



Monday, March 8, 1971
Council Chambers
Municipal Hall
1111 Brunette Avenue
Coquitlam, B.C.



A meeting of the Municipal Council was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. at 7:30 p.m. to hear representation from interested parties regarding the draft By-Law No. 1737 related to Mobile Home Park and Campsite Regulations in the District of Coquitlam.

All members of Council were present with the exception of Alderman Bewley.

Also present were the Municipal Manager; the Municipal Planner; the Assistant Municipal Solicitor; the Building Inspector; the By-Law Enforcement Officer; the Municipal Assessor; Mr. Hiebert, the Medical Health Inspector; the Fire Chief and the Deputy Municipal Clerk.

The Municipal Manager gave the background leading up to the present draft By-Law No. 1737 for the information of Council and other persons present.

Ald. Gilmore brought to the attention of the meeting that this By-Law had been prepared by the Staff of the Municipality and that it should be borne in mind that Council have not yet studied the By-Law to incorporate their thinking.

It was decided by Council that each delegation should present their own brief with Council asking questions as the briefs are presented:

Copies of all briefs and petitions are attached.

Brief No. 1 - Coquitlam Chamber of Commerce

Mr. B. Bennett represented the Chamber of Commerce and read the brief presented by the Chamber. The following questions were asked as a result of this brief,

1. Ald. Tonn enquired as to why the three day period for allowing parking of transients was chosen by the Chamber and Mr. Bennett replied that it was their feeling that the Mobile Home Park should only be a stop for a traveller during his travelling and should not serve as a point of destination.
2. Ald. Gilmore enquired as to the affect on permanent residents the coming and going of transients would have and the Chambers position was that they felt the disturbance would be minimal and should be allowed for the convenience of the travelling public.
3. Ald. McKenzie was of the opinion that Section 19 of By-Law 1737 should be reworded for clarity.
4. The Planner commented that the 2400 square foot requirement was placed in the By-Law in order to accommodate existing Parks but stated that he still prefers lots of 4000 square feet and our zoning by-law still would require 4000 square feet in new parks. Mr. Allinger pointed out that C.S.A. standards set 2400 square feet as a recognized standard for a bay size.

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Brief No. 2 - Windsor Glen Estates Limited

Mr. Gilley of Windsor Glen Estates read his brief to Council and answered the following question,

1. Ald. Gilmore enquired as to whether or not allowance in rental was made for the different size trailers and Mr. Gilley stated that at one time his Court did but no longer. He stated, however, that should 2400 square feet bays be allowed it may be possible to make such allowance as more bays could be accommodated per acre.

Brief No. 3 - Coquitlam and District Mobile Home Owners Association

Mr. George Wiltz read the brief presented on behalf of the Coquitlam and District Mobile Home Owners Association and added the following comments,

1. Would like square footage of carports increased to 600 square feet.
2. Ald. Stibbs enquired if any Courts were presently providing parking space for recreational facilities and was informed Windsor Glen was at this time.
3. Ald. Gilmore asked Mr. Wiltz if they agreed to 2400 square feet bays and was informed that as long as the 25% coverage of a bay was included he would agree but felt new bays should have 4000 square feet.

Brief No. 4 - Four Acres Trailer Court

Mr. Stiglish read a brief to Council on his opinions regarding the draft By-Law and answered the following questions,

1. Ald. Gilmore asked Mr. Stiglish if he was suggesting that Coquitlam should only have the Health Act as a standard for Mobile Home Parks and was informed that this would be adequate. Mr. Stiglish felt that existing Parks should remain as permanent non-conforming uses and allow time to put them out of business.

Brief No. 5 - Wildwood Mobile Home Park Limited

Mr. Allinger appeared on behalf of Wildwood Mobile Park and read a seven page brief and also made the following point,

1. Municipal By-Laws should provide only minimum standards and let the competition of business put out of business those Courts not providing better than minimum standards.

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Brief No. 6 - Coquitlam Hideaway Limited

Mr. Lantinga presented a brief on behalf of Coquitlam Hideaway Limited and also made the following points,

1. In some Parks it will be physically impossible to bring Courts up to standard of new By-Law thus putting owners out of business.

Brief No. 7 - Oxbow Valley Park

Mr. James submitted a brief on behalf of Oxbow Valley Park objecting to several sections of the proposed By-Law.

It was his feeling that campsites should be regulated by a separate By-Law and that paved roads should not be required in campsites. To illustrate he cited the example of Provincial Park Campsites.

Ald. Tonn enquired if Mr. James had any objection to providing 1200 square feet per campsite and was informed that he was not opposed to this figure as his park will provide 900 square feet for the campsite and 300 square feet for a parking area.

Mr. James pointed out that the proposed By-Law would require more than 50% of a Park to be covered with blacktop.

Brief No. 8 - Kostur's Auto and Trailer Court

Mr. Kostur presented a brief and made the following additional point,

1. Mr. Kostur stated that the By-Law calls for Hydrant-standpipe to a water supply pipe of 1½" whereas he can only get a ¾" connection from the Municipality.

Brief No. 9 - Willow Trailer Court

Mr. Thompson presented a brief on behalf of Willow Trailer Court and answered the following questions,

1. Ald. McKenzie enquired as to how Mr. Thompson saw present Courts being upgraded and was informed that only those items representing a Health or Fire Hazard should have to be upgraded.

Other Petitions and Briefs

The Municipal Manager read petitions from the following Courts, copies of which are attached and numbered;

- 10 - Four Acres Trailer Court
- 11 - Kostur's Auto and Trailer Court
- 12 - Cedar Acres Trailer Court
- 13 - Evergreen Trailer Park Limited

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These petitions all expressed opposition to the draft By-Law No. 1737 being applied to existing Courts and were signed by tenants residing in the Courts.

Mrs. White addressed the meeting and stated that she was in full agreement with the proposed By-Law and felt that this could lead to the upgrading of Parks in the District. She further stated that she knew some people who had signed the petitions presented who stated they had felt obligated to sign.

Adjournment

The Mayor declared the meeting adjourned at 11:00 p.m.

CHAIRMAN

COQUITLAM CHAMBER OF COMMERCE

Office of the Secretary
Box 1124,
Coquitlam, B.C.
3 March, 1971



BURKE MOUNTAIN PARK

Mr. R. A. LeClair
Municipal Manager,
District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C.

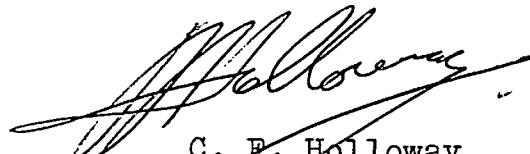
Dear Sir,

Attached please find a brief prepared by the Coquitlam Chamber of Commerce in regard to the proposed By-Law 1737.

We would like to take this opportunity to commend Council and Municipal staff for allowing the interested parties to prepare briefs and submit them before the By-Law is finally passed. We would like to see this done in other cases, where changes are proposed in the by-laws or new ones are being prepared. We are sure that ultimately this will save time and money for the Municipality and also involve the interested citizens.

It is further brought to Council's attention that some provision should be made to allow existing courts to continue, if it is proven impossible to comply with the new By-Law in the required time. The By-Law should give Council the power to classify these as "non-conforming". This problem could particularly arise in the 3-acre size requirement, and also the buffer area.

Yours truly,



C. P. Holloway
President

encl.

c.c. B.H. Bennett
J.E.M. Robinson

"The happier place to live!"



BRIEF

on DRAFT BY-LAW 1737 SUBMITTED by THE COQUITLAM CHAMBER OF COMMERCE

- a) It is felt that separate By-Laws for Mobile Home Parks and or Campsites should be provided. It would appear that one person cannot operate both, and as such, the appropriate By-Law should be as easy as possible to read and understand, which is not the case where you are dealing with two matters in one. The Provincial Government has separate regulations for each, and we would suggest for the sake of clarity and ease of interpretation that separate By-Laws be prepared here. This can easily be done at this time by separating the individual items and combining with those items that encompass both, with the proper rewording.
- b) In regard to item 9, it is felt that there should be some means of an extension to the permit, where circumstances, such as strikes, prevent completion within the required time.
- c) Item 11. It is felt that where a mobile home space is vacant, during the period from May 15 - September 15 inclusive, this space may be re-rented to transient campers or trailers, classified as independent, for a period not exceeding three days, and on the basis of only one such unit per mobile home space. This would help to alleviate the shortage of tourist facilities within the District.
- d) Item 13 B. The words "any buffer" should be deleted, as there is no need for a further setback from a buffer zone. The buffer zone itself will provide the required "green area".
- e) Item 15. The words "or otherwise" should be deleted from this section. It is felt that if the operator has room to store units on his property he should be allowed to do so. The required "green areas" and playgrounds etc. are covered and protected in other sections of the By-Law.
- f) Item 16. The same as above, deleting the words, "or otherwise".
- g) Item 17. The word "new" should be added to read "no new campsite

or mobile home park, etc.". This would allow any of the existing places to remain in business as far as area is concerned. It is conceivable that an existing place could not add the necessary area to meet the three-acre requirement, and thus would be forced to cease operation as either a campsite or mobile home park.

