistant Municipal Clerk.

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

That Ald. Gamache act as Chairman for the meeting.

Carried

Ald. McKenzie stated that he felt the main purpose of the meeting was to find what common ground existed between Aldermen on the type of development to be allowed in the east end of the Municipality. He felt that Council should attempt to come up with a policy to which they could all agree for the type of zoning which would be allowed.

Ald. Boileau felt that the main issue was whether or not the Municipality was running short of land in the west end for development and is there a need for development in the eastern portion of the Municipality.

It is felt by the Municipal Planner that by 1973 eighty percent saturation will be reached in the area of the Municipality south and west of Mundy Park if no major subdivision is permitted outside of this area and that by 1976 the 80% saturation point would be reached adding in the Dewdney Trunk Road-Ranch Park area together with the Hickey Street area. Eighty percent was stated to be a desirable maximum since the price of lots would be affected unduly above that point and many parcels are unsubdividable for one reason or another.

Ald. Boileau stated that he felt that development of the east end should not be delayed until sewers can be provided. He felt that sewers would have to follow as a result of increased population density which would make it economically feasible.

Ald. Boileau stated further that the east already has most of the basic services such as Police, Fire and Schools, as well as land for future school sites.

Ald. Gilmore stated that septic tanks would cause problems in the future. He said that he had visited the area around Mundy School just recently in company with the Health Inspector and approximately 50% of the septic tanks had failed in this area. He further stated that it is not known if the east end will have sewers in two or three years. This would be governed by cost factors and what the City of Port Coquitlam does.

The matter of whether services should come first before development is allowed or development be allowed, followed by the services once density of population demands the services was discussed at some length and the pros and cons of each method were brought out.

Ald. Boileau felt that it was incumbent on Council to help provide land at reasonable cost and that people are looking for property with a rural setting.

Committee of the Whole (Cont'd.)
Monday, April 21st, 1969

The method of septic tank sewage disposal was also discussed at some length and Ald. Gamache stated that if a proper dual system of septic tank disposal was to be required that it would work on any piece of land for a minimum of 10 years.

The Planning Director read a report prepared for this meeting as a result of a request by Alderman Bewley, Alderman Gilmore and Alderman McKenzie that he re-examine the recommended Planning policies for north-eastern Coquitlam.

Ald. Boileau and Ald. Gamache felt that by allowing one acre subdivision of the east end, the price of land could be brought into the range of a person earning \$5,000 per year, however, some other members of Council felt that economics would eventually force the subdivision of these one acre parcels.

Ald. McKenzie stressed that the benefits of large lot size zoning, as originally recommended, could be achieved in the future if several of the one acre lots are resubdivided simultaneously. The Planning Director stated that real estate firms could approach many owners at one time or the Municipality could pursue such schemes with 70% approval of land owners.

Discussion then took place on what services should be provided if one acre development was allowed and the manner in which it would be controlled to make future subdivisions of these parcels possible. It was felt that developers should be made to install paved roads, water, storm sewers where necessary, sidewalks on main collector streets where deemed necessary, in other words, all basic services with the exception of sanitary sewers. It was also felt that all subdivisions of one acre should be done in accordance with a master plan prepared by the Planning Department. Also, the matter of placement of homes on the one acre lots would have to be controlled.

The subdivision of the Oliver property was discussed and it was felt that the request for an amendment to the Regional Plan should be proceeded with on the basis that this is the only area for which single lot subdivision will be requested in the east end and that the approval of the Medical Health Officer should also be sought on the same basis.

The Planning Director was asked to prepared a short statement on what he felt Council had more or less agreed to at this meeting to serve as a basis for presentation to the Regional Board when the request is made to amend the Regional Plan for the Oliver subdivision.

The matter of advertising the policy of Council with regard to subdivisions in the east end was brought to the attention of the Meeting by Ald. Bewley and he felt that as was done with apartments all residents of the Municipality should be notified of the new policy.

The meeting adjourned at 10:30 p.m.

COMMITTEE OF THE WHOLE

Monday, April 28th, 1969.



A Meeting of the Committee of the Whole was held in the Howe Room, Social Recreation Centre, 630 Poirier Street, Coquitlam, B. C. Monday, April 28th, 1969 at 7.30 p.m. His Worship Mayor L. J. Christmas called the meeting to order with all members present save Ald. J. W. Gilmore. Of the staff the following were present: Manager, Engineering Supervisor, Treasurer and the Municipal Clerk. Ald. Gilmore appeared in the last few moments of the meeting.

The Municipal Treasurer tabled with the members the Assessor's report on Analysis 1969 Assessment Values as was requested on April 17th, 1969.

The Manager reported on the merger negotiations between the District of Coquitlam and Fraser Mills as to date and Ald. McKenzie stated that a file was now being prepared supporting the Municipality's actions in endeavouring to negotiate.

