

WILLARDVILLE REDEVELOPMENT COMMITTEE

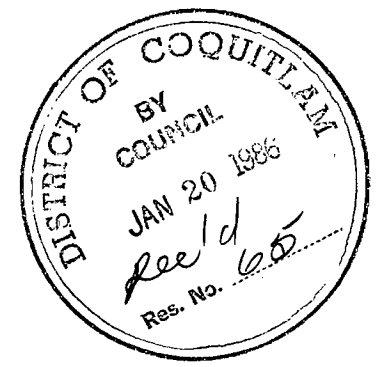
MAILLARDVILLE REDEVELOPMENT COMMITTEE

MINUTES

A meeting of the Maillardville Redevelopment Committee was held on Wednesday, January 8, 1986, at 7:00 pm., in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Mr. F. Roset
- Mr. F. Bouvier
- Mr. F. McDonald
- Mr. G. Lizee
- Mr. G. Littlejohn



STAFF:

- Ms. T. de Jong, Long Range Planner

GUESTS:

- Mr. J.M. Parks, MLA
- Mr. W. McMartin

The meeting opened with members receiving copies of a letter from Valerie Morrow dated January 5, 1986; members then turned to the prepared agenda.

In reference to the Provincial Downtown Revitalization Program, T. de Jong conveyed to the Committee a request from Mayor Lou Sekora that the Committee not proceed with involving or attempting to involve numbers of businesses and residents in the neighbourhood until he (the Mayor) is available to participate in such activities. Mr. Bouvier and other members of Committee responded and concurred the role of Committee is to advise and recommend to Mayor and Council.

There was then some discussion and review of an earlier development proposal for 230 Blue Mountain and the relationship of that site to the Maillardville Shopping Centre site. This resulted in the following motion:

MOVED BY FERN BOUVIER  
SECONDED BY GILLES LIZEE

- 1 That staff informally contact the earlier proponents for development at 230 Blue Mountain and attempt to encourage that development and ascertain its status.

CARRIED UNANIMOUSLY

Mr. Frank McDonald then raised the question of contacting businesses more generally in the area, an approach raised during presentations on December 9, 1985.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF JANUARY 8, 1986 cont'd

At this point, Mr. John Parks, MLA, and Mr. W. McMartin entered the meeting.

Mr. Parks stressed to the Committee that Provincial Government monies could not be obtained without being formally requested. Ald. LeClair questioned Mr. Parks as to whether he had any concrete information on relevant government programs, specifics such as costs to businesses. Considerable discussion then followed as to the best means of contacting businesses along Brunette Avenue, the extent of such contact geographically, and also in terms of tenants and owners. The pros and cons of whether to have a separate meeting with residents for Heritage programming and a separate meeting for business interests, or alternatively having a joint meeting, were discussed by Committee members. The timing of such contact of local businesses was also discussed, with Ald. LeClair first suggesting this matter be raised through Council, and with John Parks stressing the importance of a meeting with the community as soon as possible as timing is critical. Ald. LeClair affirmed Mr. Thomas should be invited to attend to discuss the revitalization program. Mr. Parks suggested a Mr. Enrico Diano, with Heritage programming, should be invited to attend the same meeting. Mr. Parks suggested the Committee should have mid February as a target date to put a proposal before the Provincial Government. After considerable discussion, the Committee reached the following resolution:

MOVED BY GILLES LIZEE  
SECONDED BY FAY ROSET

- 2 That the Committee host a Maillardville Community meeting on January 21, 1986 in the Council Chambers (and alternatively January 23, 1986, and subject to the availability of Mayor Sekora, Mr. Martin Thomas, and Mr. Enrico Diano), whereby Provincial representatives will be available to discuss relevant government programs and the Committee will solicit input from those owners and tenants along Brunette Avenue from Jackson Street to Schoolhouse Street on those government programs and relevant community issues.

CARRIED UNANIMOUSLY

Discussion of the above motion resulted in general agreement on the following details pertaining to the proposed community meeting: The Caisse Populaire is to assign an appropriate individual to work with T. de Jong in drafting the public "invitations" with a promotional flair. T. de Jong is to arrange for printing through the District and invitations will have the District logo. T. de Jong is to ensure the Mayor's calendar is appropriately free and Ald. LeClair will brief the Mayor. The Caisse

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF JANUARY 8, 1986 cont'd

Populaire will arrange for delivery of the public invitation, and T. de Jong will provide the Caisse with a list of the relevant absentee owners who may have to be contacted individually. J. Parks and/or W. McMartin will ensure the availability of Mr. Thomas and Mr. Diano, and are to obtain from those gentlemen supplementary promotional information on government programs to be included in the delivery of the public invitations. When the date for the meeting can be confirmed, Ald. LeClair is to advise the local news media and fellow Council members. The meeting notice shall include a reference to T. de Jong for further information should recipients wish to telephone prior to the meeting. T. de Jong is to ensure Mr. Louis Villegas receives an invitation and Committee members are generally to use personal contacts to supplement the more formal public notifications and to encourage a broader participation.

Mr. McMartin noted the \$5,000 start-up grant monies under the revitalization program can be made available without, or prior to, the participation of business interests. Mr. Roset expressed the need to have the endorsement of local businesses prior to proceeding. It was decided to put forth resolutions requesting Provincial funding assistance, assuming or conditional upon a favourable outcome at the community meeting. Further discussion led to the conclusion that it would be beneficial to Committee to have a better representation on the Committee itself of Brunette Avenue interests and three names, D. Ashford, L. Peyton, and W. Bay were mentioned as appropriate in this regard.

MOVED BY FERN BOUVIER  
SECONDED BY GILLES LIZEE

3 That the Mayor and Council consider D. Ashford, L. Peyton and W. Bay as suggestions from the Committee to supplement Committee membership, and further that the Mayor and Council consider giving power to the Chair of the Maillardville Redevelopment Committee to further supplement Committee membership as may be appropriate.

CARRIED UNANIMOUSLY

APP'D  
Co. R35  
\* 66/86

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF JANUARY 8, 1986 cont'd

MOVED BY FERN BOUVIER  
SECONDED BY GORDON LITTLEJOHN

*TABLED  
2:55 P.M.  
\* 6/7/86*

- 4 That Council request the Minister of Municipal Affairs designate the business area of Maillardville as eligible for the benefits of the Downtown Revitalization Program, and that Council request the \$5,000 start-up (100%) monies from that Program.

CARRIED UNANIMOUSLY

MOVED BY FERN BOUVIER  
SECONDED BY GILLES LIZEE

*TABLED  
2:55 P.M.  
\* 6/7/86*

- 5 That Council apply for (100%) grant funds from the Planning and Inventory Program of the Heritage Trust for the benefit of the Maillardville community.

CARRIED UNANIMOUSLY

MOVED BY FERN BOUVIER  
SECONDED BY GILLES LIZEE

- 6 That Council be advised the Maillardville Redevelopment Committee would like to see the Lourdes Church, the Kincaid House and Place des Arts designated as Heritage sites; the Committee requests Council take the appropriate steps in this direction.

CARRIED UNANIMOUSLY

It was decided the proposed January 21st meeting date with the community (or alternate date) would be followed that same evening by a working meeting of the Committee. Regular meeting dates of the Committee previously set for February and March will remain as regular scheduled Committee meetings.

The Committee adjourned at approximately 8:30 p.m.

MAILLARDVILLE REDEVELOPMENT COMMITTEE

503

MINUTES

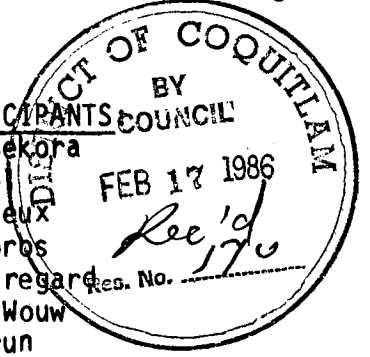
A meeting of the Maillardville Redevelopment Committee was held on Wednesday, February 5, 1986 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman  
Mr. D. Ashford  
Mr. J. Aussant  
Mr. R. Bonneau  
Mr. F. Bouvier  
Mr. G. Littlejohn  
Mr. G. Lizee  
Mr. F. McDonald  
Ms. L. Peyton  
Mr. F. Roset

GUEST PARTICIPANTS

Mayor Lou Sekora  
Mr. R. Morel  
Mr. G. Lemieux  
Mr. Gus Florbs  
Mr. M. Beauregard  
Mr. A. Van Wouw  
Mr. L. LeBrun  
Mr. L. Villegas  
Mrs. H. Grant



STAFF:

Tomina de Jong

AUDIENCE:

Mr. W. McMartin  
Mr. J. Cashore

REVITALIZATION PROGRAM

Ald. LeClair outlined features of the Revitalization Program and stressed the need to form a Merchants' Association in Maillardville, with the objective of applying to Council for Revitalization Program monies (with the Committee's support). A show of hands called for by Fern Bouvier revealed all the business representatives present were willing to form a Merchants' Association. Mr. McDonald suggested Mr. Bouvier exert a leadership coordinating role for the merchants' group. Mr. Bouvier suggested Ms. Peyton and Mrs. Grant join in with the merchants' group.