- h) Item 18. The words "and or municipal street" should be added after "Provincial Highway". It is our interpretation that the By-Law as written would restrict a campsite and or mobile home park to areas adjacent to provincial highways. If correct, it seriously restricts the areas available for this type of development, and we do not believe this restriction is intended.
- i) Item 19. The ratio of floor area to total area should be altered to read "33 1/3" from the present "25%". On a space of 2400 sq.ft, only a mobile home of 600 sq.ft is permissible, whereas under the suggested change, 800 sq.ft. would be permissible, and would still provide sufficient other area and room between units, as required in the other sections of this By-Law.
- j) Item 22. That in as far as campsites subsections, a, b, and c be deleted in their entirety. It is not conducive either to the construction nor environment desired in a campsite to require these items. Also, it must be kept in mind that for a campsite the period of use is rather restricted, several months of the year, and requiring these items would in our opinion make it economically unfeasible to build a campsite. Further, we question whether people using a campsite are looking for such civilized items as paved roads and street lights, from dawn to dusk. In regard to mobile home sites it is recommended that subsection (a) be amended to read "32 feet and 28 feet respectively". This would also alter subsection (c) to read "16 and 8 feet". In view of the fact the roads within the mobile home park would not be through roads, and not handle the volume of traffic that a municipal road would, the proposed width would appear to be in excess of the requirement for normal usage.
- k) Item 23, subsection (a). Keeping in mind the objections raised in regard to item 22, this should be altered to read "8 feet" rather than 14.

- 1) Item 27. It is our belief that this should read "mobile home park" rather than "campsite". It refers to mobile homes and item 28 deals with campsites. This is a good example of why there should be separate By-Laws.

- m) Item 32, subsection (d) part (a). The words "prepared by a professional engineer" should be deleted. This would seem to put a person to unnecessary expense, if they or someone they know were competent to prepare such drawings. Also in 32-d-a-2 the words "and mobile home spaces" should be added. As presently written it does not require the number, location and dimensions of all mobile home spaces to be shown.

WINDSOR GLEN

ESTATES LTD.

1133 Pipeline Road, Port Coquitlam, B.C. Telephone: 942-8418

March 5, 1971


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

Gentlemen:

Re: Draft by-law 1737

As a result of your letter of February 8, 1971,
we enclose our written comment on various aspects of
the above.

Yours very truly,
WINDSOR GLEN ESTATES LTD.

Per: 
Gordon R. Gilley

GRG:hjj
Enclosure

WINDSOR GLEN

ESTATES LTD.

1133 Pipeline Road, Port Coquitlam, B.C. Telephone: 942-8418

Comment on draft by-law 1737

Page 3 Items 2 & 3

We object to opening any records or books at will. It is a dangerous precedent. Obviously records such as tenant registers should be available but certainly not the private records of a Corporation.

Page 5 Item 13

Presumably this section corresponds with Division 6 of the Health Act.

13 a) The interpretation of the Provincial Government is that the "twenty feet" does not apply to a free standing carport. In that case it would not be an addition and could be within twenty feet of a mobile home.

When building Windsor Glen we were told that we conformed so long as the Mobile homes approved additions (not free standing carports) were twenty feet apart.

13 b) We suggest that "roadway" be eliminated.

13 c) Some ambiguity could exist with free standing carports.

Page 5 Item 15

It happens frequently that Mobile homes are parked some days in advance of a proper space being available. Some temporary storage of an unoccupied home should be allowed.

Page 6 Item 22 c)

We suggest the road be kept unobstructed for a continuous twelve foot width measured six feet each way from the centre line of the roadway.

WINDSOR GLEN

ESTATES LTD.

1133 Pipeline Road, Port Coquitlam, B.C. Telephone: 942-8418

Page 2

Item 22 d)

Dead end roads should have no limitation in length. There are few parks that can ever conform to the draft. Dead end roads have the advantage of slowing traffic.

Page 7 Item 30 a)

A free standing carport and storage room not exceeding 600 square feet should be allowed. This will allow carports for two cars.

Item 30 b)

We presume that awnings and decks would be allowed as they are not permanent additions.

Item 31

The penalty is excessive. Do other comparable businesses have this penalty?

Page 9 Item 32 d)

This needs further discussion. Unless other by-laws have a similar clause it would appear to be discriminatory as long as Parks were built in accordance with existing by-laws it would seem fair that they continue.

proposed

#13-4200 Dewdney Trunk Rd.
Port Coquitlam, B.C.
March 8/71.

Mr. Mayor and Councilmen:
Re. By-Law #1737, 1970.

As Acting President of The Coquitlam and District Mobile -
Homeowners Association, I have reviewed the proposed By-Law I737, I970
and have found no area in this By-Law that we would be in disagreement
with except as stated below.

Section #30(a) where as in this modern age, an increasingly
larger proportion of the population at large are purchasing and operating
more than one motor vehicle, it is felt that the maximum size allowed for
the roof area of a carport should be increased to 576 sq.ft. which would
allow for the construction of a double carport, where the tenant and the
Landlord can agree on same, and where the Mobile Home space allowance is
sufficient to permit such construction.

Where as it must be recognized that an ever increasing
number of families are purchasing and operating Recreation Vehicles for
their enjoyment of leisure time. It is hereby recommended that there be
~~also~~ included in this By-Law a section specifying that in every Mobile -
Home Park, at least 5% of the gross acreage be reserved for the storage
of these Recreation Vehicles, and that this area ^{so} be reserved, be either
fenced or shielded from view of visitors to this Park and of passers by.
This area should also be protected from the efforts of vandals, who may
from time to time pass by.

Thank you,
George Weltz.

Four Acres Trailer Court,
675 Lougheed Highway,
Coquitlam, B.C.

March 6th 1971

TO:
The Mayor & Council,
Municipality of Coquitlam, B.C.

Gentlemen:

I have studied your draft Bylaw 1737 and am in agreement with it as a whole, however there are several clauses which I consider to be superfluous or unreasonable.

Clause 2:- Inspection - With this clause as written I disagree. Inspection on Occupancy Fee and Registration of Tenants, yes, otherwise a Court Order would be necessary. Are all Coquitlam businesses required to open their records for the Municipality?

Clause 13:- This section needs considerable clarification.

Clause 19:- This clause seems to be wholly out of line. It is suggested that Mobile Home floor space required should read 33 & 1/3rd % instead of 25%.

Clause 20:- 1200 sq. ft. for campsite space seems unnecessarily large. We consider that 900 sq. ft. would be adequate.

Clause 22:- It is considered by the majority of Mobile Home Park owners that 40ft. roads are unnecessarily wide and a waste of valuable land. Such roads would have more blacktop than any of the present public roads in the Municipality of Coquitlam. For instance the 700 block on Edgar Avenue.

contemplates

The Municipality of Surrey's new draft Bylaw contains no clause whereby existing Parks have to comply. It applies only to new Parks. What the Municipality of Coquitlam seems to be a waste of time and the taxpayers' money. To so completely change the existing Parks to comply with your proposed new Bylaw would create a hardship on many of the tenants, particularly the many senior citizens now residing comfortably.

The existing Parks were passed under Bylaws 790 and 951 when they were first licensed and since that time have been considerably improved with blacktop, parking facilities, recreational areas, lawns, trees and beautiful flowering shrubs. The draft Bylaw 1737 should not apply in its entirety to these existing Parks.

The time has come when the Mobile Home is the only way that 60% of the citizens will be able to afford a home or roof over their heads and be able to still enjoy life as is their due after a lifetime of work. Let's face it - no one, especially senior citizens needs 1500 sq. ft. or a 2000 sq. ft. home.

According to predictions in 50 years time the population of the world will be doubled. To prepare for this we will have to live in smaller homes with less area. We are all entitled to a place of our own in this world!

I am not repeating the Tenants' brief, Park Operators' brief or recommendations of the Chamber of Commerce in this letter, but we are all 100% behind the briefs going in. I still believe draft Bylaw 1737 is wrong for existing Parks and will support any action brought before the Courts should it be found necessary.

Yours truly,



Owner



*WILDWOOD
Mobilehome Park
Ltd.*

201 CAYER STREET COQUITLAM, BRITISH COLUMBIA Telephone 522-7955

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March 5, 1971

BRIEF

PRESENTED ON BEHALF OF
WILDWOOD MOBILEHOME PARK LTD.

by Peter P. Allinger, Owner.

Your Worship, Aldermen and Staff of the
District of Coquitlam,
1111 Brunette Street,
Coquitlam, B. C.

This Brief is in reply to the request by the Municipal Manager, Mr. R. A. LeClair, dated February 8th which was received by Registered Mail, and invites mobilehome park operators among others, to present written comment on the provisions proposed for a new By-Law 1737 which is intended to supplement the regulations of the Province adopted pursuant to the Health Act.

PREAMBLE.

It is my considered opinion that the Municipality is making a mistake in proposing this By-Law in addition to the Provincial Health Act. It is the opinion of all the mobilehome park operators and myself, as we stated in our Brief in November of '69, that to maintain uniformity, the Provincial Health Act should govern exclusively just as in the case of the Campsite regulations. This is the only way that there will be uniformity throughout the Province. This is the most urgent and important part of the Act governing mobilehome parks.

THIS BY-LAW NOT
NEEDED, ONLY
HEALTH ACT.

KEEP IT SIMPLE.

All that would be needed in addition to the Health Act is a schedule of fees for construction and alteration as well as plumbing.

FEES TOO
HIGH

In your proposal on page 4 (a), we feel that the fees proposed for construction, or alteration permit at \$5.00 per bay for mobilehomes is extremely high. Considering that these units are always built in large multiples, and bearing in mind that originally there was no permit fee and that last year we paid \$1.00 per bay, this is a 500% increase. Certainly \$2.00 per bay should be adequate. Even this would be a 100% increase.

ABOUT 50% OF
FEES ASKED
ADEQUATE

Under (b) of this same item, the plumbing permit fees are also increased in this same relationship. Originally no permit fees, then \$1.00 and now \$5.00 per bay. In addition to this, you have a further amendment for sewer inspection which is not shown on this item but which is applicable to mobilehome parks using an unvented sewer system, of \$10.00 per bay. This makes a total cost of \$20.00 per bay for the 3 permits. This of course is in addition to the electrical permits which are much lower in comparison and are far more realistic than the above. e.g. - Primary power distribution permits 50¢ per bay, secondary permit \$2.50 per bay. Total \$3.00 per bay. This compared to your charges is extremely low, less than one third - \$3.00 against \$10.00.