The Manager presented notes on the Capital Works Budget and a brief discussion followed as to the effects of the five year Capital Works Program on the present Budget.

The Engineer reported on Equipment Department Analysis of 1969 Rate Structure in relation to outside rates and recommended that a close look be made at the operation of the Insley Shovel.

MOVED BY ALD. BUTLER
SECONDED BY ALD. MCKENZIE:

That in connection with the Fire Department estimates, 217, that the appropriation for the ~~water~~^{ladder} truck in the amount of \$15,000 be approved and that the ladder truck be ordered and that if there is insufficient funds in the Reserve that it will be charged as a Capital Accounts payable 1970.

CARRIED

MOVED BY ALD. BUTLER
SECONDED BY ALD. BOILEAU:

That Mr. Hockey, Engineering Supervisor, be authorized to secure a firm bid from Hub Fire Engines and Equipment Co. Ltd., Abbotsford, B. C.

CARRIED

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BEWLEY:

That the Insley Shovel be offered for sale by tender.

CARRIED

MOVED BY ALD. GAMACHE
SECONDED BY ALD. BOILEAU:

That we advertise immediately for a Mechanic's Helper and that the present operator of the Insley Shovel be given the opportunity to bid for this job.

CARRIED

Committee of the Whole, cont'd.,
April 28th, 1969.

MOVED BY ALD. BUTLER
SECONDED BY ALD. GAMACHE:

That the rent rates as reported on by the Engineering Supervisor in relation to the analysis of the 1969 Rate Structure be received and approved as recommended.

CARRIED

Ald. Boileau registered opposition.

In connection with Police Department expenditures under 235 - 0, Capital, it has now been found that the building extension under Res. 114 has been increased from \$2,000 to \$2,500.

In connection with the Public Works Department estimates, the Engineer presented a comparison of the 1969 Provisional and Final Budget for Council information.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BOILEAU:

That in connection with 341 - Major Improvements to roads, that Item No. 3, Burke Mountain Road, \$9,800 be approved, subject to an agreement being entered into subject to annual revision and renewal on the terms outlined by the Engineering Supervisor following the meeting of the Burke Mountain Committee, Mr. Ball of Burke Mountain Resorts Ltd. and the Engineering Department.

CARRIED

MOVED BY ALD. BUTLER
SECONDED BY ALD. GAMACHE:

That the paving of Austin east along with reconstruction be authorized and the Engineer instructed to proceed.

CARRIED

The following adjustments were considered and acceptable to the Board of Works Committee and the Budget altered accordingly:

Delete Guster Court, page J1	\$4,000
Traffic Island, page J1	4,000
Reduce Lincoln Avenue, page J2	2,000
Reduce Victoria Drive, page J2	5,000
Delete completion of subdivision, page J2	2,500
Reduce Clean up Week, page J3	1,000
Total	<u>\$18,500</u>

In connection with the Parks and Recreation Budget, on Page M1 -

MOVED BY ALD. BOILEAU
SECONDED BY ALD. BUTLER:

That \$30,000 from the Budget of the Parks and Recreation Commission, with the adjustment being made by the Commission, be deleted.

Committee of the Whole, cont'd.,
April 28th, 1969.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BEWLEY:

That the previous resolution be tabled until Mr. Cunnings,
Parks and Recreation Director, has been consulted.

CARRIED

MOVED BY ALD. BUTLER
SECONDED BY ALD. MCKENZIE:

That the meeting adjourn until 7.00 p. m. , April 29th at
the same place.

CARRIED

CHAIRMAN

COMMITTEE OF THE WHOLE



Tuesday, April 29th, 1969.

A Meeting of the Committee of the Whole was held in the Howe Room, Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Tuesday, April 29th, 1969 at 7.00 p.m. His Worship Mayor L. J. Christmas and all Members of the Council were present. Members of staff present were the Manager, Engineering Supervisor, Treasurer, Parks and Recreation Director and the Municipal Clerk.

The Manager tabled communication from G. S. Bryson, Secretary of the Treasury Board, Department of Finance, Provincial Government, dated April 25th relative to the Municipal Aid Act and the question of ambulance service.

The Manager also tabled communications from our Solicitor, Mr. D. C. Reed, dated April 18th as to ambulance service and the operation as would be conducted by a municipality and the legal implications.

Council also discussed tourism and other expenditures considered qualifying under Sections 1A and C of 3 of the Municipalities Aid Act.

Mr. Cunnings, Parks and Recreation Director, was asked to support his 1969 final budget and presented a one page analysis of his section of the budget.

MOVED BY ALD. BUTLER
SECONDED BY ALD. BOILEAU:

That the previous motion of April 28th, to reduce the budget by \$30,000, be lifted from the table.

Ald. Boileau withdrew his motion. CARRIED

MOVED BY ALD. BOILEAU
SECONDED BY ALD. BUTLER:

That the Parks and Recreation Budget be reduced by \$15,000.