Discussion followed regarding the revitalization program, ALRT proposals and potential new developments in Maillardville to ideas for the Merchants' Association. Mr. McDonald suggested the group seek visible identification. Mayor Sekora suggested the merchants be given some time in which to formulate objectives to pursue under the Revitalization Program, time in which they should seek the advice of the Planning Department. Mr. Bouvier and Mr. Lemieux suggested an application under the Revitalization Program could proceed immediately, enabling the merchants to obtain professional help regarding a design theme and general objectives.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF FEBRUARY 5, 1986

MOVED BY F. BOUVIER  
SECONDED BY J. AUSSANT

COUNCIL  
ACTION

*App'd B-7  
Co. Res.  
1/17/86*

That Council request the Minister of Municipal Affairs grant start-up monies from the Downtown Revitalization Program to Coquitlam for the development of a design theme and objectives for the Maillardville downtown area.

CARRIED UNANIMOUSLY  
(by both Committee and Merchants)

The Mayor noted the above resolution would be before Council February 17, 1986. Mr. Beauregard suggested regular and frequent meetings be set up for the Merchants' Association, and Mr. Aussant suggested the group meet immediately following the Committee business. It was mentioned the membership of the Merchants' Group needs to be broadened and that this might be their first task. T. de Jong distributed background information to the new merchant participants.

CULTURAL HERITAGE PROGRAM

Discussion turned to Mr. Enrico Diano's presentation January 23rd regarding possible study grant money and implied cultural centre money. Ald. LeClair said it was clear an umbrella cultural society must drive this programming and questioned whether Maillardville Unis was willing. Mr. Aussant affirmed he would make a motion at the Maillardville Unis, a formal motion of applying to the Province directly for monies under Cultural Heritage Programming.

MOVED BY J. AUSSANT  
SECONDED BY F. BOUVIER

COUNCIL  
ATTN.

*App'd B-8  
Co. Res.  
1/17/86*

8 That, subject to the Maillardville Unis Society applying for cultural heritage grant monies towards a feasibility study, Council endorse such application.

CARRIED UNANIMOUSLY

Fern Bouvier explained that any applications to senior levels of government should have added strength in the fact of the Maillardville Redevelopment Committee's coordinating ability. That is, the Committee, in its ties with the Municipality, the Maillardville Unis and the Merchants' Association, has a special strength which should be emphasized in any application.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF FEBRUARY 5, 1986

Discussion then turned to how much money might be available under the Cultural Heritage Programming and how to ascertain an amount of money to apply for. Towards the end of this discussion, the Mayor suggested Ald. LeClair should explain and sell the Downtown Revitalization Program to Council, with the objective of obtaining more dollars than may be available under the start-up grant monies. He indicated that if revitalization study monies were not enough, a positive response could be obtained from Council, depending, of course, upon the amount required.

At this point, guest participants forming the Merchants' Association left the meeting to conduct a separate meeting in the Council Committee room.

230 BLUE MOUNTAIN STREET

Further to Committee's suggestion at the January 8th meeting, Tomina de Jong reported on discussions with the owner at 230 Blue Mountain Street.

HERITAGE SITE/HERITAGE TRUST PROGRAMMING

Fern Bouvier referred to the Committee's previous recommendation to Council, asking for the Place des Arts, Kincaid House and the Lourdes Church to be designated as heritage sites. Ald. LeClair asked Lenore Peyton to indicate physical problems with the Place des Arts building. Ms. Peyton listed several problems, including the roof, painting and lighting. The question was raised as to whether this might, indeed, become an emergency situation. Ald. LeClair noted that Place des Arts was, in his opinion, an obvious heritage site.

Tomina de Jong reported briefly on discussions with Heritage Trust and Community Heritage Services personnel. She indicated it may be difficult to obtain monies for a specific rehabilitation/restoration project without having also pursued a "Planning and Inventory Program", according to preliminary discussions with Provincial officials. She did, however, report that an architect from the Community Services Division may be available to advise technically on the Place des Arts building, and that further study and discussion is necessary on the Heritage Trust Programming before drawing any specific conclusions.

Upon Fern Bouvier's suggestion, members all agreed the aforementioned architect be invited by staff to view and advise on the Place des Arts building. It was agreed more work needs to be done by staff and with staff on Heritage Trust Fund possibilities.



MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF FEBRUARY 5, 1986

NEXT MEETING

Committee members were reminded of the next meeting date, **Wednesday, March 5, 1986, 7:00 p.m.**, Council Committee Room.

The Committee adjourned at approximately 8:30 p.m.

MAILLARDVILLE REDEVELOPMENT COMMITTEE

PUBLIC MEETING - JANUARY 23, 1986

NOTES

The Maillardville Redevelopment Committee hosted a special public meeting on Thursday, January 23, 1986 at 8:30 p.m. in Place Maillardville at 300 Laval Square. The meeting was chaired by Ald. LeClair; 91 persons registered their names and others were also in attendance.

Ald. LeClair summarized the purpose of the meeting, being to hear and discuss two presentations to be made by provincial representatives, Mr. Enrico Diano, Mr. Martin Thomas, and also a presentation by Mr. Louis Villegas. Ald. LeClair introduced special guests present, including Mayor Lou Sekora, John Parks, MLA, members of the Maillardville Redevelopment Committee, and senior Planning Department staff.

Mayor Lou Sekora's opening remarks to the meeting emphasized the importance of involving the business community in Maillardville revitalization efforts and indicated how revitalization must occur over a gradual period of time.

Mr. Parks also provided opening remarks. Mr. Parks emphasized how the revitalization or redevelopment of Maillardville is ultimately a Council responsibility and the provincial role is to provide seed money for such efforts. He then referred to two provincial programs and representatives present at the meeting.

Mr. Enrico Diano then spoke to Cultural Heritage Programs, making reference to cultural centres established for a variety of ethnic groups in the Vancouver area. He emphasized the ideas for these or any new potential projects come from the local community. During discussion, Mr. Parks asked whether the appropriate mechanism would be for an umbrella group of local groups to form and to seek Council's endorsement to then apply for a seed grant to analyze the needs of the community. Mr. Diano affirmed that this was the appropriate process. Rose Perreault questioned whether the group or groups need to be registered societies and Mr. Diano said this was indeed the case. She questioned whether seed grant monies would be available for feasibility studies or research studies or both, and whether the province has criteria for such studies. Mr. Diano responded that either feasibility or research projects would be appropriate and that there are no criteria. Some questions from the floor then digressed onto a "master plan" and questions regarding zoning. Ald. LeClair gave a summary of Mr. Diano's remarks and the objective of this community potentially obtaining special status.

MAILLARDVILLE REDEVELOPMENT  
COMMITTEE - PUBLIC MEETING  
JANUARY 23, 1986 - NOTES cont'd

The next guest speaker was Mr. Louis Villegas who, with the aid of slides, spoke to Heritage architecture in Maillardville. The emphasis was on residential structures approaching a New Orleans flavour with two-tiered porches and elements of Quebec styles. Significant non-residential buildings such as the Lady of Lourdes Church and the Place des Arts were also highlighted.

Mr. Parks introduced Mr. Martin Thomas who, with the aid of slides, gave examples of many other B.C. communities who have participated in the Downtown Revitalization Program. The presentation emphasized the success of that program. Administratively, the program has four components. The \$5,000 start-up grant is available to municipalities to hold in trust for local merchants to undertake research. Other components include a loan to the municipality to undertake capital works on public land, a separate facade program, and also a program to assist merchants in joint advertising. As with the Cultural Heritage Program, Mr. Thomas indicated that under this program, the community decides the actual direction. Discussion followed as to funding mechanisms.