100% of 0 = 0

PROVINCIAL FEES
MUCH LOWER THAN
MUNICIPAL

In comparison with the Provincial Government Electrical Inspection, your fees are extremely high. Primary inspection fee is based on the amperage and is \$6.00 for a 600 amp circuit which normally covers 10 bays, so that it is 60¢ per bay and it is \$5.00 for a 400 amp service which also covers 10 bays. The average therefore is 50¢ per bay.

For secondary service there is a charge of \$2.50 per bay as against your plumbing permit of \$5.00 for sewer permit which is \$10.00. I think that it should be kept in mind that your charges are completely out of all line compared to similar things. With costs increasing on every hand, and while guide lines for wages are 6% per annum, surely increases of 500% to 1000% are completely out of line. We suggest \$2.00 which represents 100% as more than enough on plumbing, because this is multiple number application, and sewer permits at \$5.00 which is still a 500% increase.

DOUBLE
STANDARD
AGAIN!

*Since a Bl
Bldg*

Item 9 refers to all permits issued by the Building Inspector shall lapse after 6 months. We do not understand why a double standard is applied here. All permits for construction are good for 12 months and should also apply for mobilehome park construction or remodelling.

DISCRIMINATION
IN WHO MAY
PARK
UNWARRANTED

Discrimination is also evident in Item 11, page 5, where trailers and campers are not permitted in a mobilehome park. We cannot understand why people cannot live in a mobilehome park in a travel trailer or in a camper truck. The separation is totally unwarranted and extremely discriminating. We have one airstream travel trailer which has been in our Park for three years. The discrimination is shown further in item 13 (a) - No mobilehome or permissable addition shall be closer than 20 feet to any other mobilehome or allowed addition. The side yard in standard housing is 12', that is, 6' x 6' on each lot. Why should a mobilehome be discriminated against when land is so expensive to require almost double the amount of standard housing where more land is available? We protest that the discrimination here is totally unwarranted and recommend 12 feet between mobilehomes, the same as standard housing.

IN SIDE AND BACK
YARD DIFFERENT
THAN REGULAR
HOUSING

*Bl key
paved
key*

(b) - 10 feet set back from a buffer area is also unacceptable and unreasonable. No set back should be required from any buffer area. The road set back of 5 feet is more than adequate. 10 feet is completely discriminatory, because of the high land costs.

10' SET BACK
UNREASONABLE

(c) - is the same as (a) and should read 12 feet. This is the standard for housing and should apply in a mobilehome park.

STORAGE AREAS
NEEDED IN
A MOBILEHOME
PARK.

Item 15 - we object strenuously that mobilehomes need to have an area for storage of unoccupied travel trailers and also mobilehomes not in use. This is necessary in any well organized park and we feel this is an urgent matter and must be included. Certainly there is no such legislation applying to a normal housing situation. Suppose you try to pass a by-law that you may not have a travel trailer or camper, etc., parked anywhere on your lot. You would have such a storm of protests that you would not be able to pass such a by-law. Why inflict this on mobilehome owners?

MOBILEHOMES MUST
NOT EXCEED 50%
OF LAND AREA

In 19 we find a very serious problem in that once again tremendous discrimination is shown. The ratio of the mobilehome floor area to the mobilehome space shall not exceed 25%. This does not apply to apartments and therefore should not apply to a mobilehome park and we cannot express too strongly our protest that this figure should read - "The ratio of floor area should not exceed 50% of the area of the mobilehome space". The 2400' minimum is certainly acceptable. If this article remained unchanged there would be only a very few bays that would qualify under these guide lines. It is urgent that in the matter of land area that the square footage of the mobilehome to the land area remain on a much broader base than proposed. In no case should the ratio exceed 50% of the space.

NO POSTING OF
LOT SIZES
NEEDED.

Under 21 - we object that the lots that are used for housing are not clearly marked by posts except when the lots are first staked or building is being done. We do not think that this point is relevant to a mobilehome park situation. It may have some merit for a camping situation, but no value in a mobilehome park. We ask that it be deleted from the By-Law.

THESE STANDARDS

NOT PRACTICED

BY MUNICIPALITY

Under 22 (a), we take serious objection that very few municipal roads would qualify under this item. Certainly the standards set are those not used by the Municipality for its own roads. Therefore we feel that it is unfair and highly discriminatory to require of mobilehome park owners.

(d) falls in the same category as (a). Certainly the Municipality has many dead-end roads more than 100' in length. Why then is the limitation put on mobilehome park operators? I think it is far more important that there be a culdesac or other means of turning around at the end of a dead-end road be provided, than the length itself.

THESE STANDARDS

NOT PRACTICED

BY MUNICIPALITY

27 - we take serious objection to the hose cabinets which are required under this category. The Municipality does not maintain hose cabinets anywhere in the District in any block, to my knowledge. Why is it necessary to maintain hose cabinets in a mobilehome park? We ask that this item be stricken from the By-Law.

THESE STANDARDS
NOT PRACTICED
BY MUNICIPALITY

29 - We take exception to the two carbon dioxide or dry powder fire extinguishers required in a mobilehome park. We feel that these should be required in a recreation centre but not in a park without these facilities. Again discrimination is so obvious in that the Municipality does not provide this anywhere else in a residential area throughout the Municipality. Why then require it in a mobilehome park? We ask that this be removed from this proposed By-Law.

IT IS UNREASONABLE
TO LIMIT CARPORT

SIZES -
NOT LEGAL

*Clear
no doubt
No doubts*

30 - Permissible additions. I think this particular item is one of the most discriminatory in the entire proposal.

(a) You will only allow a 12' x 32' or equal, carport or awning alongside a mobilehome. Certainly there can be no reason to prevent as we now have quite a number, having an awning the full length of the mobilehome to protect their cars or chairs or other materials that may want to be kept out of the sun or particularly rain and snow. There is no legislation to our knowledge that prohibits any carport or awning length for a residence. Therefore we request that this limiting of carport size be stricken from the By-Law as completely and utterly discriminatory and not acceptable. Any size carport or awning should be allowed to be put up not to exceed the length of the mobilehome.

MOBILEHOMES
NEED
STORAGE SHEDS

Under (b) - we again take exception to the omission of storage sheds as a permissible addition. This is important to people living in mobilehomes that there are some things that must be stored and a storage shed of a temporary or permanent nature may be put up. The permanent type would be put up by the park operator. A mobile type by the tenants themselves. This is a very important item that has been completely omitted and it is urgent that it be included under permissible additions.

CLERK'S LETTER

Regarding the further letter from Mr. F. L. Pobst, Municipal Clerk, of February 25th re Recommendations Arising from the Report "Mobile Home Living in the Lower Mainland", I would like to add that we agree with items 1, 7 and 8, but there are some very serious questions regarding items 2, 3, 4, 5 and 6.

SOME MOBILEHOMES
NOW MEET
NATIONAL BUILDING
CODE

Under item 2 - I am sure Council will be interested to note that some mobilehomes now are available that meet the National Building Code and may be set on a proper foundation throughout the Municipality. No special provision or zoning By-Law is required for placing these on any lot in the Municipality. We feel there should be no mobilehomes outside of mobilehome parks or mobilehome subdivisions. The mobilehome subdivision would be a great help and we look forward to the day when legislation will permit this.

NO MUNICIPAL
MOBILEHOME
SUBDIVISIONS

Under item 3 - we feel that none of the Municipalities are involved in mobilehome housing. I am sure Municipalities have enough financial problems raising sufficient funds for present operating costs without getting into mobilehome housing developments. We do not believe this is necessary any more than to get involved in standard housing - either subdivisions or any other form.

LICENSING
MOBILEHOMES IN
LIEU OF TAXES

Under item 4 - we feel very strongly that the Provincial Government should use a system of licensing in lieu of taxes upon mobilehomes in mobilehome parks. This is the fairest way yet devised to our knowledge. We do hope that it will be implemented by the Provincial Government in place of an Occupancy Tax.

MOBILEHOME OWNERS
FAIRLY TAXED UNDER
OCCUPANCY TAX - BUT
LICENSING BETTER
SYSTEM

Item 5 - We disagree with this item in that we feel that with the Occupancy Tax, mobilehome owners are contributing a fair share of revenue and equal to and exceeding many other areas in the Municipality including apartment blocks, residential and industrial areas.

NO VALUE IN
RESOLVING
SHORTAGES

Item 6 - I am wondering if the authors of item 6 are not aware that although upgrading should take place it will increase the shortage of mobilehome sites and not remedy the situation. In effect, the recommendation under 6 says "remove some of the present sites thus increasing the shortages of sites to improve them". Therefore I would say that Item 6 doesn't really lend anything but adds to the confusion of the whole problem. The only items of any real value are items 1, 7 and 8.

PROVINCIAL HEALTH
ACT ONLY REQUIRED,
PLUS SCALE OF FEES
FOR CONSTRUCTION,
PLUMBING & SEWERS

In summary, I would like to stress again that our recommendation to Council is to accept only the Health Act and that portion of 1737 By-Law that covers the simple costs involved for fees for construction plumbing, sewer fees, etc., and the fees as proposed are too high and should be reduced by approximately 50% of the amount proposed. All of the other items are covered in the Health Act, and therefore unnecessarily duplicating or limiting the things that may be done or not done.

DISCRIMINATION
NOT WELCOME

I feel that the Health Act is complete and covers all of the items necessary for a good strong program. The Health Act is the Provincial Code, and it is only fair that all mobilehome owners and parks be governed by the same law. Discrimination is not welcome.