The Mayor declared himself in favour of the resolution and put the question.

CARRIED

Opposition to the resolution was Ald. McKenzie, Ald. Gilmore and Ald. Bewley.

The Manager explained the Parks and Recreation and Social Recreation Centre staff increased salaries had not been allowed for in the budget preparation and would recommend that it be considered.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BEWLEY:

That \$3,814 be added to the Parks and Recreation budget to allow for the increased salaries as stated in the Manager's Report.

CARRIED

Ald. Boileau registered opposition.

Committee of the Whole, cont'd.,
April 29th, 1969.

A further study of the Parks and Recreation Budget suggested that the previous reduction could be 802-0-200, salaries - Community School Co-ordinator, \$4,600. 802-0-300, car allowance, Co-ordinator, eight months at \$60400 - \$480. 849-0-000 - Como Lake Park - \$1,000. 841-0-000 - Mundy Park, \$1,000.

The Manager presented the summary of salaries for 1969 final budget and the following employees not yet hired were itemized:

MOVED BY ALD. BEWLEY
SECONDED BY ALD. BOILEAU:

That the position of Deputy Assessor in the amount of \$7,443, who has not yet been hired be cut from the list.

CARRIED

Ald. McKenzie and Ald. Gilmore registered opposition.

MOVED BY ALD. GILMORE
SECONDED BY ALD. BOILEAU:

That the additional Social Worker who has now been on staff for one month at \$5,710 per year be reduced as soon as notice is given with the understanding that the budget will reflect the equivalent of this position and the month or so salary charged to it.

CARRIED

A Ald. McKenzie requested from Department Heads a brief presenting the work load and comparisons from surrounding municipalities and their departments.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BUTLER:

That a sufficient sum be placed in the budget under salaries for an Assistant Manager and that the Manager proceed to advertise and call for the position to be filled by September 1st, 1969.

CARRIED

The Treasurer reported in regard to the 1969 Final Budget, Public Works Department, under 350 Miscellaneous, No. 3 - Clean up Week, that had been reduced to \$3,500 and it may now be decreased to \$2,200 as the work orders have now been cleaned up and the costing completed.

The Engineering Supervisor requested a switch of 347, Clause 1 - opening of roads and lanes from the service road along the water-course west of Decaire Street on a 50-50 basis with Parks Board in the amount of \$2,500 be switched to the opening of a lane west of Nychuk Park for the same amount.

CARRIED

Committee of the Whole, cont'd.,
April 29th, 1969.

Ald. Gilmore presented communications from the Canadian Paraplegic Association and asked that this be included on the next meeting for Council's consideration.

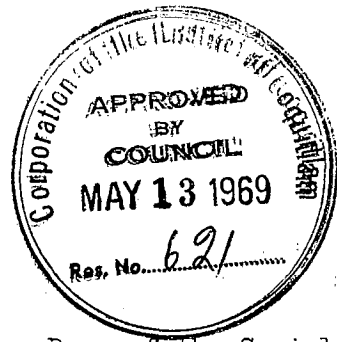
MOVED BY ALD. BUTLER
SECONDED BY ALD. GILMORE:

That the meeting adjourn until 9 a.m. Saturday morning in the HoweRoom, Social Recreation Centre, to further study the budget and the details of the Capital Budget.

CARRIED

CHAIRMAN

Saturday, May 3rd, 1969



COMMITTEE OF THE WHOLE

A meeting of the Committee of the Whole was held in the Howe Room of the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Saturday, May 3rd, 1969 at 9 a.m. All members of the Council were present save His Worship Mayor L.J. Christmas.

Administration was represented by the Manager, Engineering Supervisor, Treasurer, and Municipal Clerk.

Reference again was made to J-3 regarding Cleanup Week in which the final figure was reduced from \$4,500 to \$1,300.

A study of the water service Budget along with the Capital Budget was made and the Manager and Engineering Supervisor chaired by Alderman Gamache covered the entire report.

MOVED BY ALD. BUTLER,
SECONDED BY ALD. MCKENZIE:

That the 1969 Utility Budget be adopted as presented with amendments to terminology related to funds from revenue to read "By-Law Reserve Tax Sale Lands" and in the matter of tax sale land reserves to read "Accumulated Revenue Reserve".

CARRIED

MOVED BY ALD. BUTLER,
SECONDED BY ALD. BEWLEY:

That the basis upon which the present Water Utility Five Year Capital Programme for the Water Works Department be approved subject to further studies as it relates to entire Five Year Programme.

CARRIED

MOVED BY ALD. BUTLER,
SECONDED BY ALD. GAMACHE:

That the Water Works Committee undertake a study of the rate structure and recommend to Council a schedule of amendments.

CARRIED

The Chairman, Alderman Gilmore asked that the sewer enterprise projection of the 1969 Budget and the Capital Works Budget be chaired by Alderman McKenzie.

