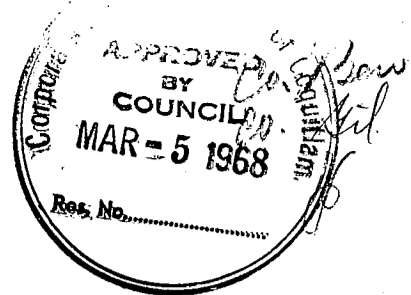


Zoning Appeal Board

ZONING BOARD OF APPEAL



Monday, February 12th, 1968  
630 Poirier Street  
Coquitlam, B. C.

A meeting of the Zoning Board of Appeal convened in the Council Chambers at the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Monday, February 12th, 1968 at 7:30 P.M. Members of the Board present were Mr. K.A. Matheson, Chairman, Mr. R.C. Parsons and Mr. D.A. Hogarth. Also attending the meeting were T. Klassen, Assistant Municipal Clerk, Mr. Wainman, the Building Inspector, and Mr. H.F. Hockey, the Engineering Supervisor.

A copy of the agenda had been mailed to the members of the Board, which listed nine appeals. The meeting had been advertised in The Columbian on February 8th and 9th, 1968 and the applicants to be heard had been advised by mail as were the owners of the adjacent properties.

Mr. T. Klassen acted as Secretary for the meeting of the Zoning Board of Appeal.

1. APPEAL OF D.R. & L.W. CROCKER, 2244 AUSTIN AVENUE. RE: PTN. OF PCL. "A", W 1/2 OF BLK. 3, D.L. 112 and 113, EXP. PL. 14907 SUBJECT: REARYARD ENCROACHMENT ON FUTURE SUBDIVISION OF EXISTING HOUSE

The members of the Board had before them a copy of a map showing the future subdivision together with the location of the existing house.

Mr. Crocker was present and explained to the Board that he wished to subdivide without removing the existing house.

Mr. Hockey then explained how the problem had arisen. He stated that he, as approving officer, had given preliminary approval to a proposed subdivision submitted by Mr. Crocker and, following this preliminary approval, Mr. Johnson, the owner of 2255 Warrenton Avenue, appeared before Council to object to the subdivision because a home built on the proposed new lot would restrict his view as it would be placed on the lot considerably out of line with his home. Council had then asked Mr. Hockey to seek a compromise. This compromise had been reached by dividing the property in such a manner as to give the existing house a back yard of only 13 feet and this would allow a home to be built on the newly created lot with a 20' setback from Warrenton Avenue were it extended.

Mr. Johnson requested that he be given assurance that a home be not allowed to be placed on the future lot with less than a 20' setback from an extension of Warrenton Avenue.

The chairman advised Mr. Crocker that the appeal would be considered by the Board and he would be advised promptly of the Board's decision.

2. APPEAL OF MR. GEORGE STEPHEN, 945 PORTER STREET RE: LOT 3 of W 1/2 OF 15, D.L. 368, PLAN 21520 SUBJECT: SIDEYARD SETBACK

Mr. Stephen appeared before the Board to explain that he wished to extend the living and dining area of his home by enclosing the existing roofed sundeck. To do this, he would only have a 5 foot offset from the property line instead of the required 6'.

Mr. Stephen stated that the neighbours to his knowledge had no objection and he also submitted a letter from Mr. Garth Sparkes of 940 Porter Street, which stated that he had no objection to Mr. Stephen's proposal.

The Chairman advised Mr. Stephen that the appeal would be considered by the Board and he would be advised promptly of the Board's decision.

3. APPEAL OF MR. R. CHAPMAN, 915 ROCHESTER AVE.  
RE: LOT 33 OF BLK. 12, PTNS. 1 and 16, PLAN  
14679  
SUBJECT: REARYARD AND SIDEYARD ENCROACHMENT  
OF EXISTING NON-CONFORMING HOUSE

Mr. Chapman appeared to explain to the Board that he required more living space and that although the present home is non-conforming, the proposed addition would conform to the requirements of Municipal By-Laws.

The next door neighbour situated at 919 Rochester objected to the proposed addition because the original building was a garage which had been closed in and used as a temporary home by a couple who had excavated for a home on the lot but had never commenced construction. The neighbour further stated that the entrance on the proposed addition would look over her back door and would also block her view.

Mrs. Jones of 914 Rochester Avenue stated that she was in favour of the proposed addition as she felt it would improve the appearance of the house.

Mr. Chapman was advised that the appeal would be considered by the Board and that he would be notified promptly of its decision.

4. APPEAL OF MR. T.H. CHURCHILL, 824 SHAW AVE.  
RE: LOT 16 of BLK. 44, D.L. 33 ETC. PLAN  
18118  
SUBJECT: FRONTYARD ENCROACHMENT

Mr. Churchill appeared before the Board and explained that he wished to raise his home and construct a basement. This would then provide a basement entrance home and the entrance would be below ground level and, therefore, he wished to cover the sunken sidewalk leading to the entrance so that he would not be subject to the elements. To do this, the roof covering the entrance would project into the front yard and would leave him a setback of only 22'6" instead of the required 25 feet.

Mr. Churchill submitted letters from Mr. Glen A. Hay of 820 Shaw Avenue and Mr. T.D. Symington stating that they had no objection to the proposed addition.

Mr. Churchill was advised that the Board would consider his application and that he would be notified promptly of its decision.

5. APPEAL OF MR D.H. GOUGH, 759 COMO LAKE RD.  
RE: REM. OF S 382' OF A OF 2 OF BLK. 9  
D.L. 367 PLAN 7322  
SUBJECT: FRONTYARD ENCROACHMENT

Mr. Gough appeared before the Board to explain that he wished to place an addition onto his home. He stated that although the present structure was non-conforming with regard to frontyard setback, that he would be removing a front porch which presently extends out the frontyard some 8'6" and that if he were allowed to construct the addition no part of his home would extend past the proposed 23' frontyard setback.

Mr. Gough stated that he had contacted two neighbours and that they were not opposed to the addition. No one spoke in opposition to the proposal.