The meeting adjourned at approximately 10:15 p.m.

Maillardville Redevelopment Committee Meeting

Immediately following the general public meeting as above, members of the Committee met briefly to review and prepare for the next regular meeting of the Committee, as scheduled for February 5th at 7:00 p.m..

Ald. LeClair reported that Council had concurred in the recommendation of the Committee on enlarging its own membership, and reported that he had recommended tabling of the Committee's earlier motions on applying for grant monies, explaining that this might be more appropriately done after the meeting of the 5th and involvement of businesses.

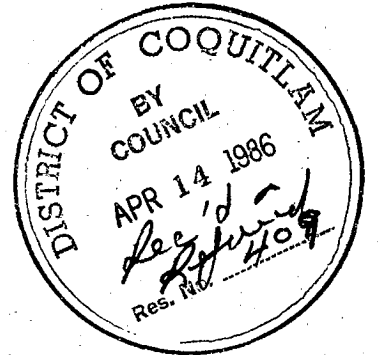
Arising from the more public general discussions, members reported that it appeared commitment had been made to form a Merchants' Association, commitments from the local 7-Eleven Store, the Wood's Pub, the Maillardville Lanes, the owner of the building containing the Vero's Restaurant, possibly also the Caisse Populaire, and a local barber. Representatives from each of these former businesses, it was reported, have been invited to attend February 5th. Fern Bouvier indicated he would confirm attendance on the 5th of two representatives of the Maillardville Unis, Jean Riou, and Leon LeBrun.

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Wednesday, April 2, 1986 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman  
 Mr. D. Ashford  
 Mr. R. Bonneau  
 Mr. G. Littlejohn  
 Mr. F. McDonald  
 Mr. F. Roset  
 Mrs. L. Peyton (arrived late)

STAFF:

Tomina de Jong

Mayor Lou Sekora was present. Approximately 25 others, mostly residents from the community, and also some local merchants were present, and attached is a separate list of names recorded.

DERELICT/UNSIGHTLY HOUSES

Ald. LeClair questioned the nature of the unexpected community representation. Mrs. Moore stated that residents were wondering in general what is happening to Brunette, and in particular what is happening to unsightly houses on the north as well as the south side of Brunette Avenue. Both Ald. LeClair and Mayor Lou Sekora outlined Council's position with respect to unsafe houses. A lengthy discussion ensued, covering the following topics:

Background to municipal and private actions regarding specific properties along Brunette, general evolution of problems with properties along Brunette, recent developments and proposals in Maillardville, legal and other difficulties obstructing redevelopment, municipal infrastructure and ditch elimination, budgetary implications.

All of these subjects were covered, but with a special focus on derelict houses. As to properties along the north side of Brunette, Mayor Sekora advised residents should contact the Bylaw Enforcement Officer regarding complaints of garbage creating unsightly premises.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF APRIL 2, 1986 cont'd

Mr. Frank McDonald reported that the representation and discussion thus far was in lieu of the meeting proposed for April 16th.

ASSOCIATION HABITAT MAILLARDVILLE

Mr. F. McDonald read excerpts from correspondence from the Association in which suggestions for Maillardville included the following:

Streets, sidewalks and curbs should be standardized, the adequacy of parking at Place Maillardville and Lady of Lourdes Church should be addressed, ditch elimination should proceed, municipal areas and lanes should be cleaned of rubbish, business should be encouraged through promotional literature and a local area logo, parking for mobile homes only should be allowed during Expo.

Reference was made to the May, 1985 Council minutes, referring a proposal for a cleanup program to the Finance and Audit Committee.

The following motion was put to the floor and a show of hands of the guest participants indicated a negative response. Committee members moved:

MOVED BY F. MCDONALD  
SECONDED BY F. ROSET

COUNCIL  
ACTION

- 11 That Council consider welcoming signs or banners to Maillardville to greet Expo visitors, signs to be erected on Brunette at Marmont, at the freeway, and at Schoolhouse and Brunette.

CARRIED

(Frank McDonald, Fay Roset and Ray Bonneau were in favour; against were Derek Ashford and Gordon Littlejohn.)

ADDITIONAL ITEMS

Ald. LeClair called for specific suggestions from the audience. He concluded that the staff should look into what inspections have been made of the 1400 block houses mentioned.

Mr. McDonald asked for a general costing of possible improvements to municipal infrastructure in Maillardville from Rochester Avenue south, improvements including ditch elimination, curbs and sidewalks from the Loughheed Highway to Schoolhouse Street.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF APRIL 2, 1986 cont'd

RESTORATION/STABILIZATION: PLACE DES ARTS

Mrs. Lenore Peyton entered the meeting and discussion turned to item 1(c) on the agenda and the attached material.

MOVED BY F. MCDONALD  
SECONDED BY F. ROSET

COUNCIL  
ACTION

- 12 That Council recommend and authorize staff to pursue an application under the stabilization program of the Heritage Trust to assist in funding appropriate maintenance works for Place des Arts, and that such works be estimated and undertaken in such a manner that possible restoration at some future date is enhanced and not precluded.

CARRIED

Mayor Sekora and Ald. LeClair both indicated a new roof for Place des Arts is a priority budget item and that Adolf Saenger could be contracted to confirm this.

HERITAGE PLANNING AND INVENTORY APPLICATION

T. de Jong asked Committee members for any comments on the project outline attached to the agenda (item 1(b)). It was generally agreed the outline could stand as terms of reference to be sent out to consultants.

Mrs. West described her heritage home at 310 Marathon Court, which is for sale. She asked what alternate uses might be permitted (museum, restaurant) and if the Municipality is interested in retaining the heritage value of the home.

PARKING - DOWNTOWN REVITALIZATION

Discussion of the Downtown Revitalization Program digressed to the impact of no parking signs on Brunette Avenue on local businesses. Mr. Beauregard suggested the Municipality allow parking along Brunette Avenue with no parking signs during rush hours from 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 6:00 p.m. He suggested this proceed as a trial project and emphasize the importance of enforcement to make the project a success. Ald. LeClair indicated he was willing to bring this up at Council.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF APRIL 2, 1986 cont'd

It was agreed a core group of merchants should be formed and would meet April 14th at noon; T. de Jong to provide technical information to Mr. Ashford for the purpose of that meeting. It was agreed that the draft letter to consultants regarding the revitalization program should be held in abeyance pending that meeting and possible further ideas from the Merchants' Group. The meeting adjourned at approximately 9:00 p.m.

Committee members are reminded of the next meeting scheduled for **Wednesday, May 7, 1986 in the Council Chambers at 7:00 p.m.**

IN ATTENDANCE - APRIL 2, 1986 - MAILLARDVILLE REDEVELOPMENT COMMITTEE MEETING

GUESTS

Bea Moore, 1037 Brunette Avenue, Coquitlam, B.C. V3K 1C7  
Henriette Dixon  
Colleen Perreault, 1125 Thomas Avenue, Coquitlam, B.C. V3K 2L1  
Ruby Henri, 223 Therrien Street, Coquitlam, B.C. V3K 4T4  
Rose Perreault, 1136 Brunette Avenue, Coquitlam, B.C. V3K 1G2  
Herve Perreault, 1136 Brunette Avenue, Coquitlam, B.C. V3K 1G2  
Laura Goessaert, 1408 Cartier Avenue, Coquitlam, B.C. V3K 2C7  
Helene Vilac, 1410 Cartier Avenue, Coquitlam, B.C. V3K 2C7  
Mary Baker, 301 Marathon Court, Coquitlam, B.C. V3K 4Z4  
Carol M. Hyland, 307 Marathon Court, Coquitlam, B.C. V3K 4Z4  
Janet Blakeman, 331 Marathon Court, Coquitlam, B.C. V3K 4Z4  
Jim West, 310 Marathon Court, Coquitlam, B.C. V3K 4Z3  
Adelle West, 310 Marathon Court, Coquitlam, B.C. V3K 4Z3  
Iona Robinson, #310, 329 Casey Street, Coquitlam, B.C. V3K 4X7  
Maurice Beauregard, 2291 Como Lake Avenue, Coquitlam, B.C. V3J 3R6  
Murray Mandley, 946 Brunette Avenue, Coquitlam, B.C. V3K 1C9  
Mr. & Mrs. A. Caron, 1035 Delestre Avenue, Coquitlam, B.C. V3K 2H1  
Mr. & Mrs. Henri Turgeon, 1311 Hachey Avenue, Coquitlam, B.C. V3K 2H7  
Doug Furlot, 1740 Glendale Avenue, Coquitlam, B.C. V3K 1X4  
Claudia Lemay, 1510 Charland Avenue, Coquitlam, B.C. V3K 3L5  
Guy Lemieux (7-Eleven), 1031 Brunette Avenue, Coquitlam, B.C. V3K 1E7