Alderman McKenzie then asked the Manager to explain the presentation prepared by himself under Capital Budget Sewer Enterprise Projections.

The Manager covered his report along with Schedules A, B and C.

MOVED BY ALD. BUTLER,
SECONDED BY ALD. GAMACHE:

That the 1969 Final Budget for the Sewer Enterprise be approved as presented.

CARRIED

MOVED BY ALD. GAMACHE,
SECONDED BY ALD. BUTLER:

That the Five Year Capital Works Programme as presented be approved and subject to further studies in relation to the final Five Year Capital Works Programme.

CARRIED

Saturday, May 3rd, 1969

Committee of the Whole

MOVED BY ALD. GAMACHE,
SECONDED BY ALD. BUTLER:

That we take from Revenue Surplus sufficient funds to be able to set the mill rate at 8 mills for 1969.

CARRIED

Alderman Boileau registered opposition to this resolution.

MOVED BY ALD. MCKENZIE,
SECONDED BY ALD. BEWLEY:

That Alderman Butler and Alderman Boileau be two representatives from Council to meet with Port Coquitlam representatives in Victoria on the matters of:

- 1. R.C.M.P. merger
- 2. Municipal aid grants as it affects services supplied by the municipality, in particular, ambulances.

CARRIED

MOVED BY ALD. MCKENZIE,
SECONDED BY ALD. BEWLEY:


That this Council has not obligated itself to taking from Revenue Surplus other than to balance the 1969 Budget based on 8.17 mill increase.

CARRIED

MOVED BY ALD. GAMACHE,
SECONDED BY ALD. BUTLER:

That the meeting adjourn.

CARRIED

..... CHAIRMAN

COMMITTEE OF THE WHOLE



Monday, May 12th, 1969

A meeting of the Committee of the Whole was held in the Municipal Hall, General Office, on Monday, May 12th at 7 p.m. All members of the Council were present. Among the Staff present were the Manager, the Treasurer, the Planner, the Engineering Assistant, and the Municipal Clerk.

The Manager presented his Capital Works Programme which included a resume plus Schedules A to L.

Schedule K, Major Water Courses and Drainage Works, was explained by the Manager in which he drew attention to priority No. 1 and 6A and stated that in 1969 there would be a saving of \$4,600 which has already been adjusted and incorporated in calculations.

At the close of the discussion on the Five Year Capital Programme, the Manager was asked to include within these figures

- 1.5 million for a Municipal Hall
- 1 million for a Pool and Ice Rink in 1972 with an amount suitable for architects fees in 1970
- Passive development in Parks and Recreation \$200,000 per year
- Debt charges \$300,000 for financing the above debt.

Ald. Gamache and Ald. Boileau left the meeting at 9:00 and 9:20 p.m. respectively.

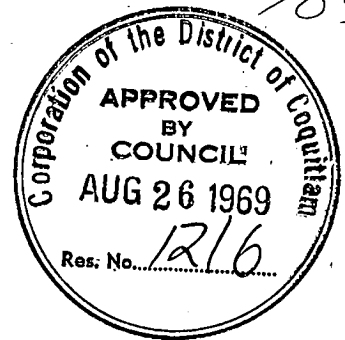
Moved by Ald. Butler,
Seconded by Ald. Bewley -

That the Manager present a by-law for Council's consideration on Tuesday, May 13th and that the meeting stand adjourned at 9:30 p.m.

CARRIED

[Handwritten Signature] CHAIRMAN

Wednesday, July 10, 1969



COMMITTEE OF THE WHOLE

A meeting of the Committee of the Whole was held in the Howe Room of the Social Recreation Centre, 630 Poirier Street, Coquitlam, B. C. On Wednesday, July 10, 1969 following a special meeting of Council.

The meeting considered the report of the Manager, in connection with the Fraser Mills, Corporation of the District of Coquitlam merger.

MOVED BY ALD. BEWLEY
SECONDED BY ALD. GAMACHE:

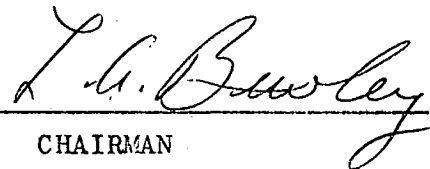
That a committee representing the Council consisting of Ald. McKenzie, Ald. Gamache and the Manager visit Victoria on matters contained in the report as soon as arrangements can be made to meet the Minister of Municipal Affairs.

CARRIED

MOVED BY ALD. BUTLER
SECONDED BY ALD. BOILEAU:

That the meeting adjourn.

CARRIED


CHAIRMAN

COMMITTEE OF THE WHOLE



Tuesday, August 19th, 1969,
630 Poirier Street, 7.30 p.m.

A meeting of the Committee of the Whole with certain staff members met in the Social Recreation Centre on August 19th, 1969 at 7.30 p.m. to receive the Traffic Study as prepared by Associated Engineering Services and presented by Mr. Peacock and Mr. Fenton.