Mr. Gough was advised that the Board would consider his application and that he would be notified promptly of its decision.

6. APPEAL OF A. & M. SMITH AND C. SHEPPARD  
1112 AND 1118 ROCHESTER AVENUE  
RE: LOT A OF N 1/2 OF BLK. 32 D.L. 109  
PLAN 14513 AND LOT 1 OF B & C N 1/2 OF  
BLK. 32, D.L. 109, PLAN 29347  
SUBJECT: REARYARD ENCROACHMENT OF  
EXISTING HOME WHEN PROPOSED SUB-  
DIVISION TAKES PLACE

Mr. Charles Sheppard and Mr. and Mrs. A. Smith appeared before the Board to explain that they wished to create 3 lots from the two existing lots. However, when the new lot is created, the existing home owned by Mr. and Mrs. A. Smith would not have the required 20' rearyard setback.

Mr. Smith stated that they wished to sell the newly created lot so that their frontage charges and taxes could be reduced and also so that they would not have the great amount of yard to maintain.

Mr. Smith stated that to his knowledge none of his neighbours objected to his proposal.

Mr. and Mrs. Smith and Mr. Sheppard were informed that the Board would consider their application and they would be informed promptly of its decision.

7. APPEAL OF MR. G.L. SJODIN, 360 THERRIEN STREET  
RE: LOT 9 OF 3 OF BLK. 31, D.L. 109, PL. 16740  
SUBJECT: SIDEYARD SETBACK ENCROACHMENT

Mr. Sjodin, the father of Mr. G.L. Sjodin, appeared before the Board on behalf of his son to explain the application to the Board. Mr. Sjodin wished to enclose the present carport for use as living space and, if this was done, he would only have a setback of 5'6" instead of the required 6'.

Mr. Sjodin was advised that the application would be considered by the Board and that Mr. G.L. Sjodin would be notified promptly of its decision.

8. APPEAL OF SHARP AND SHARP LTD. - 811 LOUGHEED HWY.  
RE: LOTS 70 AND 71, BLKS. 49 TO 58 PTS. 1 and 16  
MAP 2716  
SUBJECT: REARYARD ENCROACHMENT OF PROPOSED BUILDING

Mr. K. Osmanich appeared on behalf of Sharp and Sharp and explained to the Board that originally the property had been purchased with the understanding that a building could be placed on the lot with a 10' setback. When an application for a permit was made, taking into account By-Law No. 1375 which exempted the said property from the provisions of By-Law 1107, paragraph 4, he was informed that By-Law 1375 was invalid and a permit could not be issued.

There were three neighbours objecting to the proposal. However, upon questioning by the Board, they stated their main objection was the present zoning of the property rather than the setback of the proposed building.

Mr. Osmanich was advised that the Board would consider the application and he would be informed promptly of their decision.

9. APPEAL OF ENGINEERED HOMES (B.C.) LTD.  
2959 FLEET STREET  
RE: LOT 36 OF BLK. 17, D.L. 361, PL.  
30929  
SUBJECT: FRONTYARD SETBACK ENCROACHMENT

A representative of Engineered Homes (B.C.) Ltd. appeared before the Board to explain that curve of the lot facing a cul de sac made it difficult to locate a dwelling with the required frontyard setback. They therefore requested approval to place the home on the lot with a 17' frontyard setback instead of the required 25'.

There were no objections registered from any of those attending the Meeting.

The representative of Engineered Homes was advised that the Board would consider their application and he would be advised promptly of the Board's decision.

1. D.R. & L.W. CROCKER

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the rearyard encroachment of the existing dwelling on the proposed subdivision be approved provided that the title of the newly created lot facing Warrenton Avenue is imposed with a restrictive covenant in conformity with the sketch provided by the Engineering Department and numbered 8-2030 which provides for a minimum 20' setback of a dwelling from an extension of Warrenton Avenue.

CARRIED

2. MR. GEORGE STEPHEN

MOVED BY MR. PARSONS,  
SECONDED BY MR. HOGARTH:

That the application of Mr. George Stephen for a sideyard setback of 5' from his south property line be approved.

CARRIED

3. MR. R. CHAPMAN

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the application of Mr. Chapman for an addition to a non-comforming dwelling be declined.

CARRIED

4. MR. T.H. CHURCHILL

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the application by Mr. Churchill for a frontyard setback of 22'6" be allowed.

CARRIED

- continued -

5. MR. D.H. GOUGH

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the application by Mr. Gough be approved subject to the removal of the front porch and subject to the condition that no part of the proposed addition or existing dwelling extend beyond a 23' setback from Como Lake Avenue.

CARRIED

6. MR. & MRS. A. SMITH AND MR. C. SHEPPARD

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the application of Mr. and Mrs. A. Smith and Mr. C. Sheppard be approved in compliance with the sketch prepared by the Engineering Department which shows a rearward setback of 7.5' from the property line which will be created when the subdivision comes into being.

CARRIED

7. MR. G.L. SJODIN

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the application of Mr. G.L. Sjodin for a sideyard setback of 5'6" from his north property line be approved.

CARRIED

8. SHARP AND SHARP LTD.

MOVED BY MR. PARSONS,  
SECONDED BY MR. HOGARTH:

That the Board feels this is not a proper appeal to be placed before them as the applicant has other avenues open to him to solve his problem and that in the light of Mr. Wainman's remarks concerning By-Law 1375 that this matter be referred to the Municipal Council for their further deliberations.

CARRIED

9. ENGINEERED HOMES (B.C.) LTD.

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

That the application of Engineered Homes (B.C.) Ltd. for a frontyard setback of 17' at right angle to property line at the south-west corner of the proposed dwelling be approved.

CARRIED

ADJOURNMENT

MOVED BY MR. HOGARTH,  
SECONDED BY MR. PARSONS:

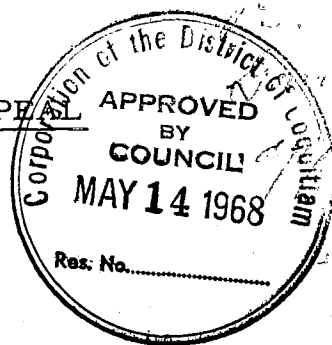
That the meeting adjourn at 9:00 P.M.