# DISTRICT OF COQUITLAM

Local Office Communication

Maillardville  
Redevelopment Committee

DEPARTMENT:

DATE: 1986 03 26

FROM: T. de Jong

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Place des Arts and Kincaid House

OUR FILE: C19  
Heritage

The following summarizes tentative conclusions arising from a meeting with Mr. D. Fawthorpe, architectural conservator, and touring with him through Place des Arts and Kincaid House on March 6th. For the tour, we were joined by Mr. Richard White. Afterwards, Mr. Fawthorpe and I met with Mrs. Peyton and Mr. Villegas at 2:00 p.m. in Mrs. Peyton's office.

## Stabilization

Arising from discussion of immediate maintenance needs at Place des Arts and the need to pursue works in a manner such that future restoration is not precluded, Mr. Fawthorpe suggested that monies be applied for the purpose of "stabilization". In terms of stabilization, qualifying projects would be the roof replacement and anything to do with drainage, such as eaves and gutters. I note funds for stabilization under the Trust are for up to 50% of costs or \$50,000, whichever is the lesser. The same formula applies for grants for restoration purposes.

## Restoration

As to restoration, there is a firm criteria of restoring to a specific year. A building can be restored on the outside without any restoration inside and the state of the inside does not prejudice the restoration of the outside, but restoration is usually only a one-time grant for any individual property. Also, a specific year is required, and in the case of Place des Arts, this is a problem because of the addition placed on the front. While there was no suggestion that an application for restoration to the exterior in whole or in part would be denied if the inappropriate frontal entrance addition remained, it appears such an application would not likely achieve as much attention or as much proportionate grant monies from the Province. Mrs. Peyton stressed this would be a difficult problem for Place des Arts because of the strategic square footage lost.

## Further Research

Mr. Louis Villegas mentioned the idea of an ad hoc group of himself, Mrs. Peyton and Mr. Bouvier, working towards resolving the issue of space for Place des Arts. Clearly, an application to the Trust for restoration would be premature without that kind of resolution or background information on which to make a decision.

Maillardville  
Redevelopment Committee . . .

1986 03 26  
Our File: C19-Heritage

Kincaid House

The Kincaid House, while in much better condition than Place des Arts, has a substantial addition to the south - almost half of the building - and giving it a completely different character from the original. I think Mr. Fawthorpe looked upon Place des Arts with much more potential (assuming a new front entrance) because the additions do not substantially alter the main house. Mr. Fawthorpe was sympathetic to notions of creating a kind of Heritage Square or Plaza with the two buildings as was raised by Louis Villegas and Mrs. Peyton, but, of course, such a project is not under his purview.

Designation

I note an important distinction between municipal heritage designation and provincial heritage designation is that under the latter, the interior must be restored. Designation is not a requirement under the stabilization program when the building is publicly owned, such as Place des Arts.

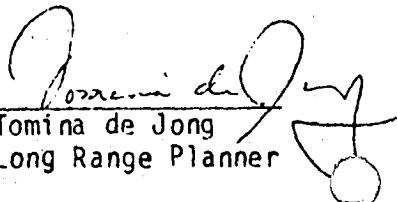
Miscellaneous

As to the roofing and paint, Mr. Fawthorpe indicated he would get back to us with colour and type suggestions. He promised to advise later on alternate funding for projects not under the Trust.

RECOMMENDATION

I recommend the Committee suggest Council recommend and authorize appropriate staff to pursue an application under the stabilization program of the Heritage Trust to assist in funding appropriate maintenance works for Place des Arts, and that such works be estimated and undertaken in such a manner that possible restoration at some future date is enhanced and not precluded.

TD/cr

  
Tomina de Jong  
Long Range Planner

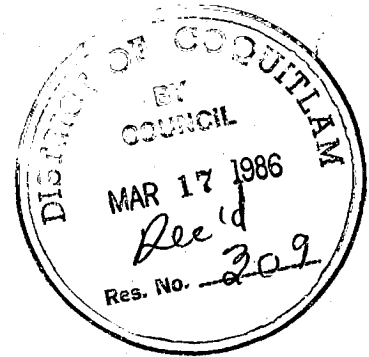
MAILLARDVILLE REDEVELOPMENT COMMITTEE

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- Ald. W. LeClair, Chairman
- Mr. D. Ashford
- Mr. W. Bay
- Mr. F. Bouvier
- Mr. F. McDonald



GUESTS:

- Mr. J. Cashore
- Ms. Dawn Black
- Mr. L. Villegas
- Mr. G. Floros

STAFF:

- Tomina de Jong

CULTURAL HERITAGE

Fern Bouvier reported to Committee that Jean Riou of the Maillardville Unis was presently looking at the appropriate documentation, that he has arranged to meet with Mr. Diano, and an application for Cultural Heritage Program funds will be made in the very immediate future.

DOWNTOWN REVITALIZATION

Alderman LeClair outlined the letter sent from the Municipality to the Minister requesting start-up funds. Mr. Bouvier described a supporting letter on this subject from Mr. Parks which was before Council March 3rd. Mr. Bouvier also mentioned that he and Mr. Aussant had visited Chemainus with the objective of reviewing their success with the Downtown Revitalization Program.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF MARCH 5, 1986

HERITAGE CONSERVATION

T. de Jong outlined the different programs under the Heritage Trust and their interrelationships, as described in the memorandum to Committee. She made note of the application for student employment funds under the Trust for a French-Canadian Heritage project, an application prepared by the School of Architecture and just received. It is understood the objective of the student program would be to develop preliminary design guidelines for new developments in Maillardville. Concern was expressed as to whether the proposed student project would duplicate or in any way prejudice a municipal application for monies under the planning and inventory program of the Trust. It appears a professional planning and inventory process is normally a prerequisite and should accompany applications for restoration monies. There was also concern that a student project might not necessarily result in a product suitable to promotional purposes. On the positive side, it was noted that senior student projects can result in fresh ideas, that indeed preliminary design guidelines with a heritage flavour would definitely be an asset to the Committee's work and to the community. T. de Jong also noted that it is unlikely design guidelines for new buildings could be achieved via the Trust other than through a student employment project.

In conclusion,

MOVED BY F. BOUVIER  
SECONDED BY F. MCDONALD

COUNCIL  
ACTION

9 That the application for the student employment program under the Heritage Trust, as submitted by Mr. B. Wood, UBC School of Architecture, be supported and encouraged by Committee and Council, provided that the application does not displace any other application to the Trust in the near term from Coquitlam. In particular, an application in the near future under the Planning and Inventory Program from Coquitlam is considered a separate and priority project.

CARRIED UNANIMOUSLY

MOVED BY F. BOUVIER  
SECONDED BY F. MCDONALD

COUNCIL  
ACTION

10 That Council apply for funds from the Planning and Inventory Program of the Heritage Trust for appropriate heritage studies of the Maillardville and Fraser Mills community.

CARRIED UNANIMOUSLY

*APP'D  
CO. RES.  
# 310/84*

*APP'D  
CO. RES.  
# 011/84*

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF MARCH 5, 1986

The question was raised as to where the students would be working and based, and also to what extent the project would have guidance from the Committee.

It was agreed to defer any further decisions on heritage site designation until after the technical consultation expected March 6th, as outlined in the staff report.

MERCHANTS ASSOCIATION UPDATE

Alderman LeClair talked to the idea of having the Maillardville merchants meet with the Port Coquitlam Merchants Association to share ideas. Alderman LeClair distributed the extra copies of lists of businesses and owners in the Brunette Avenue area.