APPOINT A COMMITTEE
TO DRAFT
BY-LAW FROM
MOBILEHOME PARK
OWNERS

The mobilehome owners have worked very closely with the Municipal Manager in the drafting of the Occupancy By-Law, and we recommend a committee be appointed, which would resolve the problems of permit fees and other things required by this proposed By-Law in addition to the Health Act.

I thank you gentlemen, for giving me this opportunity of presenting this Brief. I know you will weigh the facts carefully to arrive at a decision that will not divide mobilehome park owners and their tenants, but bring them together to provide peaceful and happy living in this beautiful Municipality.

Respectfully,



Peter P. Allinger
President

WILDWOOD MOBILEHOME PARK LTD.

Coquitlam Hideaway Ltd.,
4200 Dewdney Trunk Road,
Coquitlam, British Columbia.

March 8, 1971.

Mayor and Council,
Corporation of the District of Coquitlam,
1111 Brunette Street,
Coquitlam, British Columbia.

Gentlemen:

Enclosed please find our comments on the proposed draft By-Law 1737, as requested in your letter of February 8, 1971.

Page 1.

- Paragraph 1 - No comment.
- Paragraph 2 - No comment.
- Paragraph 3 - No comment.
- Paragraph 4 - Delete.
- Paragraph 5 - No comment.

Definitions.

- 1. No comment.
- (a) No comment.

Page 2.

- (b) No comment.
- (c) No comment.
- (d) No comment.
- (e) No comment.
- (f) No comment.
- (g) No comment.
- (h) No comment.
- (i) No comment.
- (j) No comment.
- (k) No comment.
- (l) No comment.

Page 3.

Inspection.

(2). Change to read: The Building Inspector and the By-Law Enforcement Officer shall be empowered to enter at all reasonable times, upon any private property for the purpose of inspecting any camp sites, or mobile home parks, tenancy registration, and occupancy fee information or records.

Comment: It is not feasible, or just, that an unqualified person have the power to act as an auditor, chartered accountant, or management critic (insofar as the financial aspects of the businesses are concerned).

(3). Change to read: Refusal of access to property, tenancy information, and occupancy fee information, shall be an offence against this By-Law.

Permits and Licenses

(4). Add : Except those parks, built, **licensed** and in operation prior to acceptance of this By-Law.

Permits and Licenses.

(5). (a) Change to read: Every person wishing to establish, or construct a campsite or mobile home park, shall first obtain a permit therefore from the Building Inspector before commencing, and it shall be a condition of the ~~issuance~~ ^{ISSUANCE} of such permit that, that campsite or mobile home park be in compliance with all Provincial Laws, Regulations, and Municipal By-Laws. An application for a permit to add and, or alter an existing campsite or mobile home park, that has been built, licensed, and operating prior to the existance of this proposed By-Law 1737, then, that addition and, or alteration must comply with all Provincial Laws, Regulations, and Municipal By-Laws.

Comment: It is our Belief and Opinion that restrictive laws of this nature are usually applied, only when a business is in a non-conforming zone.

(b). No Comment.

Page 4.

(c) No comment.

6. No comment.

7. No comment.

8. No comment.

9. Change to read: six months to twelve months.

Comment. Too short a time for other than very small projects, should there arise difficulties, due to financing, unexpected development problems, strikes, and etc.

Page 5.

10. No comment.

11. No comment.

12. No comment.

13. Change to read: Within a mobile home park no part of any mobile home shall be:

(a) Change to read: Closer than twenty feet to any other mobile home.

(b) No comment.

(c) Change to read: Closer than twenty feet to any buildings other than carports.

14. Change to read: The portion of a mobile home space on which the mobile home is to be parked shall be surfaced with asphalt, concrete, or crushed gravel, suitable for the purpose and prepared to specifications approved by the Building Inspector.

Comment. The area under a trailer is not used for a purpose requiring a perfect surface. Therefore a surface that is clean and free from growth should be sufficient. Unnecessary amenities that increase cost without materially increasing comfort or appearance should ^{not} be in the minimum requirements. Increased costs are reflected in increased rents.

15. Add: Except those built, licensed, and operated under prevoius regulations.

16. Change to read: No tent, trailer, or camper shall be placed for the purposes of occupancy in a campsite, unless it is upon a proper camping space.

17. Design and Layout.

17. Change to read: No new campsites or mobile home park may be located upon a parcel of land less than three acres in area.

18. Add: Or public road.

19. Change to read: In any mobile home park, the ratio of mobile home floor area to total mobile home space, shall not exceed one third (1/3), but in no case shall a mobile home space be less than 2400 square feet in area.

Page 6.

Page 6.

20. No comment.

21. No comment.

22. Change:

(a) Roadway reduced from forty (40) feet to twenty-eight (28) feet with the travelled portion reduced from twenty-eight (28) feet to twenty (20) feet.

(b) No comment.

(c) Change twenty-eight (28) feet to twenty (20) feet, and change fourteen (14) feet to ten (10) feet.

(d) No comment.

23. Change to read:

(a) Fourteen (14) feet to ten (10) feet.

(b) No comment.

24. No comment.

25. Change to read: for every two (2) mobile home spaces, to, for every four (4) mobile home spaces.

Page 7.

26. Comment. We can understand the desirability of this regulation, but feel it is a very expensive requirement for minimum standards. It does not appear to be a requirement for apartments and other forms of residential accomadation. Why single out mobile home parks for this requirement?

27. Change to read: In every mobile home park, and campsite there shall be hydrant standpipes provided, together with hose cabinets, such that no mobile home or campsite is located at a distance of greater than five hundred feet from the nearest one.

28. Delete.

Comment. Covered by number 27.

29. No comment.

Permissable Additions.

30. Change to read:

(a). The maximum roof area of carports to five hundred (500) sq. ft., to allow for double carports.

(b). Delete.

Comment. We would suggest adoption of 6.03 of the Health Act.

Penalty Section.

31. We would suggest that this be deleted and replaced with penalties more in line with the offence.

Enforcement.

32.

(a) No comment.

(b) No comment.

(c) Delete.

(d) Delete.

33. Delete.

Comment. Sections 32 (c),(d), and section 33 would not be enforcible in many of the existing parks. Some are smaller than the required three (3) acres, and there is no way of stretching or legislating a small parcel into a larger parcel. Some are on land of such a shape that not a trailer could be accomodated if the proposed regulations were to be enforced. In some parks the cost of dispensing with present services and improvements and then rebuilding to the new proposed regulations would be a financially unsound proposition.

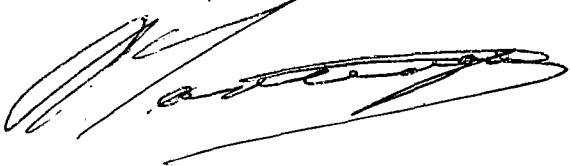
33. Comment continued.

In our opinion the purpose of By-Laws is to control and regulate, and are changed and up-dated to conform with changing conditions. However, we do not think that it ever was the intent to use new By-Laws as instruments to destroy a private enterprise, that has been operating and licensed in a Municipality, and is not a hazard, or public nuisance.

For example: We do not believe that apartments and, or other types of residential buildings that were built under previous By-Laws are being required to renovate, or rebuild, to conform to present By-Laws, under threat of closure.

Respectfully submitted,

Coquitlam Hideaway Ltd.,
4200 Dewdney Trunk Road,
Coquitlam, British Columbia.



A. Lantinga.
President.

*Separate by laws
no paved roads
no roads - or not as wide roads*

March 8, 1971, 7
P.O. Box 6,
OxBow Valley Park,
326I Mason St.,
Coquitlam B.C.

Mayor & Council of the
District of Coquitlam.

Gentlemen,

(Re Draft Bylaw I737-1970)

We feel for a working bylaw for all concerned that the following
changes and amendments are necessary.

Page 1 Paragraph 3,4 Should be Deleted.

Page 2 Letter B. Should have heads of affected departments look after
there enforcements.

Page 3 Number 2 Should have the last part of the paragraph from the
word park, Deleted.

Page 3 Number. 3 Should be Deleted.

Page 3 Number 4 Except prior construction should be added on the end
of the paragraph.

Page 3 Number 5 Only addition should be comelled to comply.

Page 4 Number 7A Only size of camping space inspected taken from the
engineering plan. \$3.00 for each camping space should
be Deleted.

Page 4 Number 7B Plumbing fees should be reduced when more than five
are inspected at one time.

Page 4 Number 9 Should be amended to I year instead of 6 months.

Page 5 Number II No Transin^t. should be on the beginning of the paragraph.

Page 5 Number I3 The word(addition)should be Deleted.

Page 5 Number I5 & I6 The word (otherwise) should be Deleted.

Page 5 Number I7 The word no should be changed to the word new.

Page 5 Number I8 Should be 5 ft instead of IO ft., and the words provincial highway should be changed to municipale road.

Page 5 Number I9 Should be 33½ percent instead of 25 percent.

Page 6 Number 22 The word campsite should be Deleted.

Page 6 Number 22A Should be 28 ft. instead of 40 Ft. and 20 ft. instead of 28 ft.

Page 6 Number 22D Should be Deleted.

Page 6 Number 24 Paragraph Deleted.

Page 7 Number 26 We feel we are paying towards parks in Coquitlam.

Page 7 Number 28 Should be the same as the health act.

Page 7 Number 30 Double carport, 384 ft is not enough square ft. for a double carport.

Page 7 Number 3I Should be Deleted. Unreasonable.

Page 8 Number 32A. Should be Deleted.

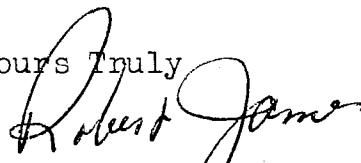
Page 8 Number 32B Should read except existing parks.

Page 8 Number 32D Should read exclud existing parks.

Page 9 Number 2,3,4 & letter D Should be Deleted. Unreasonable needs some consideration.