CARRIED

*L.A. Parsons*  
..... CHAIRMAN

ZONING BOARD OF APPEAL

Wednesday, April 24th, 1968,  
630 Poirier Street,  
Coquitlam, B. C.



A meeting of the Zoning Board of Appeal convened in the Council Chambers at the Social Recreation Centre, 630 Poirier Street, Coquitlam, B. C. on Wednesday, April 24th, 1968 at 7.30 p. m. with Chairman K. A. Matheson and Members, Mr. R. C. Parsons and Mr. D. A. Hogarth. The Municipal Clerk and the Building Inspector were present.

Copies of the Agenda with the supporting maps and details were mailed the members and advertised in the British Columbian Saturday, April 20th, 1968. The applicants and surrounding property owners were advised of the twelve applications before the Board.

The Municipal Clerk recorded the Minutes of the meeting.

1. L. B. & L. K. Engar, 1051 Charland Avenue, Lot 14, Blk. 3, D.L. 3 etc., Plan 1481 requesting relaxation of front yard requirements.

Mr. Engar presented photographs of the lane and brought up the subject of the special survey reducing his lane by four feet to a width of sixteen feet making entrance to his garage from the lane virtually impossible.

The Chairman then asked the meeting if there were any opposed or wished to speak to this application.

There being no response the Chairman advised the applicants that he could leave and the matter would be studied further and he would in due course be advised by the Municipal Clerk of the Board's decision.

2. Engineered Homes Ltd., 2995 Fleet Street, Lot 45, Blk. 17, D.L. 361, Plan 30929 requesting relaxation of front yard requirements.

It was explained by representatives from the Company the question of setback being in error and upon survey after the forms were placed it was found to be in error and would require the moving of forms approximately twenty feet to meet the setback requirements. Therefore, they requested relaxation of approximately nine feet.

One neighbour being present, stated he had no objection to the siting as is.

Building Inspector reported his findings and how the error was created.

The Chairman asked if there were any present who desired to speak on the matter and there being none the applicant was advised that the decision of the Board would be relayed him by the Municipal Clerk.

Wednesday, April 24th, 1968,  
Zoning Board of Appeal, cont'd.

3. Mr. Doug Hanzlick, 994, Jarvis Street, Lot 123 of Blk. 6, D.L. 368, Plan 30517 requests relaxation of front yard requirements.

Mr. Hanzlick addressed the Board and stated his reasons for building his garage at the front of his house due to the ravine cutting the back portion of his lot forcing his house forward. The applicant also presented plans and profile of his building.

No one in the audience was prepared to speak for or against this application and the Chairman advised him that he would be contacted by the Municipal Clerk regarding the decision of the Board.

4. Mr. Marc Lessard, 1025 James Avenue, Lot 6, Blk. 25, D.L. 3, 108, 45 & Pts. of 1 & 16, Plan 1481 requesting the right to build closer to side boundaries than six feet.

Mr. Lessard stated that his property was thirty-five years old and questioned his position regarding the cancellation of Bi-cultural Society High Rise for Senior Citizens and the Board were advised by the Clerk that the zoning was multiple family.

Mr. Lessard advised the Board that he expected to spend \$4,000 on an addition to his present dwelling.

The Chairman, not having any further questions or anyone to speak for or against stated to Mr. Lessard that they would be dealing with it later and he would be advised by the Clerk.

5. Mrs. C. Miller, 405 Guilby Street, Lot 7 of Lot 5 of W. 1/2 of Bl. 8, D.L. 3, 108, 45 & 1 & 16, Pl. 20306 requesting relaxation of rear yard requirements.

Mr. Wainman, the Building Inspector, presented communication from the Engineering Supervisor, Mr. Hockey, regarding the position of the lane as not being required.

The applicant stated the reason for his request emphasizing the position of the lane and the trees in relation to the proposed addition.

No one present were in opposition to this application so the Chairman advised him to wait for the decision to be relayed by the Clerk.

6. Mr. R. Lemire, 826 Tupper Avenue, Lot 8 of A of 74 - 79, Ptns. 1 & 16, Plan 5939 requesting permission to make an addition to a non conforming dwelling, bringing the front yard setback down to twenty feet.

The Board were advised that industry in this area had not yet moved to this block and all the lots were built upon and only one being the required 25' setback.



Wednesday, April 24th, 1968,  
Zoning Board of Appeal, cont'd.

The area of the lot was determined to be 66' by 120'. No further representation was made and the Chairman called for the next item on the agenda.

7. Mr. Julius Megyeri, 406 Nelson Street, Bal. of Lot 2 of B, of 11 of Ptns. of 1 & 16, Pl. 6539 requesting relaxation of sideyard requirements and permission to add to the dwelling presently situated too close to the front property line.

A coloured sketch was presented to the Board by Mr. Megyeri explaining the extension and the removal of the present garage bringing non-conforming building into a more conforming position.

The Chairman emphasized the request as three feet on Madore's relaxation of setback and two feet from the sideyard setback.

No further remarks were passed and no one present desired to speak to the application.

8. Mr. Walter Abram, 1054 Grover Avenue, Lot 107, D.L. 365, Group 1, Plan 29879 requesting relaxation of sideyard requirements.

Mr. Abram stated that Mr. Gordon supplied the Board with a communication stating that the application meets with his full approval being the next door neighbour to the property in question.

Mr. Abram stated that the carport would be 3.2' instead of 4' from the property line and trusted that the Board would consider his request favourably. There being no further presentation the Chairman called for item 9 on the agenda.

9. A.G. & A. H. McMorris, 835 Regan Avenue, Lot 10, Blk. 5 of Lot 366, Gr. 1, Plan 20732 was represented by Mrs. McMorris requesting relaxation of the sideyard clearance in the amount of 8.5' setback from Townley.