PROMOTIONAL

Mr. Frank McDonald raised the question of how to maintain and raise public awareness of the Committee's objectives and activities. Dawn Black said she would arrange through Pauline Jewett's office for an article in the regular householder magazine to be distributed in April. Alderman LeClair mentioned his intention to request newspaper coverage at the next Council meeting and to highlight projects expected to come to Council and/or to Public Hearings in the near future in such a way that they attract newspaper coverage.

Mr. Bouvier cited the Societe Biculturelle project coming up on Lebleu as offering a special promotional opportunity. He also spoke to his idea of a "mural" sign all along the periphery of a property facing Brunette, a mural depicting a revitalized Maillardville.

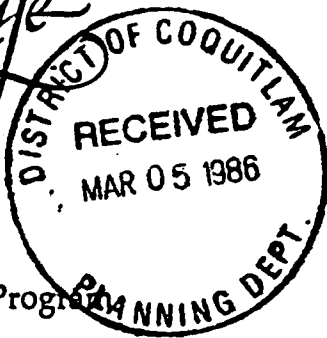
DERELICT BUILDINGS ALONG BRUNETTE AVENUE

Mr. Cashore raised concern regarding problem buildings to the east along Brunette. Alderman LeClair reported on Council's position in this regard.

MEETING SCHEDULE

It was agreed the Committee should continue to meet on the first Wednesday of each month for April, May and June at 7:00 p.m. in the Council Chambers, and that the Merchants Association meeting would follow at 8:00 p.m. Thus, the meeting dates to set aside are **April 2nd, May 7th and June 4th.**

The Committee adjourned at 8:00 p.m. to meet with the Merchants Association.



# Salary

Level 1	A British Columbia student who has completed third year or above of an undergraduate university program.	\$1300 month
Level 2	A British Columbia student who has completed first year or above of a graduate university program.	\$1400 month

Describe the project:  
**FRENCH CANADIAN HERITAGE — MALLARDVILLE, COQUITLAM**

- HISTORICAL RESEARCH INTO DEVELOPMENT OF COMMUNITY FROM THE EARLY SETTLEMENT PATTERN AROUND FRASER MILL
- RECORD AND DOCUMENT EARLY BUILDINGS AND COMMUNITY FABRIC THAT REMAINS
- DEVELOP GUIDELINES FOR COMMUNITY AND ARCHITECTURAL DEVELOPMENT IN THE AREA.

PROJECT DEVELOPED IN DISCUSSION WITH TOMINA DEJONG PLANNER, DISTRICT OF COQUITLAM.

Briefly describe the skills required by the student:  
 RESEARCH, ARCHITECTURAL, AND URBAN DESIGN SKILLS.

Student Employment Program  
**Application Form**

Deadline March 3, 1986

Contact Person: TOMINA DEJONG  
 PLANNER, DIST. OF COQUITLAM.

Name of Group: MALLARDVILLE  
REDEVELOPMENT COMMITTEE  
 CHAIRMAN MR. LECHEATZ

Address: 1111 BRUNETTE AVE COQUITLAM  
 Postal Code: V3K 1E9

Telephone: 526-3611

Amount Requested: \$8200  
Verification of the amount will be required once the students have been chosen.

Number of Weeks: 3 MONTHS  
Project maximum: 3 months commencing May 12, 1986

Number of Students: TWO

Names of Students (if known):

CONTACT B. WOOD, SCHOOL  
OF ARCHITECTURE UBC 228-2779  
 2261

Please return to:  
 The Program Manager  
 British Columbia Heritage Trust  
 Parliament Buildings  
 Victoria, B.C. V8V 1X4

APPLICATION DEADLINE:  
 March 3, 1986

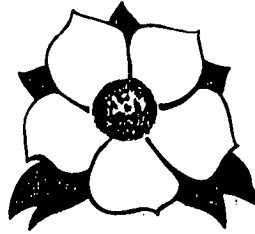
Signature: [Handwritten Signature]  
 Name: W. Wood / BANWA  
 Position/Title: Asso. Prof.  
 Date: Feb 27, 1986

# DISTRICT OF COQUITLAM

1111 Brunette Avenue,  
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.  
Phone: 526-3611



1985 08 08  
Our File: C19

Mr. Douglas Shadbolt,  
Director,  
School of Architecture,  
6333 Memorial Road,  
University of British Columbia,  
Vancouver, B.C.

Dear Sir:

re: French-Canadian Heritage Design  
Theme; Maillardville, Coquitlam

I write as Chairman of the Maillardville Redevelopment Committee, a volunteer Committee of business and resident interests, appointed by the Mayor of Coquitlam, to act as a Special Advisory Committee to the Council of the District of Coquitlam.

Maillardville is an unusual neighbourhood within Coquitlam and the Lower Mainland, unusual in its heritage of 75 years of Francophone cultural life within the 93-year history of the Municipality. The Maillardville Redevelopment Committee has been appointed with objectives of revitalizing the community. This may include recapturing the historical significance of the neighbourhood and its French origins.

I write you because the Committee is interested in establishing a French-Canadian heritage design theme for new or redeveloping commercial and multiple-family structures and street furniture along Brunette Avenue and we seek your assistance. Brunette Avenue is the "gateway" to Maillardville and, indeed, to Southwest Coquitlam, and is a designated development permit area. The Committee does not, however, have appropriate expertise, staff or any monies to develop and articulate a design theme or even to promote the idea in conceptual form with preliminary sketch drawings. Thus, we are interested to know if an assignment of this type could be incorporated into a student project during the 1985-1986 term.

I would be most pleased to discuss any possibilities of an assignment of this type with you and I can be reached at 939-9242.

Mr. Douglas Shadbolt, Director,  
School of Architecture, UBC . . .

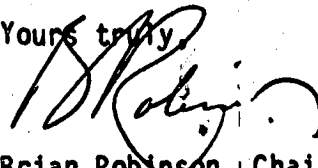
1985 08 08  
Our File: C19

Miss Tomina de Jong of the Planning Department of the District, at 526-3611, Local 284, is the municipal staff contact for the Maillardville Redevelopment Committee and could elaborate further.

I hope this suggestion interests you or one of your colleagues within the School of Architecture. I believe such a project could benefit both students and the neighbourhood of Maillardville.

Thank you for your consideration.

Yours truly,



Brian Robinson, Chairman  
Maillardville Redevelopment  
Committee

TD/cf





## Application Guidelines for Community and Regional Inventories

### Planning and Inventory Program

These Guidelines are meant to assist applicants in completing the British Columbia Heritage Trust's application form for inventories at the local level. In particular they are intended to provide direction to groups which have had little or no previous experience with the inventory process for heritage resources. Groups which have had considerable past experience may use a modified approach suitable to their needs. Such modifications must clearly and comprehensively describe the program and its intended usefulness. **The numbered items below correspond to the sections on the application form.**

#### 1. Purpose and Scope

An inventory is conducted to gather and evaluate information to achieve some specific purpose or purposes. That end must be clearly defined as a statement of goals and objectives before any inventory work can be properly started (see *Establishing a Heritage Conservation Program at the Local Level* by A. Kerr). Purpose in this section refers to this end.

Scope refers to what is being inventoried, the magnitude of the project, and the comprehensiveness of the inventory. For the majority of local inventories, historic buildings have usually comprised the majority of such projects. However, elements of scenic heritage (land forms, views, vistas, etc.), heritage trees, walls, street furniture, archaeological resources, etc., may also be included if they are specified under purpose, and some proposed course of action for conservation is being considered for them. Caution should be exercised when dealing with archaeological sites, because the majority of them are automatically protected under Part II of the Heritage Conservation Act, and their protection is administered directly by the Heritage Conservation Branch. Groups interested in including archaeological resources in their inventories are asked to contact the

Manager of the Resource Management Division (or his designate) of the Heritage Conservation Branch before they begin any work. (Phone: 387-5038)

Under magnitude, the volume of features to be inventoried must be addressed. An exact number does not have to be given, but a reasonable accurate approximation must be included. This will require some preliminary field work. For example, if the inventory is to conduct a survey of all of the buildings constructed in a community before 1920, the sponsoring organization will have to approximately specify how many buildings this will entail, and to determine their distribution throughout the community.

Comprehensiveness refers to the depth of the survey. Some are broad, in order to provide an overview of the stock of heritage resources in the study area, while others have an intense focus on a few specified elements. Hence, comprehensiveness must indicate this degree and the kinds of activities associated with it.

#### 2. Project Area

The study area should be well-defined, and some indication of distribution (concentrated or scattered?) of the resources should be given.