The Meeting was called to order and Ald. Butler gave the background of the request for the study and introduced Mr. Fenton who proceeded to comment on a portion of the plan and how it was prepared.

At the request of Council he gave Priority "A" - suggestions and estimated cost of same.

After a brief coffeebreak Council re-convened and Ald. Butler stated that those items of Priority "A" appeared to be acceptable as presented and it was pointed out that the major of this was in the Five Year Capital Works Programme.

MOVED BY ALD. BUTLER
SECONDED BY ALD. BOILEAU:

That this meeting recommends the report be referred to the Engineer and Manager along with the Planner for study and report.

CARRIED

Ald. Gilmore announced that on Wednesday at 7.30 p.m. there would be a meeting with the mobilehome owners and Ald. Bewley stated he would endeavour to be present for a portion of the meeting.

A Special Meeting of Council will convene at the Municipal Hall on August 20th to deal with Local Improvement By-Law.

Friday, August 22nd at 12.50 p.m. at the Municipal Hall a Special Meeting to deal with Local Improvement By-Law.

MOVED BY ALD. BUTLER
SECONDED BY ALD. BOILEAU:

That the Parks and Recreation Res. 90 be recognized and that summer Recreation Staff be paid a 3 1/2% increase on the 1968 rates retroactive to July 1st, 1969.

CARRIED

MOVED BY ALD. BOILEAU
SECONDED BY ALD. BUTLER:

That the Meeting adjourn.

CARRIED

L. A. Bewley CHAIRMAN

COMMITTEE OF THE WHOLE

October 21st, 1969



A Meeting of the Municipal Council in Committee of the Whole convened in the Social Recreation Centre on Tuesday, October 21st, 1969 at 9 p.m. with all Members of Council present including the Municipal Manager, Engineering Supervisor, Municipal Assessor, Planning Director and Municipal Clerk.

MANAGER'S REPORT - MOBILE HOME
PARKS AND CAMP-SITES

The Manager stated aims and object of his report on mobile-home parks and camp-sites, and tabled as Exhibit A, briefs supplied by the Coquitlam and District Mobile-home Owners Association on the question - "What are mobile-home owners?"

The Manager suggested that the Council look at the By-Law No. 1749 with notes in their study of the matter.

MOVED BY ALD. GAMACHE
SECONDED BY ALD. BOILEAU:

That By-Law No. 1749, a by-law to impose a monthly occupancy fee upon occupants of mobile buildings be forwarded to the operators of such buildings as well as the mobile-home owners association and to attach Schedule A, Parts 1 and 3, requesting they study and make comments at a future meeting with Council. Council then with amendments would forward the material to the Solicitor for his perusal.

CARRIED

The Manager then presented By-Law No. 1737 with notes, a By-Law to provide regulations of Mobile-home Parks and Camp-Sites in the District of Coquitlam.

Following a brief discussion on this by-law, Ald. Bewley retired from the meeting.

MOVED BY ALD. BUTLER
SECONDED BY ALD. GAMACHE:

That By-Law No. 1737 be submitted to the operators of mobile buildings and the homeowners association along with By-Law No. 1749.

CARRIED

It was suggested by the Chair that November 10th from 7.00 p.m. to 8.30 p.m. a Special Meeting be called for the Mobile Homeowners Association to discuss these two by-laws. At 8.30 p.m. to 10.00 p.m. the same evening, November 10th, be reserved for operators to discuss with Council the import of the two by-laws.

MOVED BY ALD. BUTLER
SECONDED BY ALD. BOILEAU:

That the Committee of the Whole adjourn.

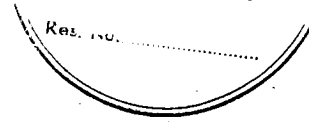
CARRIED



CHAIRMAN

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

A meeting with the District of Coquitlam Mobile Home Owners' Association convened in the Social Recreation Centre on Monday, November 10th., 1969 at 7:00 p.m. with Alderman Gilmore, Alderman McKenzie, Alderman Gamache and later Alderman Butler and Alderman Bewley; the Manager, Planner, Engineering Supervisor and Municipal Clerk were also present.

Mr. Nicol, President of the Mobile Home Owners' Association represented the sixteen mobile home owners who were present at the meeting and addressed the Council by way of a brief being comments on By-Law 1737 and 1747 that had been circulated by the Municipality.

In the summary by Mr. Nicol, reference was made to the right of Home Owner Grant, Home Acquisition Grant with legal taxation.

The Manager pointed out that assessment of mobile homes and trailers has been challenged from time to time and it has been ruled that real property assessments as improvements of mobile homes or trailers is not possible under the Municipal Act.

Mr. Buchanan, the Planning Director, stated that in regard to the summary, it should be pointed out that legislation by the Province appears designed to encourage single family home dwellings.