Mrs. McMorris stated that they had purchased the property which was built in 1961 and were using the present position for parking of their vehicle as was originally intended for the property.

Three neighbours spoke on behalf of the application and offered no objection and one stated that there would be no obstruction to any view in the neighbourhood.

Mrs. McMorris was asked where her husband was and she stated he was out of town. The Board asked the progress made toward the building of the carport and were informed by the Building Inspector that a suspension order had been placed upon same and submitted a report in connection therewith.

Mrs. McMorris presented a petition signed by some twelve neighbours stating that there was no opposition in the neighbourhood to the carport.

Mrs. McMorris was advised that the Clerk would be in touch with her in connection with the decision of the Board.

Wednesday, April 24th, 1968,  
Zoning Board of Appeal, cont'd.

10. Mr. Robert Stenberg, 1207 Foster Avenue, Lot D of Lots 11, 12 & 13, Blk. 4, D.L. 365, Gr. 1, Pl. 16455 requesting relaxation of sideyard requirements.

Mr. Stenberg stated that there was present one neighbour who would speak for his application.

The neighbour then addressed the Board and stated he resided across the street and had no objections to the proposed relaxation of sideyard setback as it would break the sameness in the three houses that were built identically.

No further questions were presented to Mr. Stenberg nor anyone present wished to speak further to the application.

11. Mr. Alex Kozak, 1000 Gatensbury Street, Lot 1 of Block "B" D.L. 369, Plan 16348 requesting that Gatensbury front yard relaxation that a flanking street be declared to 12'6" so that he might build on the narrow lot. Mr. Webb, the adjoining property, residing in the City of Port Moody addressed the Board and asked as to the height of the building and obstruction of view.

There were six neighbours present and all spoke addressing the Board in an opposition manner to the program.

The Board requested information about the survey of the consulting engineers and the Building Inspector advised that he had considered the report of Ripley, Klohn & Leonoff Ltd. dated April 11th and that pilings would have to be used along with the cantilevered method of building.

Mr. Kozak stated that he would be spending a considerable amount of money on this property, nevertheless the neighbours continued presenting their opposition to the program including one gentleman who stated he would be asking for a building of sidewalk on that side of the street and the 12'6" would not allow very much space between the sidewalk and the building in question.

Mr. Kozak was informed that the Board would consider the matter and he would be advised in due course.

12. Mr. Allan Brew, 3039 Daybreak Avenue, Lot 25, Bl. 2, D.L. 374, Pl. 15657 requesting relaxation of front yard setback.

Mr. Brew addressed the Board and asked for his 2 1/2' front yard relaxation of setback stating that he had built the forms only to find that the road made a odd arc coming in closer to his proposed building and where he had figured he had a good 30' it turned out that it was only 22.5' at the nearest portion.

He stated that his neighbour had agreed to sign a letter addressed to the Board not objecting to the present building setback.

The Chairman advised Mr. Brew that he would be in contact with him following their decision.

Wednesday, April 24th, 1968,  
Zoning Board of Appeal, cont'd.

The room was now vacated by applicants allowing the Board to refer to Item No. 1 on the program.

1. Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application of Mr. & Mrs. Engar of 1051 Charland Avenue for a relaxation of the sideyard clearance including front yard with a proposed carport be approved and the applicant and Building Department so advised. Carried
2. Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the application of Engineered Homes Ltd. for relaxation of front yard setback from Fleet Street to 16' instead of 25' be approved and the applicant and Building Department so advised. Carried
3. Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application of Mr. Doug Hanzlick, 994 Jarvis Street for relaxation of front yard setback for their garage to 15' instead of 25' be approved and the applicant and Building Department so advised. Carried
4. Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application of Mr. Marc Lessard of 1025 James Avenue for permission to build closer to the boundary lines of his property than six feet be rejected. Carried
5. Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That Mrs. C. Miller's application for 405 Guilby Street for rear yard setback relaxation permitting the proposed addition to his dwelling to within four feet of the lane and sixteen feet from the property line above the lane be approved. Carried
6. Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the application of Mr. R. Lemire, 826 Tupper Avenue Coquitlam to build within twenty feet of Tupper Avenue with a five foot relaxation of front yard be approved. Carried
7. Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That Mr. Julius Megyeri, 406 Nelson Street, in his application to build to within four feet of the rear property line and the relaxation of three feet on Madore as setback and two feet on sideyard setback be approved. Carried
8. Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the application of Walter Abram, 1054 Grover Avenue to relax four feet from his sideyard setback be approved. Carried
9. Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the application of Mr. & Mrs. McMorris, 835 Regan Avenue to relax the sideyard clearance for the building of a carport by 8.5' be referred to the next meeting of the Board and a registered letter sent to the applicants asking them to leave the carport in abeyance and the next Hearing Mr. McMorris is to appear and answer questions before the Board. Carried

Wednesday, April 24th, 1968,  
Zoning Board of Appeal, cont'd.

10. Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application of Robert Stenberg, 1207 Foster Avenue  
for sideyard setback relaxation be approved. Carried
  
11. Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the application of Mr. Alex Kozak, 634 Austin Avenue for  
a declaration of Gatensbury as flanking street at 1000 Gatensbury  
Street and the sideyard be 12.6' instead of 25' be denied. Carried
  
12. Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application of Mr. Allan Brew, 3605 Maxwell St.,  
Vancouver, B. C. application for 3039 Daybreak to relax the  
front yard setback by two and a half feet due to the width and  
curve of road not anticipated when the forms were built be  
approved. Carried

The Board were advised of Bill 97 amending the Municipal Act  
in which under Clause 171 amending Section 708 of the present Municipal  
Act where the Zoning Board of Appeal is repealed and replaced by a  
Board of Variance and that as soon as the regulations are determined the  
Commission will be advised.

Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the Zoning Board of Appeal adjourn. Carried

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CHAIRMAN

ZONING BOARD OF APPEAL

Wednesday, May 22nd, 1968  
1111 Brunette Avenue  
Coquitlam, B. C.