Page 9 Number 33 Deleted. Unresonable

Yours Truly



Please Note
I will be unable to
attend this meeting
until 9 PM.

Received
7 20 PM
March 8/91

[Signature]
J. W.

(11)

KOSTUR'S AUTO & TRAILER COURT

8

MARCH 8 / 71

RE: DRAFT BY- LAW NO. 1737 ,1970 ..

1/ NOT APPLICABLE TO COURTS IN OPERATION TO DATE; AS THEY MUST OF PASSED THE MUNICIPAL & OTHER BYLAWS WHEN THEY WERE BUILT.

2/ YOU ARE NOT ENTITLED TO MORE THEN THE DEPT. OF REVENUE : UNLESS YOU GET A COURT ORDER. PRIVATE RECORDS & BOOKS ARE JUST THAT PRIVATE..

WHEN EVERY WATERBOY & HIS HELPER FROM THE MUNICIPALITY GO THROUGH THE PRIVATE RECORDS & OR BOOKS ; THEY BECOME PUBLIC:: AND HALF OF THEM WOULD BE MISSING.

3 / NOT APPLICABLE AS SUCH : BECAUSE ITS DISCRIMATORY;

4/ BY-LAWS & REGULATIONS ARE NOT RETROACTIVE: AS SUCH MUST BE USED AS A SUGESTION ONLY IN SO FAR AS THE COURTS IN OPERATION TO DATE:

5 / I AGREE IN PRINCIPAL ONLY : BUT THE PLANS ONCE ACCEPTED BY THE MUNICIPALITY ARE NOT TO BE CHANGED, UNLESS THE PARTY THAT WISHES THE CHANGE ASSUME'S ALL COSTS , AND BOTH PARTY 'S AGREE TO THE CHANGE.

9/ALL PERMITS SHALL LAPSE AFTER ~~XXXX~~ I YEAR:

10/ UNLESS APROVED BY COUNCIL ???

11/ TRANSIET TRAILERS & CAMPERS SHALL NOT BE PLACED FOR THE PURPOSES OF OCCUPANCY IN A MOBILE HOME PARK:

14/ WHAT ARE THE SPECIFICATIONS?????????

17/NOT APPLICABLE TO OPERATING COURTS.

18/ CHANGE THE LAST PART TO READ: (SHALL LEAD TO & CONNECT WITH A PUBLIC ROAD

19/ NOT APPLICABLE TO OPERATING COURTS: NEW COURTS IT SHOULD READ :1/3 THE MOBLE HOME SPACE:

20/ 900 SQUARE FEET.

21/ SHOULD BE THE SAME AS THE MUNICIPALITY DO'S ON HOUSING : PLACE THE POST ONCE AND WHEN IT FALLS DOWN IT STAYS DOWN....

MARCH 8 / 71

RE: DRAFT- BY-LAW NO. I737 , I970

22/ NOT APPLICABLE TO COURTS OPERATING TO DATE: TRY PROPOSED C.S.A. MODEL MOBILE HOME PARKS CODE....AS OF MAY I,I970: IT READS .(TWO WAY NO PARKING 24'..) AS PER: C.S.A. 6.I.6.

26/ PUBLIC PARKS ARE GOOD ENOUGH. WHAT ARE WE PAYING TAXES FOR??????

FOR NEW COURTS TEN PERCENT OF TRAILER FLOOR SPACE WOULD BE MORE IN LINE

27/ IN EVERY CAMPSITE & MOBILE COURT THERE SHALL BE A HYDRANT STAND PIPE

WITH HOSE CABINET MXXX PLACED SO THAT NO MOBILE HOME OR CAMPER IS FARTHER THEN FIVE HUNDRED FEET FROM THE NEAREST ONE:

28/ COVERED ABOVE:::

30/ (A) 500 SQUARE FEET IN CASE OF 2 CARS:::

(B) WHAT KIND OF SKIRTING:METAL, WOOD, ETC:::

31 /THIS BYLAW IS NOT LEGAL IN ITSELF...

32/ NOT APPLICABLE TO COURTS IN OPERATION:: BECAUSE ITS DISCRIMINATING & PERSECUTIONAL TO THE OPERATING COURTS.

33/ BYLAWS ARE NOT RETRO-ACTIVE UNLESS THE MUNICIPALITY WISHES TO PAY FULL COMPENSATION TO THE XXXX EFFECTED PARTYS BE THEY BE OPERATOR OR & TENNANT:::

I THANK YOU FOR THIS OPPORTUNITY TO SPEAK BE IT IN WRITING OR OTHER WISE.

He only has been allowed at a 3/4" service ?

March 1, 1971.

CORPORATION OF THE DIST. OF COQUITLAM
1111 Brunette Street,
Coquitlam, B.C.

Gentlemen:-

In reply to your correspondence of February 8th, 1971, I will deal with each section of the proposed By-law as I interpret it.

Section 1: No Problems.

Section 2: There is no way, legal or otherwise, that a By-law Enforcement Officer or a Building Inspector would have access to copies of records, books of account, etc..that are kept in conjunction with the operation of my Mobile Home Park.

Section 3: The records, books & receipts for my Court are kept in trust at my accountants office and only a court order would compel me to make them available to any of the above mentioned people or for that matter to any person making such a demand. The only receipts that would be available would be the receipts pertaining to the 'Occupancy Fee' and the Municipality receives copies of these each month.

Section 4: The business license issued for my court has been in effect for many years and the condition of the issuing of the license, at the outset, was that the court must conform to the Provincial and also the Municipal By-laws in effect at that time. If the Council intends, by passing new By-laws and making them retroactive, to force every Mobile Home Park out of business in the Municipality, then it is imperative that, in all fairness, every older type structure, be it store, apartment, and house in the District must be made to conform to new regulations that have been brought into force throughout the years.

Sections 5 to 9 inclusive, I will not comment on as I do not intend to build a new court, and alterations to the existing premises to bring about conformity to the new proposed regulations are impossible.

Section 10: I agree with this clause.

Section 11: This should read "No TRANSIENT trailers or campers shall be placed for the purposes of occupancy, in a Mobile Home Park.

Section 12: Agreed.

Section 13: This section should be adequately covered by the Provincial Health Act, division 2, paragraph 2.02. To clarify this I am referring to the added phrase "or any permissible addition" which should be deleted from the proposed by-law.

Section 14: The By-law #790 specifies that any structure that has the floor 14" from the ground does not need cement or asphalt below. All these extras cost money and there is such a dire need for low cost housing now that it seems ludicrous to add to costs in a situation such as this which has existed for over 20 years without adverse results.

Section 15: This should have the words "or otherwise" deleted, for the simple reason that it should make no difference where the Mobile Home is parked if it is not occupied.

Section 16: The same applies, delete the same two words.

Section 17: This should be altered to read "NO NEW ~~campsite~~ campsite or Mobile Home Park may be located upon a parcel of land less than three acres. This one clause, if left as proposed would put my court along with others, out of existence.

Section 18: At the end of the section it should read "connect with a provincial Highway OR MUNICIPALE ROAD" Otherwise parks would be restricted to being placed on Provincial Highways.

Section 19: The ratio of Mobile Home Floor space to the total space should be changed from 25% to 33 1/3%. The more land needed for a Park then the more the cost to the renter and many Mobile Home dwellers do not wish to have a large peice of land to care for.

Section 20 and 21: No comment.

Section 22: Should be "All roadways within a Mobile Home Park shall be" not campsite. (a) should read "a minimum of 28'" not 40' with asphalt of not less than 20' (not 28')

(c) should be changed to 20 and 10 (not 28 & 14)

(d) I draw attention here to the number of dead end roads in the Municipality that are of a far greater length than 100 feet.

Sections 23, 24, 25 I will not comment on these.

Section 26: Regarding playground area in parks, I must make the observation that no subdivision is required to provide the ten per cent. I submit that taxes are paid on the land and a portion of these are used for playgrounds and a further thought to consider is 'what use is a playground that is not supervised'.

Section 27: This section should deal in a like manner with both Mobile Home Parks and Campsites having the same requirements for hydrant-standpipes. This eliminates Section 28.

Section 30: There should be some provision for a double carport and therefore I suggest that the area of the roof be raised to a maximum of five hundred and eighty four (584) square feet.

Section 30 (b) This is completely and adequately covered by the Provincial Health Act, Division 6.

Section 31: The penalty proposed for any person who violates this by-law is grossly exorbitant and I am of the opinion that it would be advisable to review this clause.

The rest of the proposed By-law I will comment on in a general manner. It is of course very disturbing and discouraging to me to read into the proposed by-law, the intention of Council to eliminate, within four years, almost all of the existing courts. Most court owners are in the position of having all or most of their capital invested in the venture, and most also have rather large commitments to payments spread over many years which must be met regardless.

I must respectfully draw to the attention of all who are concerned with the drafting and enforcing of the by-law that there are many hundreds of people living in these existing courts who must be provided with some other place to live in their Mobile Homes as they also have many thousands of dollars invested in their homes. If it is the intention of council to close the parks that do not conform or worse still cannot possibly alter their parks to make them conform to a new by-law such as this, then I am sure Council must be giving a great deal of thought to the relocation of the Mobile Home owners some of whom have dwelt in the courts for more than fifteen years.

I will close my brief with the thought that perhaps the planners could reach their goal, that of eliminating older courts, by encouraging the construction of new Mobile Home Parks in the municipality that are built to the specifications of the Provincial Health Act and then the older courts would be gradually phased out much the same as older apartments are phased out.

In closing my brief on the proposed by-law I must express my appreciation to Council for the chance to present my views and leave with the observation that if the new by-law is to be made retroactive in any way it would then become a matter for the courts to decide as to the legality of such enforcement.

Sincerely

Chas Thompson

WILLOW TRAILER COURT

WILLOW TRAILER COURT
671 Laugheed Highway
Coquitlam, B.C.