Alderman McKenzie placed the question before the meeting that opposition now presented is the question of pro and cons of occupancy fees and asked the delegates if this is not the way they see it, and could they see it through the Council's position at this time.

Mr. Nicol then replied "You cannot tax Mobile Home Owners under the Municipal Act. The occupancy fee has been authorized as a method of taxation, and taxation is not permitted. This is not so with apartment dwellers, they have no occupancy fee, and the taxation of the occupant is not permitted."

Alderman Bewley stated that as he understood it, the Mobile Home Owners are objecting to an occupancy fee because they lease and pay a lease rate to the operator of the Mobile-home Park.

The Municipal Manager stated that it had been intimated that the Municipality had two alternative means of raising revenues, and this statement is contrary to the situation and would hesitate to leave the meeting with this view in mind. The fact is that the Municipality can tax according to the value of Mobile-home Parks (exclusive of mobile homes or trailers) and may supplement revenues by imposing occupancy fees.

Alderman Bewley questioned the meeting as to how they would feel as Mobile Home Owners if the occupancy fee were charged to the Mobile Park operators which would be passed on to them.

Mr. Nicol, on behalf of himself, stated that this had not been polled to the Association, but his own views would be that it is a matter for Council to consider.

Monday, November 10th., 1969,
Meeting with Mobile Home Owners'
Association - cont'd -

Mr. Buchanan requested the names and places in the United States that had been referred to and Mr. Nicol replied that Langley, Naniamo and Prince George would be the closest, and that he would be pleased to supply the American sites, where the handling of Mobile Home Owners and Parks appear to be just.

Mr. Nicol stated that "We find By-Law 1737 will help in regulation, providing it is enforced, but consider the 4,000 sq. ft. space a deterrent which would go only to reduce the number of bays and with the fringe buffer requirement, would be a tax on land use greater than is required from the conventional home."

The Chairman, Acting Mayor Alderman Gilmore informed the meeting that we cannot enforce any of the By-Laws to such an extent that eviction would result, and in connection with the said By-Law 1737, the meeting was asked what they would recommend to Council should be upheld, and what is it they were most concerned about today relative to the living conditions within trailer parks in the District of Coquitlam.

Mr. Nicol then answered by stating that he was personally in favour of the By-Law with the exception of the space requirement for bays, but he sees it not any more enforceable than By-Law 951.

The Chairman then questioned the Speaker as to how he felt about the lot size of 2400 ft. as required under the Provincial Health Act, and a statement was made immediately by the Planner and the Manager that this was not in the Act, but in the Municipal By-Laws, which later was found to be true, and admitted so by Mr. Nicol.

A communication from Captain Donald Peck was read by the Chairman, opposing Mobile Home Owners' taxation, following which the Chairman stated that it appeared that we had received all the information, and would ask if there were any last minute remarks. Mr. Nicol then stated that "they were desirous of paying an equitable tax for which they were asking services and they would want what was paid to go to the Municipal Treasury."

The Chairman called the meeting adjourned at 8:30 p.m.

CHAIRMAN

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

JOINT MEETING - COUNCIL AND
MOBILE HOME PARK OPERATORS

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Rec. No.

A meeting of the Municipal Council was held with the Mobile Home Park Operators in the Social Recreation Centre on Monday, November 10th, 1969 at 9 p. m. with all Members of the Council present save Ald. Boileau. The Manager, Planner, Solicitor, Engineering Supervisor and Municipal Clerk were also present.

The Chairman, Ald. Gilmore, Acting Mayor, announced the program to review By-Laws 951 in its replacement by 1737 and 1749.

The first spokesman for the group was Mr. Greenwood followed by Mr. James and then Mr. P. Allinger. Mr. Greenwood stated that he would deal with certain items of By-Law 1737 and later, others would deal with other items, more particularly in regard to their specific view.

Mr. Greenwood stated to the meeting that he would recommend setting aside By-Law 1737 and introducing the Provincial Health Act in regard to the mobile home operations as there appears to be between zoning amendment by-laws and By-Law 1565, a control by-law, considerable confusion.

The Manager clearly stated that if By-Law 1737 were adopted there would be a review made and dealt with in regard to all the confusion of the by-laws in effect.

The Manager clearly stated that with respect to the mobile home park controls, that there were no provisions made for campsites and that campsites would have to be, at Council's discretion, kept apart from mobile homes.

The suggestion by Mr. Greenwood that Order-in-Council 3398 and 3130, if applied, do away with By-Law 1737, Clause 3.

The Manager referred the meeting to the definitions found in By-Law 1737 where it is referred to and related to regulations under the said Orders in Council.

Mr. Greenwood pointed out that Clause 4, Part 2, where it refers to private records, was definitely an invasion of individual rights. The Chairman stated that this request would be recognized.