A meeting of the Zoning Board of Appeal convened in the Board Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. at 5:45 p.m. with Mr. R. C. Parsons and Mr. D. A. Hogarth. The Assistant Municipal Clerk and Building Inspector were present.

Copies of the Agenda with supporting maps and details were given to the members of the Board and notices advising surrounding owners of the appeal were delivered by hand by the Assistant Clerk on the morning of May 22nd, 1968.

In the absence of Mr. Matheson, the Chairman, Mr. Parsons acted as Chairman for this meeting.

1. Mr. R. Robbins - 723 Seaton Avenue  
Lot 6 of 3 of Blk. 59 of D.L. 107, Plan 14402, N.W.D. requesting relaxation of side yard requirements.

Mr. Robbins explained to the Board that his garage had been built encroaching on his neighbour's property and that he had received notice to move the garage. The garage had been built after receiving permission from the Building Department as it was assumed that the existing fence was the property line, however, a survey recently showed this not to be true. Mr. Robbins, therefore, was requesting permission to move the garage to a position which would leave him only 2 feet from the property line instead of the required 4 feet.

Mr. Parsons inquired if it was not possible to move the garage so that he would have the required four foot clearance. Mr. Robbins then explained that if the garage was moved this distance he would have to cut a new door into the garage and also it would cover a good portion of his garden.

Mr. Stoltzman was at the meeting and stated that he would be satisfied were the garage moved to within two feet of his property line.

Moved by Mr. Hogarth  
Seconded by Mr. Parsons

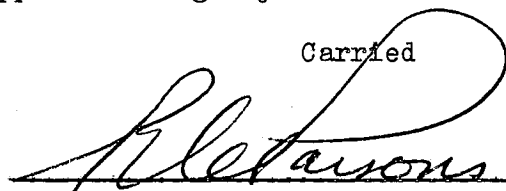
That Mr. Robbins be allowed to move his garage so that there would be a side yard setback of 2 feet from the east property line instead of the required 4 feet.

Carried

Moved by Mr. Hogarth  
Seconded by Mr. Parsons

That the Zoning Board of Appeal Meeting adjourn.

Carried

 ACTING CHAIRMAN

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District of Columbia

ZONING BOARD OF APPEAL

JUL 23 1968

Res. No. ....

Thursday, July 18th, 1968  
630 Poirier Street,  
Coquitlam, B. C.

*Rec'd*  
*Alld. Bd.*  
*all. B.*  
*Rec'd*  
*P.*

A meeting of the Zoning Board of Appeal was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B. C. on Thursday, July 18th, 1968 at 7.30 p. m. with all Members of the Zoning Board of Appeal present along with Mr. L. Miles, Government appointee to the Board of Variance. The Municipal Clerk and the Building Inspector were also present.

1. Mr. Edward Kaye, 601 Rialto Court where the hardship was stated to be the requirement of the placing of a dwelling further back than what Mr. Kaye felt was proper and asked that it be relaxed so that his foundations would be sound rather than further back it would be in the vicinity of the creek.

This, in regard to the one corner of the dwelling, would mean a relaxation of nine feet.

After the hearing of the remaining applicants it was duly moved by Mr. Hogarth, seconded by Mr. Parsons -  
That the application be approved.

Carried

2. Mr. N. J. Stanley, 580 Appian Way was represented by C. A. Boom, a neighbour, who stated that the applicant wished to build a home with a carport extending to within sixteen feet of Appian Way which was required because of the sewer easement and the odd shape of lot.

Moved by Mr. Parsons, Seconded by Mr. Hogarth -  
That the application be approved.

Carried

3. Mr. Evan St. Pierre, 640 Cottonwood Avenue requested relaxation of sideyard setback to permit him to extend his 800 square foot house within four feet of the property line and stated that his neighbours were not opposed to the addition.

Following further hearings on the other applications it was Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application be approved.

Carried

4. Mr. John J. Surret, 829 Delestré Avenue requested relaxation of sideyard requirements on Lot 18, Block 46, D.L. 3, Plan 20191 as he wished to add a carport to his house and would have only one foot clearance from the side property line. A neighbour to the rear, Mr. Gamache, 828 Edgar Avenue and Mr. & Mrs. Hall, neighbours on the side of the one foot setback when completed, agreed that it was not injurious to their property. Following further hearing it was Moved by Mr. Parsons, seconded by Mr. Hogarth  
That the application be approved.

Carried.

Thursday, July 18th, 1968,  
Zoning Board of Appeal, cont'd.

5. Mr. Dennis Chappell, 530 Webster Avenue requests relaxation of frontyard requirements. The Board of Appeal were advised that this lot was shallow in depth but wide and the house was violating the setback by three feet from Webster Avenue but that there was plenty of room for the addition on the west. The estimated addition was eight by twenty-five feet amounting to approximately \$2,000.

Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application be approved.

Carried

6. Mr. G. B. Turpin, 3029 Starlight Way - was withdrawn by telephone call on July 16th, 1968.

7. Mr. Jack W. Rogers, 1211 Tilston Court - requested relaxation of rearyard requirements and his neighbour, Mr. Snider, presented his case as Mr. Rogers was away. Mr. Snider presented a communication dated July 8th of the neighbours stating that they had full knowledge of his intent to extend his present carport on the north side by approximately nine feet and had no objections to the same.

Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the application be approved.

Carried

8. Mr. A. McMorris, 835 Regan Avenue, who had applied for relaxation in sideyard requirements for a garage that was built without a permit and was referred to the next Zoning Board of Appeal on April 24th, 1968 so that Mr. McMorris could attend and explain his position.

Mr. McMorris stated that he had made application to the Hall for access from the rear lane and it was determined that he should use access from Regan Avenue. He had built to within four feet of Townley Avenue and would therefore ask for consideration in this regard.

After questioning Mr. McMorris on the position of the neighbours to the construction he was informed that he had best apply to the Building Department before proceeding.

Moved by Mr. Hogarth, Seconded by Mr. Parsons.  
That the application for relaxation be approved.