Mr. Frank Pobst
Municipal Clerk
Corp. of District of Coquitlam
1111 - Brunette Street
Coquitlam, B.C.

Dear Mr. Pobst;-

I appreciate your thoughtfulness in making available to all the owners of Mobile Home Parks in the District the Recommendations Arising from the report "Mobile Home Living in the Lower Mainland. I am taking the opportunity to state my opinion of the eight points and I have prepared copies of this writing so that there is one for each member of Council.

First I must agree that the statement of the committee is quite accurate regarding Mobile Homes being here to stay. It follows then, with little argument, that the next step is to make more Parks available.

To continue comment on the recommendations I will take them one at a time;

1;- I would respectfully submit that the Provincial Government has already drawn up model by-laws through the regulations made by order in Council # 3130- approved October 11, 1967. This document deals explicitly with all the standards of density, spacing, occupancy etc.

2;- My only comment on this section is;- Why should Mobile Homes not be in or adjacent to residential areas? Is there some mistaken idea that the Mobile Home owner is anything but a first class citizen who has chosen this method to provide shelter for his family?

3;- This section should not read "Where there is an unmet demand etc" but rather it should read "because there is an unmet demand". There is a very great demand and the recommendation in this section must be taken very seriously.

4;- The Municipality is already charging a fee to recover the cost of services, schools etc. for the residents. This is over and above the taxes payed by the owner and the license fee.

5;- This section needs no comment

6;- The recommendation that the Municipality do everything possible to upgrade existing parks is good but, the proposed new By-law threatens the very existence of the present parks at a time when everyone is crying for more low cost housing. I might add that larger spaces mean less spaces per acre and must result in a higher cost to the renter.

7;- I must not comment on this section as I have no information as to the standard of construction imposed.

8;- I have raeson to beleive that the Federal Government, at this time working on situation whereby the purchasers of Mobile Homes will qualify for insured financing or direct loans under the N.H.A.

In short I would respectfully request that Council take a very long and thourough look at the situation as it exists today with a view to making a workable situation that will benefit all Mobile Home owners tomorrow and in the years to come.

Sincerely,

Adas C. Thompson

WILLOW TRAILER COURT

FOUR ACRES TRAILER COURT,
675 Lougheed Highway,
COQUITLAM, B.C.

March 1st, 1971

TO:
THE MAYOR and COUNCIL,
Corporation of the District of Coquitlam,
British Columbia

Gentlemen:

We the undersigned, being the tenants and landlord residing at the above set out Trailer Court, would like to take this opportunity of voicing our objections to the draft Bylaw #1737 being applied to presently existing Trailer and Mobile Parks.

It is our opinion that if existing Parks were forced to comply with the aforesaid Bylaw, the number of spaces in these Parks would be reduced by approximately 50% and some Parks would have all their spaces completely eliminated. The spaces created under the new Bylaw would have to be offered to tenants at double rental value because of the astronomical costs that would be incurred by the Park owners, who would ultimately have to pass these costs on to the tenants.

It is our contention that the services in existing Trailer and Mobile Home Parks should be determined by the tenants' demands and their ability to pay for such demands. We are begging Council to pay more attention to the needs and wants of the majority of tenants and less attention to the few malcontents and opportunists who would use tenants and Trailer and Mobile Home Parks as a whipping boy to satisfy their own selfish political and personal ambition at the expense of the tenants and the industry alike.

We support this Bylaw wholeheartedly if applied only to new Trailer and Mobile Home Parks to be built in the future. The needs of this Municipality could be better served if more time was spent in creating new facilities and less time on harrassing the existing industry.

Some of us tenants are senior citizens who have been forced to live under a cloud for approximately three years, not knowing when we may be put out on the street by some new discriminatory legislation and the irresponsible demands made by selfish individuals.

We do not deserve this type of treatment in our golden years by this or any other Council.

We would like to take this opportunity to invite the Mayor and Council to visit and tour the Trailer and Mobile Home Parks in this municipality, in person, so that a better understanding of the problems of this industry can be reached between the tenants, the landlords and the Council.

We would like to thank the mayor and council for this opportunity to voice our views and opinions in regard to the proposed legislation.

Yours very truly,

Mr + Mrs L. Pelston

Dep. Sawmill Supt. (6 yrs)

Mr + Mrs E. W. Erlandson

Pipefitter 8 yrs

Mr + Mrs L. H. Swanson

Harvey Stiglich
Landlord

Painter (7 yrs)

BAY TENNANTS SIGNATURE

OCCUPATION

LENGTH OF RESIDENCE

4. Eric Lynn Technician 4 years

5. W.J. Waldron Janitor maintenance 2 years

6. Osler L.C.B. 1 1/2 yrs.

7. Ed Ruthig Truck Driver 4 years

8. C.W. Hazelwood Parts + Repair man. 5 years

9. Andy Sprong Truck Driver 11 yrs.

10. Hilda Welch Widow 18 months

11. Maria A. Maroney Spinster 18 "

12. Emanuel Buckner 2 year mill work

13. Lesley McKenna NURSE 1 yr

14. R.D. Kenny Student 4 months

15. M. Brebb Const. Worker 2 1/2 years

16. Don Fisher Truck Driver 3 1/2 yrs.

17. Tom a Jean 3 yrs

18. Fred Evans HD Mech 2 yrs.

19. Daphne Denison bookkeeper 5 years

20. Wm Becker Retired 6 months

21. Lewis J. Wortendyke Retired 11 years.

BAY TENNANTS SIGNATURE OCCUPATION LENGTH OF RESIDENCE

- 22 Mrs O J Dazely (Postman) 1 year
- 23 Dave Young Civil Servant. 1 year
- 24 Peter Oakley Const. Worker 4 year
- 25 June New Mill Worker 1 year
- 26 J. A. Davis Baker 3 years
- 27 M. Edge Foreman 4 years.
- 28 R. N. Danjelsen (Retired) 14 yrs
- 29 G. R. Wade (R.C.M.P.) 2 years
- 30 A. O. Leconte (Jeweller). 4 years
- 31 Mary Poitras (retired) 10 years
- 32 Carol & Bill Edwards (Mechanic) 5 years
- 33 June & Jack Ginson (Civil Servant) 1 yr.
- 34 John Bail Retired 13 yrs.
- 35 ~~W. H. Edge~~ (Electrician) 1 1/2 yrs.
- 36 ~~W. H. Edge~~ B.N.S. Investment Dept 3 yrs
- 37 Margaret Pearson 6 -
- 38 Eva La Pointe Retired 7 yrs
- 39 M. Pysiazynski assembler 4 yrs
- 40 George & Ellen Wells retired 6 yrs

BAY TENNANTS SIGNATURE OCCUPATION LENGTH OF RESIDENCE

41 RE Fultz Truck Driver 1 Year

42 Mr & Mrs P. Boas - Tool and Die maker 6 MONTH

43 Mrs. Mrs Wm Lincoln - Traffic Dept. City. 4 yrs

44 E.M. MacLean. Retired 12 yrs.

45 Patricia Uney Private Secretary 10 years

Landlord's signature

PETITION OF PROTEST

MARCH 3 1971

MAYOR & COUNCIL
CORPORATION OF THE DISTRICT OF COQUITLAM

DEAR SIRs:

WE THE UNDERSIGNED BEING THE TENNANTS AND LANDLORD RESIDING AT
 KOSTUR'S AUTO & TRAILER COURT, 1026 BRUNETTE AVE. COQUITLAM. WE WOULD LIKE TO TAKE
 THIS OPPORTUNITY TO VOICE OUR OBJECTIONS TO THE DRAFT BYLAW #1737 BEING APPLIED
 TO EXISTING TRAILER & MOBILE HOME PARKS. IT IS OUR OPINION THAT IF EXISTING PARKS
 WERE FORCED TO COMPLY WITH SAID BYLAW, THE NUMBER OF SPACES IN THESE PARKS WOULD
 BE REDUCED BY AT LEAST 50% AND SOME PARKS WOULD HAVE ALL OF THEIR SPACES COMPLETELY
 ELIMINATED. THE SPACES CREATED UNDER THE NEW BYLAW WOULD HAVE TO BE OFFERED TO US
 TENNANTS AT DOUBLE THE RENTAL VALUE BECAUSE OF THE ASTRONOMICAL COSTS THAT WOULD BE
 INCURRED BY THE PARK OWNERS WHO WOULD ULTIMATELY HAVE TO PASS THESE COSTS ON TO US
 TENNANTS. IT IS OUR ~~EXTEXX~~ CONTENTION THAT THE SERVICES IN EXISTING TRAILER &
 MOBILE HOME PARKS SHOULD BE DETERMINED BY THE TENNANTS DEMANDS & HIS ABILITY TO PAY
 FOR SAID DEMANDS. WE ARE BEGGING COUNCIL TO PAY MORE ATTENTION TO THE NEEDS & WANTS
 OF THE MAJORITY OF TENNANTS & LESS ATTENTION TO THE FEW MALCONTENTS & OPPORTUNISTS
 WHO HAVE USED US TENNANTS & TRAILER OR MOBILE HOME PARKS AS A WHIPPING BOY TO SATISFY
 THEIR OWN SELFISH POLITICAL & PERSONAL AMBITION AT THE EXPENSE OF TENNANTS & THIS
 INDUSTRY ALIKE. WE SUPPORT THIS BYLAW WHOLE HEARTEDLY IF APPLIED ONLY TO NEW
 TRAILER & MOBILE HOME PARKS TO BE BUILT IN THE FUTURE. THE NEEDS OF THIS MUNICIPALITY
 WOULD BE BETTER SERVED IF MORE TIME WAS SPENT IN CREATING NEW FACILITIES & LESS
 TIME ON HARRASSING THE EXISTING INDUSTRY. MOST OF US ARE EITHER SENIOR CITIZENS
 OR LOW INCOME PEOPLE WHO HAVE BEEN FORCED TO LIVE UNDER A CLOUD FOR APPROXIMATELY
 3 YEARS NOT KNOWING WHEN WE MIGHT BE PUT OUT ON THE STREET BY SOME NEW DISCRIMINATORY
 LEGISLATION AND IRRESPONSIBLE DEMANDS BY SELFISH INDIVIDUALS. THE COUNCIL IS
 THERE TO SERVE US & NOT ~~TEX~~ TO ABUSE US; WE WOULD LIKE TO TAKE THIS OPPORTUNITY
 TO INVITE THE MAYOR & COUNCIL TO VISIT & TOUR THE TRAILER & MOBILE HOME PARKS IN
 THIS MUNICIPALITY IN PERSON SO THAT A BETTER UNDERSTANDING OF THE PROBLEMS OF THIS
 INDUSTRY CAN BE REACHED BETWEEN TENNANTS, THE LANDLORDS & COUNCIL. WE WOULD ALSO LIKE
 TO THANK THE MAYER & COUNCIL FOR THIS OPPORTUNITY TO VOICE OUR VIEWS & OPINIONS

IN REGARDS TO THIS PROPOSED LEGISLATION.