### 3. Costs

Cost should be clearly based on the purpose and scope of the inventory. It is an estimate of how much it would cost to conduct such a project. Raw salary and material costs are often quite unrelated to the actual work that needs to be done.

Furthermore, although the Trust is prepared to fund 100% of some inventories, all organizations are asked to provide whatever complementary support they can. This support may be provided in the form of free office space, additional volunteer labour, stationery, etc., and it should be cost estimated in dollar terms. Organizations in greater need will receive a higher percentage of assistance.

### 4. Letters of Support

Letters of support should clearly show the formal relationship between all of the groups concerned. It should also indicate how the information gathered by a non-local government group will aid in the formulation of the public policy on heritage conservation in the area concerned.

### 5. Format

Communities and regional districts conducting broad inventories of historic buildings are recommended to use the Heritage Conservation Branch's **B.C. Heritage Building Inventory, Field Recording Form**. These forms will be supplied free of charge from the Heritage Conservation Branch, but it is requested that photocopies of the completed form be sent to the Branch when the field work is completed.

The findings of the inventory must be summarized in a final report and forwarded to the B.C. Heritage Trust. The report does not need to be published, but groups are encouraged to distribute its findings in the widest manner possible.

### Final Remarks

All groups concerned are encouraged to take the seminars offered by the Heritage Conservation Branch on establishing a heritage conservation program at the local level and conducting an inventory of heritage resources.

These seminars are given on request, and scheduling depends upon existing workloads. Please contact the Head of the Consulting Services Section, Restoration Services Division (Phone: 387-5914).

## DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Maillardville  
Redevelopment Committee

DEPARTMENT:

DATE: 1986 02 20

FROM: Tomina de Jong

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Heritage Conservation

OUR FILE: C19 Heritag

### HERITAGE CONSERVATION/CULTURAL HERITAGE

On January 8, 1986, the Committee resolved:

"That Council apply for (100%) grant funds from the Planning and Inventory Inventory Program of the Heritage Trust for the benefit of the Maillardville community."

The resolution emanated out of some discussion, which began with Mr. Parks suggesting the Committee pursue "Heritage Programming" through a Mr. Enrico Diano. Alderman LeClair had asked for details on the program from Mr. Parks; I had available brochures from the B.C. Heritage Trust. It has, of course, become evident that Mr. Parks was referring to the Cabinet Committee on Cultural Heritage, whereas the resolution and discussion at the time was in terms of heritage conservation. Money is available to non-profit Cultural Societies through the Ministry of Provincial Secretary and Government Services, such as the Maillardville Unis and motions have carried in this context. Heritage Trust monies and related programs are a different avenue altogether and relate more specifically to Heritage conservation. The resolution above was followed, on January 8th, by a resolution:

"That Council be advised the Maillardville Redevelopment Committee would like to see the Lourdes Church, the Kincaid House and Place des Arts designated as heritage sites; the Committee requests Council take the appropriate steps in this direction."

The resolution suggesting Council apply for funds under the Heritage Trust for the Planning and Inventory Program was tabled at Council, together with another motion of that same date requesting funds under the Revitalization Program. (Both motions were tabled, pending the outcome of the special public meeting January 23rd and discussions thereafter.)

Council did not make a formal resolution on heritage sites but did ask the Planning Department to look into the subject.

Maillardville  
Redevelopment Committee . . .

1986 02 20  
Our File: C19 Heritage

## HERITAGE CONSERVATION

### Heritage Designation

The Heritage Conservation Act enables municipalities to designate a building, structure or land, in whole or in part, as a municipal heritage site. Designation requires a bylaw to be passed and preceded by public notification in the local newspapers. If a building or site is so designated, demolition or alterations or new building on the site is prohibited without special resolution of Council. The Act goes on to enable a municipality (but not to require) to provide for municipal heritage conservation in its budget and to enter into agreements for such purposes. The same Act also enables the municipality to establish a Municipal Heritage Advisory Committee and to budget for same.

Where a municipality designates a privately-owned building or site, property acquisition and/or compensation is usually involved. While designation does not automatically imply building restoration, a designation bylaw is required for application to the Heritage Trust for monies under the Building Restoration Grant Program or under the Religious Building Restoration Grant Program.

### Building Restoration

Under the Building Restoration Program of the Heritage Trust, monies are available for restoration of essentially public buildings. The grant maximum is \$50,000 or 50% of costs, costs over and above regular maintenance and operation. Application must include the designation bylaw, historical photos and information about the building, supporting resolution from Council, and any financial support of Council. I note an application need not be made by a local Council but can be made by a local Council or non-profit society or a community organization.

### Planning and Inventory

The Committee is in receipt of notes on this program through an earlier memorandum. I note funds can be for inventory work alone, or for inventory work initially and for follow-up planning and strategy work later, or for combined efforts. Again, applicants can be local Councils or non-profit organizations. In this case, financial assistance of up to 100% of cost may be considered. The difficulty can be in ascertaining that cost at the outset for application to the Trust.

Maillardville  
Redevelopment Committee . . .

1986 02 20  
Our File: C19 Heritage

### DISCUSSION

My earlier memorandum recorded a meeting with Mr. Kerr on the Planning and Inventory Program and on consulting services available through the Heritage Conservation Branch. That meeting was preceded by another meeting with the Manager of the Trust, Mr. Cliff Hewitt. I have now arranged for Mr. D. Fawthorpe, Architectural Conservator, to come from Victoria specifically to visit Place des Arts and to give technical architectural advice on that building on March 6th.

Louis Villegas has taken it upon himself (with some assistance from Lenore Peyton and myself) to compile some background information which is prerequisite to Mr. Fawthorpe's visit. It is hoped Mr. Fawthorpe will be able to advise on restoration potential and costs, distinctions between maintenance, rehabilitation and restoration, all of this leading to possible support for an application for restoration funds. Mr. Fawthorpe's advice, hopefully, together with background material being assembled will, of course, also enable an appropriate staff recommendation to Council on the actual designation of one or more sites.

I have been advised informally by the Manager of the Heritage Trust that it is preferable any application for res should be preceded by a larger Planning and Inventory Area Program. It is, however, also possible to apply jointly. The material currently being compiled by Louis Villegas could also serve to assist in estimating costs needed for a Planning and Inventory Program should this be pursued.

At present, I have not yet arranged, or investigated arranging a consultation with Mr. Fawthorpe on the Kincaid House but will attempt to do so. The Lourdes Church could follow. Given some government reticence to grant monies for building restoration in the absence of proper planning and inventory studies, it may be appropriate to proceed with the latter first, or to proceed with a Planning and Inventory Study and restoration application for only one building initially - to be followed up in subsequent years by other priority projects.

### CONCLUSIONS AND RECOMMENDATIONS

I shall report to Committee again on the subject of heritage sites after Mr. Fawthorpe's visit on March 6th.

Maillardville  
Redevelopment Committee . . .

1986 02 20  
Our File: C19 Heritage

CONCLUSIONS AND RECOMMENDATIONS cont'd

As mentioned in my earlier memorandum of 1986 01 31, Mr. Kerr of the Community and Architectural Services Section, Heritage Conservation Branch, can be made available to give the Committee and/or related community groups and representatives a prepared one-hour talk and slide show on the importance of planning, implementation and evaluation in heritage management. Mr. Kerr indicated he needs a minimum six weeks lead time and was very occupied in February.

The Committee may wish to consider bringing back the resolution to Council regarding application for funds under the Heritage Trust for a Planning and Inventory Program.

As applicants for trust funds need not be and may not always best be the local municipality, the Committee may wish to consider soliciting involvement of other organizations.

TD/cr

  
Tomina de Jong  
Long Range Planner

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Wednesday, May 7, 1986 at 7:00 pm. in the Council Committee Room, with the following persons present:

COMMITTEE:

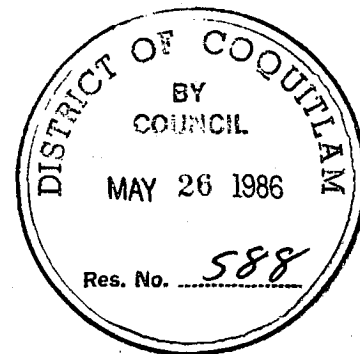
Ald. W. LeClair, Chairman  
 Mr. F. Bouvier  
 Mr. F. McDonald  
 Mr. G. Littlejohn  
 Mr. F. Roset  
 Mr. G. Lizee

STAFF:

Tomina de Jong

GUESTS:

Louis Villegas  
 Mayor Lou Sekora

CORRESPONDENCE FROM J. AUSSANT - MAY 7, 1986

Ald. LeClair advised members of the Committee of the letter he had received from J. Aussant, a letter in which Mr. Aussant expressed a wish to withdraw from the Committee membership due to heavy demands upon his time by business and community groups. In accepting the letter, Committee members noted appreciation of Mr. Aussant's efforts, especially regarding the Merchants Association.