Carried

Moved by Mr. Parsons, Seconded by Mr. Hogarth  
That the Zoning Board of Appeal stand adjourned.

Carried

CHAIRMAN



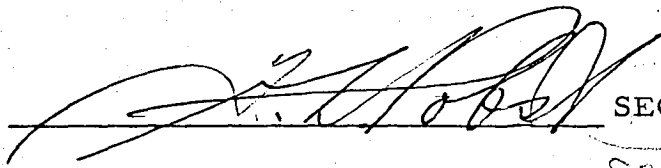
Thursday, July 18th, 1968,  
Zoning Board of Appeal, cont'd.

A meeting of the Board of Variance with Mr. Parsons and Mr. L. A. Miles, Government representative present, along with D. A. Hogarth, Council representative, received the instructions from excerpts from the Municipal Act and the proposed by-law.

A brief discussion revealed that the by-law was acceptable and could proceed but that in view of the resignation of Mr. D. A. Hogarth, which was in the mail, Council should be asked to make a further appointment before establishing the Board and the Board appointing a Chairman.

Moved by Mr. Hogarth, Seconded by Mr. Parsons -  
That the meeting adjourn.

Carried

  
SECRETARY  
*Secretary*

BOARD OF VARIANCE

Monday, August 26th, 1968 - 7:30 p.m.  
630 Poirier Street  
Coquitlam, B. C.

add. 15  
add. 1790.  
SEP 10 1968  
Res. No. ....  
Rec

A meeting of the Board of Variance convened in the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. with the following members present: R.C. Parsons, R. Jack Arrell, A.H. Kennedy and Lockie A. Miles, along with the Building Inspector and the Municipal Clerk. The Municipal Clerk pointed out to the membership that the passing of By-Law 1597 establishes a Board of Variance and that Mr. Parsons and Mr. Miles were representative of the Provincial Government, while Mr. Kennedy and Mr. Arrell were representatives of the Municipality of the District of Coquitlam.

It would appear, under the "Municipal Act" and the By-Law 1597, that the appointment of a Chairman would now be in order.

Moved by Mr. A.H. Kennedy, Seconded by Mr. Lockie A. Miles -

1. That Mr. R.C. Parsons be elected Chairman of the District of Coquitlam Board of Variance.

Carried

Mr. R.C. Parsons, as Chairman of the Board of Variance, addressed the membership and thanked them for their confidence, informing the public that this was considered the Charter Meeting of the Coquitlam Board of Variance, 1968.

2. DeFehr, Wiser & Unger - North Road - Requesting relief from Provisions of Zoning Amendment By-Law 1507
3. Fairway Construction - 619, 625 & 629 Como Lake Avenue - Requesting relief from Provisions of Zoning Amendment By-Law 1507
4. Mr. W.R. Brownlee on behalf of Mr. Schmidt - 559 & 563 Cottonwood - Requesting relief from Provisions of Zoning Amendment By-Law 1507

With the agenda for the Board of Variance of August 26th, 1968 before him, the Chairman asked if there were any representation for DeFehr, Wiser & Unger, North Road application. Mr. Ceril J. McQuire, Barrister and Solicitor, representing three applicants DeFehr, Wiser & Unger, Fairway Construction Co., and Mr. W.R. Brownlee on behalf of Mr. Schmidt covering the rezoning of By-Laws 1472, 1527 and 1547, in which each applicant seeks relief from the requirement of By-Law 1507 in that of 1.5 parking space per unit. Mr. McQuire gave the details of dates, rezoning and the status of each of the applications.

Mr. Brownlee, the architect, addressed the meeting and described that at 1.5 parking space per unit the projects in question would not be economical and that with 1.25 the present designed parking area arrangements had been made for guest parking problem as well. Upon answering a question addressed him by the Chair, Mr. Brownlee stated that 1.1 parking to unit ratio was being used by the present structure on Cottonwood Avenue.

One neighbour stated that street parking was objectionable and this was replied to by the Chairman stating that street parking was a matter for public use and the Council could deal with same.

Mr. John Clarke, who lives on Clarke Drive, suggested 1.5 parking would not be sufficient in his opinion.

Monday, August 26th, 1968  
Board of Variance, cont'd.

Mr. Eddy of Cottonwood Avenue objected to apartment dwelling area when it was last before a Public Hearing, but drew to the attention of the meeting that this was somewhat different and if application had been made under 1.25 requirement, the Municipality should grant this concession but that in the future more and more off-street parking should be requested even to, as the Chairman suggested, a four to one.

Mr. Brownlee and Mr. McQuire thanked the Board for their attention and consideration to the question at hand and hoped that the relaxation under 1507 would be granted their clients.

5. Mr. and Mrs. A. Hood - 647 Roderick Avenue - Requesting relaxation of requirements of Zoning Amendment By-Law 1194 which requires 8000 sq. ft. for Duplex development whereas the property consists of 6,900 sq. ft., while at present the area is zoned for duplex use.

The neighbours present stated that they were in favour of the application and hope that favourable consideration would be given Mr. and Mrs. Hood's case.

6. Radatzke Construction Co. Ltd. - 536 and 544 Rochester Avenue - Requesting relaxation of requirements of By-Law 1298 with regard to the siting of building due to the requisition of .15 acres by the Dept. of Highways discovered after the plans, profiles and sketches had been drawn

Mr. Brownlee, architect, represented the company along with Mr. Radatzke in explaining the situation.

The owners of the property opposite and beside stated that they had no objections to the present plans for building and the siting on the property.

Mr. Brownlee, upon thanking the members, stated that Mr. Reed, Municipal Solicitor, had promised to search the title in regard to present standing of the property.

The Chairman then thanked the audience and stated that they would be advised by the Municipal Clerk of the decision reached by the Board after the members moved into camera.

The Chairman referred back to Items 2, 3 and 4 of the agenda.

2. DEFEHR, WISER & UNGER

3. FAIRWAY CONSTRUCTION

4. MR. W.R. BROWNLEE ON BEHALF OF MR. SCHMIDT

Moved by Lockie A. Miles, Seconded by A.H. Kennedy -

That Items 2, 3 and 4 be accepted and considered exempt from By-Law 1507 regarding parking area of 1.50 and allowed to proceed under 1.25 parking spaces per unit.