Clause 6, subsection 2 discussed as to tents, trailers and campers, as to storage, not occupied.

Mr. Stiglish reminded the Council that the tourist industry was what kept our parks from going into bankruptcy in 1963, 64 and 65 and we must not forget the importance of the tourists.

Mr. Greenwood pointed out that Clause 8, subsection 2(b) was asking too much and that closer than twenty feet was considered adequate by the mobile home park operators and to the question, does he see any hardship at twenty-five feet and he stated that it would mean more land required and less services.

Meeting with Mobile Home Park Operators, cont'd.

November 10th, 1969

Discussion of Clause 2.5(b) and 5(c) as to carports became quite intense and Mr. Gilley stated that he had received, when he desired to build a carport, written clarification from the Provincial Government that the twenty-five feet was between mobile homes and not between carports.

The Manager stated that the twenty-five feet meant between the carport and the adjacent space and Mr. Greenwood stated that it should not be closer than twenty feet to another mobile home irrespective of whether the other home had a carport or not.

Mr. Buchanan stated that closer than twenty feet from the adjacent space would be too much.

Mr. Gilley stated that disregarding carports twenty feet, that the livable distance would be twenty feet and no distance re carports considered and that the setback would be the normal setback from streets.

Mr. Greenwood, referring to Clause 6(b) that the distance of ten feet was too much and would suggest that it be five feet and, that in connection with Clause 10, that there should be a storage area for mobile homes while not occupied.

Clause 7(3) of the 4,000 square feet was again considered and stated that this was an awful lot of land and Mr. Charlie Thompson of the Willow Park made a statement that 30% to 40% of his trailers are eight feet wide and this was asking far too much land for these small trailers.

Mr. Stiglish, who operates the 4 Acre Trailer Court, has an eleven year record of his operation and those large trailers are turned down and referred to other trailer courts and suggests that a placement of twenty feet in width would control the spaces. Those under twenty feet as opposed to those of larger size.

Clause 7(6) dealing with roadways being 40 feet wide. It was suggested that 30 feet should be used here with a 20 foot blacktop.

Paragraph 7(18) - this was considered a wrong approach and that the Municipality, through the by-law, should allow operators to sell mobile homes and trailers.

Mr. James stated on this point at this stage it was about time the middle man was taken out of this business.

Mr. Allinger spoke and stated that discrimination between mobile home operators and ordinary home owners is being anticipated and that the case is very similar that you allow the ordinary home owner the right to sell and the mobile home owner as being illegal.

Ald. McKenzie suggested that we should change the word "mobile" if that would assist in meeting this impasse.

Meeting with Mobile Home Park Operators, cont'd. November 10th, 1969

Mr. Allinger stated that it must be kept in mind that these home owners are mobile.

Ald. Gamache stated that he was in favour of granting the same rights to sell that are enjoyed by the home owner in mobile home owner park.

Mr. Greenwood stated that he agreed there should be no display or advertisement and that the mobile home should be set up and when sold just as capable of moving into and occupying as in a private home.

Mr. James stated that he saw nothing would keep Block Brothers from coming on to mobile home park and selling a mobile home while the operator would be denied that right with the \$500 penalty per day clause in the by-law.

Mr. Stiglish stated that Mr. Greenwood has a thirty-five waiting list and these are new buyers not possessing mobile homes at the moment.

Ald. Butler stated that this probably was the attitude brought up by the mobile home owner in which the new owners are unable to find a location.

Mr. Gilley referring to the mobile home owners drew to the attention of the meeting that these owners would not be able to sell in a mobile home park if these by-laws are passed.

The Chairman then stated the mobile home owners association's view accusing operators of selling both mobile home as well as the site. Mr. Buchanan asked if there were any way in which controls could be adopted to have space available for tourists.

Mr. Greenwood replied by stating no, no such way.

Mr. Allinger spoke stating that the association have no records of the manner of control and cited a case of people coming to the Lower Mainland looking for a home is exactly the same as looking for a mobile home. More permits are requested, more space required.

Clause 10 - Mr. Greenwood suggested a penalty of \$500 to the by-law should be reduced to \$25 per day. Mr. Stiglish interrupted the meeting by stating that the Provincial Act specifies nothing as the penalty.

Clause 11 - it was made clear that the enforcement of new construction within a year was going to be followed throughout the enforcement sections of the building construction by-laws.

The Chairman questioned the speaker as to what would be the difficulty in such an enforcement and he stated reference to buffer area. The Manager pointed out that with the exception of residential lots on which the owners reside, all of the regulations pretty well covered in the present by-laws and should be conforming as of now.

Meeting with Mobile Home Park Operators, cont'd. November 10th, 1969

Mr. Allinger stated that he was sure that Mr. Buchanan had the best of intentions in the presentation of this by-law and that we all agree the theory would be tops but when it is put to the test, they do not work out that way.