CORRESPONDENCE FROM MAYOR SEKORA DATED APRIL 8, 1986

Mayor Sekora indicated he was present in order to elaborate on his letter to the Committee, which arose as a result of some discussions at the previous meeting with residents in the community. He wished members to know that some of the complaints received were contradictory and this had placed him in a difficult position. He wished members of the Committee to be aware of the Drainage Committee and, more generally, he advised this Committee's members to be careful in not duplicating efforts of other groups.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MEETING MINUTES OF MAY 7, 1986 cont'd

Frank McDonald asked for clarification from the Mayor regarding drainage and the meaning of "redevelopment"; in subsequent discussion he suggested that residents of the community are not entirely aware of what Council has planned for them. He suggested a problem here of information flow.

Mayor Sekora suggested he and staff would approach the District's public relations consultant, Larry Rose, with the idea of drafting appropriate articles in the Coquitlam Newsletter.

CORRESPONDENCE FROM BENOIT BOUCHARD DATED APRIL 14, 1986

Committee received the letter for information. Fern Bouvier reported that Jean Rioux had been in touch with the Department of the Secretary of State, and it was agreed Jean Rioux could be asked to attend a meeting of the Committee. On the subject of culture, in earlier discussion, Mr. Frank McDonald made a suggestion of using the Millside School for a cultural or arts centre.

REVIEW OF PREVIOUS BUSINESS

Untidy Premises

T. de Jong reported that the Bylaw Enforcement Officer had distributed a number of warning notices regarding untidy premises along Brunette Avenue, and Ald. LeClair advised of the Hearing on 1206 Brunette Avenue being adjourned from April 30th to June 9th.

Council Action re Banners and Stabilization

T. de Jong advised of Council actions on motions before them from the Committee's last meeting. Specifically, the recommendation regarding welcoming banners was considered to be under the festival's committee and the application for stabilization of Place des Arts is to be in the hands of Parks and Recreation.

Heritage Trust Applications

T. de Jong indicated submissions had been received from consultants and the Heritage Inventory Application was proceeding.

Parking Along Brunette Avenue

T. de Jong and Ald. LeClair indicated that this subject would be dealt with through the Revitalization Program and the Merchants Association.



MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MEETING MINUTES OF MAY 7, 1986 cont'd

Merchants Association - Downtown Revitalization Program

T. de Jong and Fern Bouvier reported the Merchants Association appears to be progressing well. Terms of reference for consultants for the Revitalization Program are expected to be received within a few days from the merchants.

OTHER ITEMS

T. de Jong was asked to contact Engineering regarding the complaint about garbage containers at Hoy's Market.

Gordon Littlejohn reported on favourable discussions regarding a 60-unit co-op on Crown Forest lands.

FUTURE WORK

Fern Bouvier suggested the Committee needed guidelines from the Mayor and/or Council as to terms of reference for the Committee. He questioned the continuing need for the Committee. It was suggested that T. de Jong could prepare a summary list of past recommendations of the Committee and subsequent results or actions. Ald. LeClair asked Committee members if they had any new particular ideas or projects the Committee should pursue at this time. It was agreed the future role of the Committee would be raised by Ald. LeClair with the Mayor and Council.

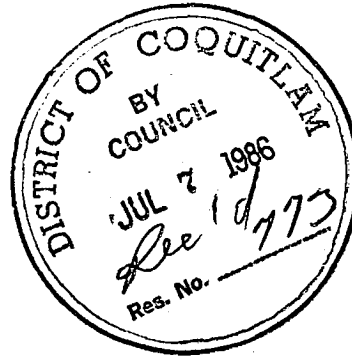
It was further agreed that the next meeting of the Maillardville Redevelopment Committee would be at the call of the chair.

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Wednesday, June 18, 1986 at 6:00 pm. in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. W. LeClair, Chairman  
 Mr. D. Ashford  
 Mr. F. Bouvier  
 Mr. F. McDonald  
 Mr. G. Littlejohn  
 Mr. F. Roset  
 Mr. G. Lizee

STAFF:

Tomina de Jong

GUEST:

Louis Villegas

FUTURE DIRECTION OF COMMITTEE

The meeting was called, with the objective of giving "Council and area residents a list of prioritized items for attention which will enhance development in Maillardville". Committee members had before them material outlining the Committee's past activities and areas of interest.

Discussion turned to the need to involve area residents and businesses in establishing a list of priority actions for Maillardville. At the same time, it was acknowledged that there must be a way to avoid confrontational discussions. Ald. LeClair referred to the Official Community Plan process as being conducted for the Northeast, this OCP process being a proven vehicle to encourage public participation, and the outside consultant being in a good position to facilitate public input.

Discussions led to a consensus that an OCP for the Maillardville community is a necessary vehicle:

- a) for obtaining public participation;
- b) to give existing and future residents some certainty as to what will happen in the neighbourhood;
- c) that an OCP, once accomplished and published, as an promotional tool for alluring new development.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MEETING MINUTES OF JUNE 18, 1986

- d) to link the results or recommendations from the Downtown Revitalization Study and Heritage Studies;
- e) to also broaden these efforts and extend activities into the residential infill area.

T. de Jong indicated there is a practical need for OCP work to ensure the objectives of the Revitalization Program can be met in the light of Bill 62 but that it is clear the July deadline cannot be met. An OCP can be for a portion of a community and there is no stipulation on size. Ald. LeClair cautioned Committee as to the possibility of competing budget and staffing priorities at the present time and how this will require Council review. It was concluded that the drafting of a Maillardville OCP might not need to be an immediate endeavour and, in fact, should not commence until after initial Heritage and Revitalization Studies this summer. Some work, at least the public participation component, might not be able to begin until spring of 1987. Regardless, it was agreed to recommend Council consider the drafting of an OCP for Maillardville and hiring outside expertise for the project as a whole, or at least for the public participation portion of such a project. Unanimously,

COUNCIL  
ACTION

*APP'D R-9  
CO # 774/86*

IT WAS RECOMMENDED THAT Council examine the opportunity to hire consultants and/or allocate appropriate staff, with the objective of preparing an Official Community Plan for Maillardville (the area from Rochester to south of Brunette, Schoolhouse to Blue Mountain, with possible minor boundary adjustments) involving local residential and business participation, and that the process and product be carried on with the objective of enhancing existing development and triggering new development in Maillardville.

COUNCIL  
ACTION

IT WAS FURTHER RECOMMENDED that the terms of reference for this project include (but not be limited to) the following as items to be addressed in the Maillardville OCP:

1. traffic patterns, traffic flows and related issues;
2. policies regarding lot sizes for residential infill (objective of encouraging infill development);
3. housing needs, including special needs groups;
4. business and commercial area needs;
5. lane improvements and general street infrastructure needs and programs;
6. general servicing (sewer, water and storm) to be reviewed and programs described;

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MEETING MINUTES OF JUNE 18, 1986

7. parks and recreation opportunities;
8. a review of the land use pattern for the south side of Brunette Avenue opportunities for alternate street layouts where land is available;
9. a theme and style for Brunette Avenue.

CARRIED UNANIMOUSLY

It was suggested that, depending on the results of this motion at Council, the Committee could liaise with the staff and consultants assigned in preparing the plan and ultimately the future role of the Committee might be to sell the plan.

OTHER BUSINESS

At Fern Bouvier's suggestion, it was recommended that T. de Jong obtain, condense and distribute to members lists of a variety of financial resources that might be available, small or large.

T. de Jong was asked to follow up what the Maillardville Unis may or may not have been accomplishing, together with the Provincial Secretary's office and generally programs that are available through that office.

Fern Bouvier and Gordon Littlejohn discussed the idea of old machinery and artifacts that might be available from Fraser Mills and incorporating those things into the community as sculpture and play facilities, adding to an overall theme. Archival research and the potential for large murals, etc. were mentioned as areas for further interest.