Carried

5. REQUEST OF MR. AND MRS. A. HOOD FOR A SUITE IN THE BASEMENT CREATING A DUPLEX

Moved by A.H. Kennedy, Seconded by J. Arrell -

That the application be approved and permit issued to create a duplex with 6,900 sq. ft. at 647 Roderick Avenue.

Carried

Monday, August 26th, 1968  
Board of Variance, cont'd.

6. RADATZKE CONSTRUCTION CO. REQUESTING RELAXATION AT  
536 and 544 ROCHESTER AVENUE TO THE REQUIREMENT OF  
SITING OF BUILDING AS TO AREA DEPENDENT UPON THE  
PRESENT STATUS OF THE PROPERTY IN QUESTION

Moved by L. Miles, Seconded by J. Arrell -

That, subject to the legal title being searched and the clear area determined by our Municipal Solicitor, and if found to be unattached by the Department of Hwys., that the application be granted for building.

Carried

Moved by A.H. Kennedy, Seconded by Jack Arrell -

That the Municipal Council request the Provincial Government to consider their appointee, Mr. R.C. Parsons, who has accepted the Chairmanship of the Board of Variance, to be replaced by another appointee completing the establishment of a five-man Board of Variance.

Carried

Moved by L. Miles, Seconded by Jack Arrell -

That the Board adjourn and the decisions relayed to the respective parties.

Carried

  
R.C. Parsons CHAIRMAN

BOARD OF VARIANCE

UCI 22 1008

Res. No. ....

Tuesday, September 17, 1968  
630 Poirier Street  
Coquitlam, B.C.

A meeting of the Board of Variance convened at the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Tuesday, September 17, 1968 at 7:30 p.m.

Members present were Mr. R.C. Parsons, Chairman; Mr. A.H. Kennedy, Mr. L.A. Miles and Mr. R.J. Arrell. Also attending the meeting were Mr. N. Wainman, the Building Inspector and Mr. T. Klassen, Assistant Municipal Clerk who acted as Secretary to the meeting.

1. Appeal of Dorcal Investments

Re: The northwest 60' x 100' (Ref. Plan 14673F) of Lot 1 of D.L. 3, Group 1, Plan 874, N.W.D. and Parcel "A" (Expl. Plan 9333) of Lots 1 and 16, Group 1, Plan 874, N.W.D.

Subject: 1. Allowing of gas pumps in GS-1 zone  
2. Sideyard encroachment of gas pumps and building  
3. Allowing construction on a lot of less than 10,000 sq. ft.

Mr. McLoughlin of Dorcal Investments appeared before the Board and stated that his company would suffer a hardship if they were not allowed to construct the car wash on the basis of the plan as submitted to the Planning Department, which showed gas pumps in conjunction with the car wash and which also showed a 10 ft. setback from North Road of both the building and the gas pumps.

Mr. McLoughlin further stated that the site is already prepared and that \$60,000.00 worth of equipment had been purchased and that a \$50,000.00 contract for the construction had already been granted.

Mr. McLoughlin also stated that should they be required to observe the setbacks as enumerated in the By-Law that a future two wash bays could not be brought into use as there would be insufficient room to stack cars behind the future bays and there would also not be enough room on the property for cars to turn.

Mr. Alexander, representing Union Oil Company, appeared before the Board and stated that he had no objection to gas pumps being allowed in conjunction with the car wash operation but was concerned that the erection of the building might obstruct the view and signing of his service station. However, upon explanation by the developers, he expressed his satisfaction that the erection would not affect his operation.

Another service station owner expressed his concern that further service stations were being allowed in the District and this would affect his volume of business.

Mr. Parsons explained to the service station operator that it was not within the power of the Board to rule on the erection of service stations in the District but that this was the prerogative of the Municipal Council and it was the Board's function to deal with cases of hardship under existing By-Laws.

The Chairman then advised Mr. McLoughlin that the Board would consider his appeal and that he would be advised promptly of the Board's decision.

Moved by Mr. Miles,  
Seconded by Mr. Arrell;

That Dorcal Investments be allowed to place gas pumps on the property in a GS-1 zone.  
Carried

Moved by Mr. Miles,  
Seconded by Mr. Kennedy:

That Dorcal Investments be allowed to construct the car wash with a 15 ft. setback from North Road for both the building and gas pumps.  
Carried

Tuesday, September 17th, 1968

Moved by Mr. Miles,  
Seconded by Mr. Kennedy:

That with respect to building on a Service Commercial lot, the Board is not prepared to relax the area requirements of 10,000 sq. ft. and this aspect of the construction of the car wash would have to comply to the requirements of existing by-laws.

Carried

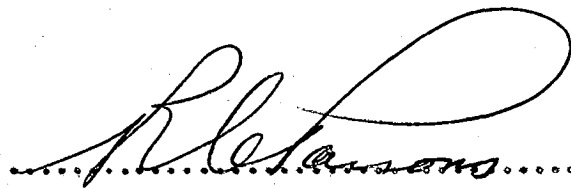
2. Appointment of Fifth Member to Board

Moved by Mr. Kennedy,  
Seconded by Mr. Arrell:

That Mr. G. Crews of 1651 Eden be appointed the fifth member of the Board of Variance.

Carried

The meeting adjourned at 9 p.m.

  
.....CHAIRMAN

BOARD OF VARIANCE

Tuesday, October 15th, 1968  
630 Poirier Street  
Coquitlam, B. C.

A meeting of the Board of Variance convened at the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Tuesday, October 15th, 1968 at 7:30 p.m.

Members present were Mr. R.C. Parsons, Chairman, Mr. A.H. Kennedy, Mr. L.A. Miles, Mr. R.J. Arrell, and Mr. G. Crews. Also attending were Mr. N. Wainman, the Building Inspector and Mr. T. Klassen, Assistant Municipal Clerk, who acted as secretary to the meeting.