BAY	NAME	OCCUPATION	BAY	NAME	OCCUPATION
12	Robt J. Lyman	Insulator	18	Mrs Mrs Edward Martin	Ret
17	Cherrington	Bus Operator	50	Mrs & Mrs J W Simpson	
18	W. M. Hudson	Mechanic	2	Mrs Mrs J. G. Ryan	retired
19	Mrs W. M. Hudson (Husband)		Old	Spencer	7
42	C. Haybeats			Ann B. Casella	P.N
71	Henry O'Neil	Retired	43	Meine G. Jost	M.W
3	C. S. Bowers	W. P. Bates	17	Mrs E. Jennings	Housewife
16	R. S. Hood & Wife	Excise Super	44	Mrs & Mrs Norm	Coltman

BAY.....NAME.....OCCUPATION.....

20	Bill Vandewoerd	Student
20	Bert Vandewoerd	Salesman
40	Ken McNeil	Salesman
40	- Diane McNeil	House wife
46	- Gayfield Knuckey	Porter
47	- Richard Kradin	Greens. Supt.
10	John P. Graw	Truck Driver
49	J. J. Jansona	Teacher
9	J. J. Cochi	Meat Cutter
11	- M. Mitchell	Personal Room Office
14	Mr. R. Madlind	Housewife & Paint Contractor

Mayor and Council
Corporation of the District of Coquitlam

Dear Sirs:

We the undersigned being the tennants and landlord residing at Cedar Acres Trailer Court, 3020 Barnet Hwy. Coquitlam, would like to take this opportunity to voice our objections to the draft Bylaw #1737 being applied to existing Trailer and Mobile Home Parks. It is our opinion that if existing parks were forced to comply with said Bylaw, the number of spaces in these parks would be reduced by at least 50% and some parks would have all of their spaces completely eliminated. The spaces created under the new bylaw would have to be offered to us tennants at double the rental value because of the astronomical costs that would be incurred by the park owners who would ultimately have to pass these costs on to us tennants. It is our contention that the services in existing Trailer and Mobile Home Parks should be determined by the tennants demands and his ability to pay for said demands. We are begging Council to pay more attention to the needs and wants of the majority of tennants and less attention to the few malcontents and opportunists who have used us tennants, Trailer and Mobile Home Parks as a whipping boy to satisfy their own selfish political and personal ambitions at the expense of tennants and this industry alike. We support this Bylaw whole heartedly if applied only to new Trailer and Mobile Home Parks to be built in the future. The needs of this Municipality could be better served if more time was spent in creating new facilities and less time on harrassing the existing industry. The majority of us are senior citizens who have been forced to live under a cloud for approximately 3 years not knowing when we might be put out on the street by some new discriminatory legislation and the irresponsibile demands by selfish individuals. We do not deserve this type of treatment in our golden years by this or any other council. We would like to take this opportunity to invite the Mayor and Council to visit and tour the trailer and mobile home parks in this municipality in person so that a better understanding of the problems of this industry can be reached between tennants, the landlords and council. We would also like to thank the Mayor and Council for this opportunity to voice our views and opinions in regards to this proposed legislation.

Bay #	Tennants Name	Signature	Occupation	Rental Rate	Length Of Residence
1.	Mr. Nadeau	A. Nadeau	Retired Old age	\$30.00	8 years
2.	Mr. Mansky Mrs. Mansky	Hans Mansky Mrs. E. Mansky	Pensioner Housewife	\$45.00	3 years
	Mr. Retan Mrs. Retan	Mr. H. Retan Mrs. Retan	Paperfetter Office Clerk	\$50.00	3 1/2 years 5 years
4.	Mr. Middleton Mrs. Middleton	Mr. Middleton Mrs. Middleton	Storeman Clerk	\$50.00	2 yrs. 2 yrs. about ten years
5.	Mrs. Collins	Mrs. Gertrude Collins	old age pensioner	\$40.00	
	Mr. Murray	R. Murray	Oil Worker	\$50.00	4 yrs.
7.	Mr. Neddow	F. Neddow	old age pensioner	\$40.00	7 years
8.	Mr. Howell	W. J. Howell	old age pensioner	\$40.00	4 years
9.	Mr. Jorgensen	Emil Jorgensen	old age Pensioner	\$40.00	9 years
10.	Mr. Balfour	P. Balfour	DRY CLEANER	\$55.00	3 MONTHS.

continued on reverse side

Bay #	Tennants Name	Signature	Occupation	Rental Rate	Length Of Residence
10.	Mrs. Balfour	<i>Mrs Balfour</i>	Housewife		3 months
11.	Mr. Snelgrove	<i>J. E. Snelgrove</i>	Old age Pensioner	\$50.00	2 years
12.	Mr. Boa Mrs. Boa	<i>Boa Mrs. E. Boa</i>	DRIVER. Housewife	\$55.00	6 yrs. 6 yrs
13.	Vacant				
14.	Mr. Fowler Mrs. Fowler	<i>Mrs. Mrs J. Fowler</i>	Ironworker Housewife	\$50.00	10 years 6 months
15.	Mrs. Innes	<i>Mr. & Mrs James</i>	Old age Pensioner	\$55.00	3 years
16.	Mr. Johns Mrs. Johns	<i>A. Johns P. Johns.</i>	Warehouseman Housewife	\$50.00	3 yrs.
17.	Mrs. Johanson	<i>aggreable J. Simpson</i>	Old age Pensioner	\$50.00	yrs.
18.	Mr. F. Simpson Mrs. Simpson Mr. J. Simpson	<i>Mr Frank Simpson Mrs A Simpson</i>	Old age Pensioner Old age Pensioner	\$45.00	7 years 7 years
19.	Mr. Tate Mrs. Tate	<i>John Tate Mrs S. Tate</i>	Old age Pensioner Housewife	\$40.00	4 1/2 years
20.	Mr. Martin	<i>M. Martin</i>	Shipper	\$50.00	2 yrs 4 1/2 years
21.	Mr. Caponero Mrs. Caponero	<i>SA Caponero C. Caponero</i>	Shipper Retail Clerk	\$50.00	4 1/2 years

Cedar Acres Trailer Court owners from 1959 to 1971

R. Lawryshyn
R. Lawryshyn

B. Lawryshyn
B. Lawryshyn.

Petition Of Protest

February 22, 1971

Mayor and Council
Corporation of the District of Coquitlam

Dear Sirs:

We the undersigned being the tennants and landlord residing at Evergreen Trailer Park Ltd. 2881 Barnet Hwy. Coquitlam, would like to take this opportunity to voice our objections to the draft Bylaw #1737 being applied to existing Trailer and Mobile Home Parks. It is our opinion that if existing parks were forced to comply with said Bylaw, the number of spaces in these parks would be reduced by at least 50% and some parks would have all of their spaces completely eliminated. The spaces created under the new bylaw would have to be offered to us tennants at double the rental value because of the astronomical costs that would be incurred by the park owners who would ultimately have to pass these costs on to us tennants. It is our contention that the services in existing Trailer and Mobile Home Parks should be determined by the tennants demands and his ability to pay for said demands. We are begging Council to pay more attention to the needs and wants of the majority of tennants and less attention to the few malcontents and opportunists who have used us tennants, Trailer and Mobile Home Parks as a whipping boy to satisfy their own selfish political and personal ambitions at the expense of tennants and this industry alike. We support this Bylaw whole heartedly if applied only to new Trailer and Mobile Home Parks to be built in the future. The majority of us are senior citizens and families of low income, who have been forced to live under a cloud for approximately 3 years not knowing when we might be put out on the street by some new discriminatory legislation and the irresponsibile demands by selfish individuals. We do not deserve this type of treatment in our golden years by this or any other council.

We would like to take this opportunity to invite the Mayor and Council to visit and tour the trailer and mobile home parks in this municipality in person so that a better understanding of the problems of this industry can be reached between tennants, the landlords and council.

We would also like to thank the Mayor and Council for this opportunity to voice our views and opinions in regards to this proposed legislation.

TRAY No.