## DISTRICT OF COQUITLAM

### Inter-Office Communication

Ald. W. LeClair, Maillardville  
Redevelopment Committee

DEPARTMENT:

DATE: May 13, 1986

FROM: Tomina de Jong

DEPARTMENT: Planning

YOUR FILE:

UBJECT: Committee Review  
(Feb. 1985 - April 1986)

OUR FILE: C19

### ACTIONS/RECOMMENDATIONS

#### Comments/Status/Direction

#### GVHC

Committee recommended the Mayor host a luncheon with GVHC officials to foster development interest.

Luncheon held March 1985; project precluded by housing policies of other levels of government.

#### SOILS REPORT

Committee recommended distribution of soils report to landowners on the south side of Brunette Avenue.

Report released from Council and distributed.

#### RRAP

Committee recommended increased RRAP funding and boundaries beyond those initially recommended by staff.

New RRAP boundaries approved and advertised in Coquitlam Newsletter and 1985 take-up was very fast.

#### PROJECT SUPPORT

Co-op Societe Biculturelle; Committee encouraged Land Use Committee to meet with Co-op proponents.

Co-op discussions with Land Use Committee held early on in process.

250 Blue Mountain; Committee recommended favourable reconsideration of project subject to a number of conditions including the architect initiating a Heritage design theme.

Council and the proponent concurred but development did not proceed.

Land Use Committee and  
Maillardville Redevelopment Committee

May 13, 1986  
Our File: C19

"CLEAN-UP"

Committee requested cost estimate of a municipal program to clean up lanes, ditches and boulevards and that these monies be so allocated.

Competing budget circumstances defeated the allocation of the \$10,000 estimate.

Committee encouraged the Chamber and the Caisse to make application for summer student employment under a federal program for this purpose.

The application made by the Caisse was not approved.

DITCH ELIMINATION

Committee requested a report from Engineering on ditch elimination and requested an acceleration of the program in Maillardville.

This was referred by Council to the Drainage Committee.

DERELICT STRUCTURES AND UNTIDY PREMISES

Committee received formal complaints as to 1206 and 1212 Brunette and requested Council direct staff accordingly.

Hearings continue.

Committee invited staff representatives to explain bylaws regarding nuisance, fire hazards and untidy premises.

Discussions were held with Bill Stewart and Henry Castillou.

Committee received concerns regarding untidy premises.

Warning notices issued.

PEDESTRIAN/VEHICULAR ACCESS

Committee requested staff review access to Maillardville Shopping Centre site, adjacent properties and 230 Blue Mountain.

Staff was not authorized to proceed with this request.

Land Use Committee and  
Maillardville Redevelopment Committee

May 13, 1986  
Our File: C19

### DESIGN THEME

Committee invited Design Panel to attend and comment on idea of a French-Canada Heritage Design Theme.

Committee assembled photographs as preparatory to design guidelines.

Committee requested the Manager ask Mr. R. White to prepare preliminary design sketches.

Committee suggested UBC School of Architecture assign students to a design theme project.

Committee encouraged support of UBC application to Heritage Trust to employ students to prepare elements of design guidelines.

Committee members contacted Louis Villegas to prepare heritage design theme.

### HERITAGE

Committee recommended staff review possibility of heritage designation for certain sites.

Committee recommended Council apply for funds under the Planning and Inventory Program of the Heritage Trust.

### BUSINESS REVITALIZATION

Committee invited Martin Thomas to explain provincial revitalization program to a joint meeting of the Committee with the Land Use Committee and with Design Panel.

A joint meeting was held and Design Panel has since urged architects to prepare drawings with such a theme - but awaits guidelines.

Xeroxes of photos distributed upon inquiry at Planning Dept. counter.

Staff was not authorized to proceed with this request.

UBC advised this topic could not be included in curriculum that year; this did lead to UBC applying for student employment under the Trust in 1986.

Committee and Council endorsement was forwarded but the application was not approved.

Mr. Villegas' slide presentation encouraged interest in heritage values.

Review led to recommendation of pursuing Provincial funding for partial assistance in maintaining Place des Arts.

Background information and the application has been submitted to the Trust.

The presentation was made and discussions afterwards pointed to the need to solicit merchants' input and participation.

Land Use Committee and  
Maillardville Redevelopment Committee

May 13, 1986  
Our File: C19

Committee hosted a meeting inviting all owners and businesses along Brunette to hear revitalization presentations.

A merchants association formed; Maillardville Unis in contact with Provincial Secretary.

Committee recommends application for downtown revitalization funds be made by Council.


Minister designated business area and merchants are drafting terms of reference for the start-up study.

Miscellaneous other items, ideas or areas of interest touched on but either deferred by the Committee, not agreed upon or more simply, upon which no resolution was formed:

- marketing of the area
- land use review south of Brunette Avenue
- Municipal land trade for property on the south side of Brunette
- parking along Brunette Avenue
- colour renderings of design theme for promotional purposes
- sculpture garden between Kincaid and Place des Arts
- future use of Millside School

The above list was compiled by going through Committee minutes chronologically (resolutions in particular), with some reordering of recommendations into subject areas to hopefully enable a meaningful list of the Committee's formal activities.

TD/cr

  
Tomina de Jong  
Long Range Planner



MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

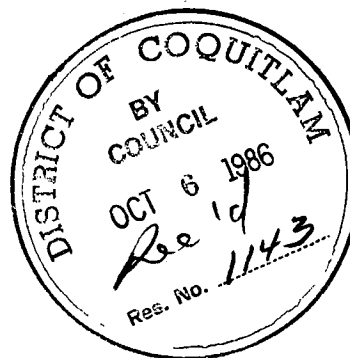
A meeting of the Maillardville Redevelopment Committee was held on Thursday, September 25, 1986 at 6:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

Mr. G. Fortier  
 Mr. F. Roset  
 Mr. F. McDonald  
 Mr. G. Littlejohn  
 Mr. F. Bouvier  
 Mr. G. Lizée

STAFF:

Tomina de Jong

REVIEW OF EXISTING PROGRAMS AND COMMITTEE ROLE

The informal meeting of September 11, 1986, with Council and the Downtown Revitalization consultants was reviewed for the benefit of those members who had not been able to attend. T. de Jong indicated the next step in the process will likely be production and distribution of a flyer to encourage more merchant participation and a formal presentation by the consultant to Council. It was agreed there was no particular role for the Maillardville Redevelopment Committee to play in the Revitalization Program at this time, but there could be so in later stages or in relationship to other projects outside the business area.

T. de Jong pointed out the Revitalization consultants' concept for the heritage and plaza area involving Kincaid House and Place des Arts had assumed utilizing some land owned by Crown Forest. Gordon Littlejohn reviewed the difficulty Crown Forest has had in marketing that land.

T. de Jong outlined the progress of the Heritage consultants on the Maillardville-Fraser inventory. The final report is to be produced the first week in November. Committee members felt their role in this regard would be subsequent to the production of the final report. The Committee would review recommendations and make suggestions for requests for further funding if appropriate.

No contact with the Maillardville Unis was indicated, but Mr. Roset reported that the Society is moving to a new and permanent office and will be more accessible shortly.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MEETING MINUTES OF SEPTEMBER 25, 1986

SUPERSTORE PROPOSAL

Mr. Gordon Littlejohn produced and explained a site plan of the proposed superstore project for those members of the Committee who were not familiar with the plan. There was then some discussion as to the possible impacts on Maillardville.

Mr. Fern Bouvier suggested one certain way in which the project could be made to benefit Maillardville would be if the name of the store or project included the name of Maillardville. Mr. Littlejohn referred to the Alex Fraser bridge (formerly the Annacis bridge) and how the recent name change is significant to the real estate community on Annacis.

MOVED BY FERN BOUVIER,  
SECONDED BY GILLES LIZEE

COUNCIL  
ACTION

- 12 That if Council wishes to approve the superstore proposed on the Lougheed Highway, that Council request Westfair Properties to include "Maillardville" in the name of the project.

CARRIED

(Germain Fortier, Fay Roset, Gordon Littlejohn, Fern Bouvier and Gilles Lizee were in favour; Frank McDonald was opposed.)

The meeting adjourned at approximately 7:00 p.m.

TD/je