Mr. Parsons informed those present that the Board would hear all submissions and would rule on them after and that the applicants would be informed promptly of the decision of the Board by letter.

1. Appeal of Mr. and Mrs. M. Stoltzman  
727 Seaton Avenue  
Lot 7 of 3 of 59 of D.L. 107, Plan 14402  
SUBJECT: Fence Height

Mrs. Stoltzman appeared before the Board and explained to the members that they had constructed a cement block screen wall on top of a retaining wall on the west side of their property. The height of the screen wall is 3 1/2' and the total height of the fence is 6' including the retaining wall.

Mrs. Stoltzman further stated that she had contacted the Municipal Hall on three occasions and was informed that the allowable fence height was 5 1/2' and that the retaining wall was not included in this measurement.

Mr. Robbins addressed the Board and stated that he did not care for the fence as he felt it was too high and gave his yard the appearance of a prison yard. He felt that the removal of one block from the top of the fence would improve the appearance of the fence from his point of view. He further stated that he had informed Mr. Stoltzman that the fence was contrary to Municipal regulations.

2. Appeal of Mr. R.E. Hudson  
326 Seaforth Crescent  
Lot 95 of D.L. 47, Plan 21987  
SUBJECT: Sideyard setback

Mr. Hudson addressed the meeting and informed the Board that he desired to construct a car port and to place a screen wall on an existing retaining wall which is situated approximately 10" from the property line on the north end of his property and 1 1/2' from the property line on the south end of the property line.

Mr. Hudson further stated that he had been granted permission to build within 18" of the property line by the Zoning Board of Appeal on May 3rd, 1965.

Mr. Hudson also presented a letter to the Board from his neighbour directly affected, Mr. Gordon Coyle of 324 Seaforth Crescent, to the effect that he had no objection to Mr. Hudson's proposal.

Tuesday, October 15th, 1968  
Board of Variance, cont'd.

3. Appeal of Mr. Peter Letwenitz  
1521 Harbour Drive  
Lot 167, Block B of D.L. 369, Plan 18427  
SUBJECT: Rearyard setback

Mr. Letwenitz did not appear to present his case to the Board and, therefore, his appeal was not dealt with.

4. Appeal of Mr. B. Kronic  
589 Thompson Avenue  
E 1/2 of Pcl. A (Exp. Pl. 11414) of Lot 2 of Block C  
of Lots 54 and 55, Group 1, Plan 7216  
SUBJECT: Addition to non-conforming dwelling

Mr. Kronic addressed the Board and stated that he wished to demolish a portion of the existing house and place a new addition onto the rear of the dwelling for extra living space.

The members of the Board inquired as to whether or not an application had been made to subdivide this parcel of land, in which case it would be necessary to move the existing dwelling. Mr. Kronic stated that he had not made application to subdivide, however, before proceeding he would inquire into this possibility more fully.

5. Appeal of Poul E. Hansen  
Blue Mountain and King Albert Avenue  
Lots 160, 161, 162 and 163 of 356, Group 1, Plan 14679  
SUBJECT: Relaxation of Provisions of By-Law 1507

Mr. Gilmour Clark represented the applicants and informed the Board of the background with regard to the apartment project. He stated that this project had been in the planning stage since early 1967 and that the original planning was done under the provision of By-Law 1298.

Mr. Clark stated that a hardship would result to the developer if the Board did not relax certain provisions of By-Law 1507 in that the mortgage for the building could be lost and that the developer had been required to post a 2% standby on the \$300,000.00 mortgage in order to retain the money for the project.

Mr. Clark outlined the concessions which he was seeking on behalf of the applicants, which were:

1. Allow parking for 72 cars instead of the required 75.
2. Allow an overage of approximately 1000 square feet on gross floor area under By-Law 1507. This area would exceed the provisions of By-Law 1298 by about four square feet.
3. Allow the underground parking spaces to be 8'3" instead of the required 9 feet as provided for under the provisions of By-Law 1507. By-Law 1298 provided for 8' parking spaces.



Tuesday, October 15th, 1968  
Board of Variance, cont'd.

Three residents in the area addressed the Board and stated their objections to the relaxing of the parking provisions and requested that the developer be made to provide 150% parking. One man stated that he was not too concerned about the size of the parking bays but felt that the number should be as required by present by-laws. A lady stated that this project was in the area of a park and that parking is already a problem when some activity is taking place at the park.

1. MR. AND MRS. M. STOLTZMAN

Moved by Mr. Crews,  
Seconded by Mr. Kennedy -

That the appeal of Mr. and Mrs. M. Stoltzman with regard to fence height be allowed and that the existing fence remain as constructed.

Carried

2. MR. R.E. HUDSON

Moved by Mr. Miles,  
Seconded by Mr. Crews -

That Mr. Hudson be allowed to construct the carport using the existing retaining wall to place screen blocks on to use as the wall for the extended carport.

Carried

3. MR. P. LETWENITZ

Appeal not dealt with as applicant not present.

4. MR. B. KRUNIC

Moved by Mr. Crews,  
Seconded by Mr. Miles -

That Mr. Krunic be allowed to construct an addition to the rear of the presently non-conforming dwelling.

Carried

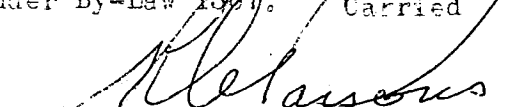
5. POUL E. HANSEN

Moved by Mr. Kennedy,  
Seconded by Mr. Arrell -

That the appeal of Mr. Hansen be allowed in the following respects:

1. The applicant is granted permission to reduce the required parking spaces to 72 for the 50 suite apartment.
2. The applicant is granted permission to exceed the provisions of By-Law 1507 with regard to gross floor area by 1000 square feet.
3. The applicant is granted permission to have parking spaces 8'6" in width for the underground parking. However, the outside parking space width must be 9' as specified under By-Law 1507. Carried

The meeting adjourned at 9:30 p.m.



CHAIRMAN