Mr. Stiglish asked the Council if it was intended to pass the by-law and then turn and force him to tear out and rebuild his trailer court.

The Chairman then answered that other than the 30% reduction in construction that we cannot force the rebuilding to that extent and that we would have to work it out on a gradual pace.

Mr. Stiglish - this would then be a clause of the by-law that would be a cleaver hanging over the head of the operator while owners of substandard houses in certain areas of the Municipality can carry on without any disturbance.

Ald. McKenzie in questioning the suggested by-law, suggested that an agreement be drawn where the operators would agree to live up to the requirements of the by-law over a period of time.

Mr. Stiglish stated that if he would not live up to the building standards as an infraction to the by-law as it stands, he could be broke before a month was out.

Mr. Robinson stated that in days gone by there were eight lots in an acre but normal standards today require four lots while trailer courts today are required to meet the new standards, the old homes built on small lots are not affected and this hardly seemed fair.

Mr. Stiglish stated that the size of the trailer should dictate the size of the bay or space within the mobile home park.

The Chairman then declared that this was a good suggestion and would be taken into consideration. Mr. James drew the attention of the Council to Clause 2(10) where if an application lapsed after one year it would place the mobile home park operator in quite a different position than that of a contractor who had commenced building and no restriction is brought to bear upon him.

The Manager stated that this was intended to be brought into the Building Regulations as well. Mr. Greenwood brought up the Clause 6.1 with reference to mobile homes not placed in campsites and the Manager stated that campsites and trailers but not mobile homes.

Clause 2 was mentioned and tent trailers and campers in mobile home parks could not be allowed because of the road space.

Clause 6.5(a) - The question of closer than twenty-five feet with 1,000 square foot area was questioned and the answer given that tents could be placed on every other lot to take care of the spacing and the distance of 25 feet. Mr. Buchanan stated that the density should be looked at and he would hate to see the dropping of the square footage.

Meeting with Mobile Home Park Operators, cont'd. November 10th, 1969

Clause 7(11) - Could there be a camping space and for trailers and campers, a storage area.

The Manager answered the same arrangements were planned as in the mobile home park where all equipment is placed in a proper space.

Mr. James stated that he would go for the Health Act but would go on record as not in favour of By-Law 1737 because of the restrictions.

The Chairman then requested from Mr. James, that a brief be drawn and submitted to Council in the normal way.

The Manager stated that he noticed that this by-law had been referred to as Mr. Buchanan's by-law and would draw to the attention of the meeting that it is a by-law drawn by staff and when it is considered that the Fire Chief, Building Inspector, Planning Director, Solicitor and himself had worked on the by-law, it was unfair to give Mr. Buchanan the responsibility of answering for same.

Mr. James would like the word "park" not to be overlooked and he stressed that a park was the placing of a trailer as parking rather than mobile.

The Chairman, in reference to the drawing of the by-law, that once the Council have approved it, it will become a municipal by-law in every sense.

Ald. Bewley drew the attention of Council that it was twenty-five minutes to eleven and would ask that all briefs be tabled.

Mr. Allinger then presented his brief as representative of the Mobile Home Owners Association.

Section 12 was again spoken to by Mr. Greenwood and a statement made that it would be too complicated to collect the fees as mentioned.

Mr. Allinger then stated that he would welcome a committee meeting with members of the staff to go further into the details.

Mr. Greenwood then asked what steps could be taken to assure that no eviction was ordered because of non-collection of fees.

The Manager then stated that we would take action as outlined in the by-law which did not anticipate eviction of any of the tenants.

Mr. Cost, 1026 Brunette Avenue, stated that as long as it is kept in mind that the small operators have to make their way, that non-collection of fees and eviction should not be their problem.

The Manager answered that it was not intended to place the responsibility as a penalty upon the operators.

Meeting with Mobile Home Park Operators, cont'd. November 10th, 1969

Mr. Cost asked if the forms would be prepared by the Municipality as the Provincial Government do in regard to their collections and the Manager stated that the Municipality would be prepared to have the necessary accounting forms.

Mr. James then asked that the case of the tenant who pays their rent but refuses to pay the fee and eviction follows, could take two to four months in court while the client is facing eviction would hardly seem fair.

Mr. Stiglish said operators do not want to fight tenants. The Chairman then stated that this was not the intention of causing such conditions.

Mr. Robinson stated that this is a tax and the Manager replied "No, it is an occupancy fee and not to be construed as any form of taxation."

The Chairman then stated that it would appear that we have explored all of the general complaints and he would be interested in any resolution that would allow for going further into the technical problems.

MOVED BY ALD. BUTLER
SECONDED BY ALD. BEWLEY:

That a committee be formed from the Mobile Home Park Operators to meet with the Municipal staff to go into the technical problems.

CARRIED

MOVED BY ALD. BUTLER
SECONDED BY ALD. BEWLEY:

That the meeting adjourn.

CARRIED

CHAIRMAN