TENANTS NAME

SIGNATURE

TRAY No.	TENANTS NAME	SIGNATURE
73	E. Sherlock	Edward W. Sherlock
61	G. Kelly	Gordon Kelly
68	D. Koehn	D Koehn
69	A. Evenson	Allen Evenson
70	M. Ploeger	M. Ploeger
88	T. Gepper	T. Gepper
87	L. Hynne	L. Hynne
72	J. Cziraky	J. Cziraky
83	R. Johnson	R. Johnson
82	B. Miner	Mrs. June Miner
75	G. Irwin	George Irwin
46	J. Morin	J. F. Morin
9	L.	L. Hynne
62	W. Bush	W. Bush
66	V. Delesle	V. P. Delesle
74	J. Stenkevich	J. Stenkevich
74	bk. Stenkevich	J. Stenkevich
89	G. Uhrynychuk	George Uhrynychuk
85	M. Morin	Muriel Morin
13	D. LaMarsh	Linda LaMarsh
79	A. Davies	Anne Davies
34	C. Cramp	Cliff Cramp
77	J. Farguson	Jim Farguson
84	J. Butula	John Butula
54	1	Harry J. White

BAY No.	TENNANTS NAME	SIGNATURE
40		Mr. & Mrs. V.G. Hornumick
26		Mr & Mrs A. Krahn
53		Mrs. A. Kretzschmar
41	S Nichols	S. Nichols
51		H.B. Jensen
43.		Carl B Jensen
44		Kenneth Caldwell
44		E. Tuohy
45		Gen. Crawford
45		Ray Hill
46		S. Miskby
47		R. Bosman
17		S. Miskby
16		H. J. Miskby
15		Jim Miskby
19		C. Miskby
20.		S. J. Miskby
22.		Mr. & Mrs. Keith Charters
23		Mr. & Mrs. M. Maki
9		Ham Specker
10		Mr. Mrs. U. Dadebonow
8		Jack & Belle Lonka
7		John W. Lessor
6	D.A. Powell	D. Powell
27		R. Walker
5		
28	A. Gumbel	A. Gumbel
4	F. Ruchie	Mrs. F. Ruchie

BAY NO.	TENNANTS NAME	SIGNATURE
30	P.J. MAGUIRE	P.J. Maguire
3	R.E. FORTIN	R. E. Fortin
2	Mr. E. Bray	
31	Mr + Mrs D. Evenson	
1.	Mr + Mrs. E. Kelly	
39	Mr + Mrs G. Oredig	
55	D. Sullivan	D. Sullivan
38	S. Pascal.	
37	H. SAWATZKY	Lawey Sawatzky
57	E.V. Punt	
58	W. Williams	
30	GP Lettington	Been here 3 years to
33	Patrick M. O'Leary	Mrs P. O'Leary
32	Mr + Mrs R. M. Minter	
76	Mr + Mrs R. O'Leary	
18	MR. + MRS. HUGH REILLY	H. Reilly
71	B. Simpson	
84	W. J. Smith	
56	El. Kaiser	
50		P.A. Foster
29		A. Russell
59		Earl F. Tucker

Thursday, March 11, 1971,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, March 11th, 1971 at 7.30 p.m. to deal with applications to amend Zoning By-Law No. 860 and amending by-laws.

Members of Council present were Mayor Ballard, Ald. R. Boileau, Ald. J. Gilmore, Ald. C. McKenzie, Ald. R. Stibbs and Ald. J. Tonn. Also present were Municipal Planner, Mr. D. Buchanan; and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in The Columbian on March 5th, 1971 and March 6th, 1971 as well as in The Enterprise on March 4th, 1971 and in the Coquitlam Herald on March 9th, 1971.

MOVED BY ALD. STIBBS
SECONDED BY ALD. MCKENZIE:

That the Mayor act as Chairman of the Public Hearing and that Mr. T. Klassen act as Clerk to the Public Hearing.

CARRIED

ITEM #1 - Reference No. Z63/70

"The District of Coquitlam Zoning Amendment By-Law No. 1933, 1971"

This item dealt with the rezoning of property located at 1511 Pipeline Road to Gravel Pit Service (A-1) for purposes of establishing a silt settling basin.

Mrs. Davey addressed Council and read to them the allowable uses under A-1 zoning and stated that after the property was zoned, the developer could use it for other purposes than just a silt settling basin and she did not wish to see any further development of gravel pit operations on the east side of Pipeline Road.

Ald. Gilmore inquired of the Municipal Planner whether a restrictive covenant could be placed on the property by way of an agreement to prohibit any use of the property but for a silt settling pond. The Planner replied that it was the intention after the third reading of the by-law to draw up just such an agreement and also to include in the agreement a time limit for the removal of the silt settling pond on the east side of Pipeline Road.

A Mr. Jack Lilley also rose to object to the rezoning and stated that if such an agreement were entered into, who would police it. He went on to state that previous silt settling ponds in the area had not been properly policed by the Municipality and the Municipality has not lived up to promises made in the past to people in the area that the gravel operations would be properly policed.

Thursday, March 11th, 1971,
Public Hearing Minutes, cont'd.

Mr. Armstrong of 1392 Pipeline Road also rose to object to the silt settling pond on the east side of Pipeline Road as he felt that there was sufficient room on the property owned by Johnson's Trucking to place such a pond on their own property if only they would remove the gravel in a proper manner by starting at Pipeline Road and working into the property rather than starting somewhere in the middle of the property.

He went on to inform Council that should gravel operators change the flow of water in the area as a result of a removal of material that they cannot be held responsible for damage which may result to adjoining properties. He stated that he had been informed of this by his own lawyer in 1966.

Mr. Armstrong went on to say that it is the Municipality's responsibility to see that these operations are run responsibly as the Municipality receives revenue from the pits. He stated that plans for a gravel removal operations should be drawn up by the engineering consultants employed by the Municipality and the operators should have to run their operation in accordance with these plans. He stated that at present the owner is responsible to have plans drawn up by his own consulting engineer and if these plans are too elaborate, the operator will not proceed with them.

Mr. James stated that he was opposed to the settling pond in this location as enough information had not been forthcoming to indicate what type of operation was going to be conducted.

Mr. A. Johnson, the owner of the pit on the west side of Pipeline Road and the developer of this property stated that they had had an engineering study done to determine the best method of removing the silt from the water emanating from their pit and the engineers had stated that this was the best solution and that the Municipal Engineer had approved the plans. Mr. Johnson went on to state that no gravel would be removed from the area of the silt settling pond as this land presently is only two feet above the river and if any gravel were to be removed, they would be flooded. He stated that it was their intention to dike land in order to achieve a satisfactory silt settling pond. He also stated in answer to Mr. Armstrong that they presently do not have enough room on their own land to operate a silt settling pond as well as to operate all the other necessary equipment. Mr. Armstrong then stated that if the settling pond can't be built on the land of the developer, he should not be in operation. Mr. Johnson stated that they will be putting a silt settling pond on the property and the one across the road will be a secondary settling pond.

On a question from Ald. McKenzie, Mr. Johnson stated that the area of a silt settling pond on the west side of the Pipeline Road would be approximately 10,000 square feet and the one on the east side of the road would also be approximately 10,000 square feet and he went on to state that they presently do have an existing settling pond on their own property and that the one on the east side of the road would be a secondary settling pond.

Thursday, March 11th, 1971,
Public Hearing Minutes, cont'd.

Mrs. Hockaday also objected to the rezoning of this property for a silt settling pond as the Coquitlam River is already very badly silted.

Miss Helen Brown, representing the Glen and East End Ratepayers Association, referred Council to the study done by the Coquitlam River Valley Committee and the recommendations contained therein and also requested Council to visit the area at this time of the year and see the silt running across the road and filling the ditches as well as silting up the Coquitlam River before they make a decision with regard to rezoning of this property.

The Deputy Municipal Clerk read to the Public Hearing Res. No. 164 and 165 of the Coquitlam River Valley Committee Minutes of March 4th, 1971 which recommended that this application be declined as they are premature until such time as the Soil Removal By-Law has been amended to impose effective standards and to allow effective enforcement.

Mr. Harley Bradley, representing the Port Coquitlam Hunting and Fishing Club stated that his club is opposed until the Soil Removal By-Law is further studied and amended.

At this time the Mayor called for a vote as to those persons who were opposed to the project and approximately 80 to 90 people indicated their opposition.

Mr. Jack Lillie rose to state that he would like to see the gravel operators stop from banking loose and waste soil on the banks of the river. He stated that should a flood come all this material will be carried down the river and raise the level of the river, thus flooding property along the banks of the river.

Item #2 - Reference No. Z 76/70

"The District of Coquitlam Zoning Amendment By-Law No. 1934, 1971"

This item dealt with the rezoning of property owned by Glacier Rock Products Ltd. from Agricultural (A-3) to Gravel Pit Resource (A-2) for purposes of establishing a settling basin and also for stockpiling.

Mr. Percy, representing Glacier Rock Products Ltd., stated that it is their intention to excavate land and place a silt settling pond on property located on Quarry Road. He stated that the material on this property is presently coarse gravel and they would be removing this in order to site the pond. He went on to state that they have dug several test holes in the past on the property across the road and have gone as deep as fifteen feet without reaching water. He also stated that they have dug a well in the area to service a house and they have had to go ten feet below the creek bed in order to reach water.

Thursday, March 11th, 1971,
Public Hearing Minutes, cont'd.

Mr. Percy also stated that the area in which the pond is to be situated is on the flood plain of the MacIntyre Creek, however, they expect to be able to control any flash floods in this area. He stated that the settling ponds would take most of the water underground and very little will ever get into the creek bed as this creek only carries water in times of very high water and at most times runs underground.

Mr. Percy stated that the pond will be built in two sections with a larger pond holding two million gallons and that all of the pond will be contained on their own property and that this should help alleviate some of the problems of MacIntyre Creek.

Mr. Percy stated that the pond will be built into sections with the larger pond holding two million gallons and that all of the pond will be contained on their own property and that this should help alleviate some of the problems of MacIntyre Creek.

Mr. David Lahr, an engineer in training representing the firm of Hunter, Crookford and Scobbie, addressed the Public Hearing and stated that the pond had been designed in such a way that water would remain in it for a period of two days which should allow for enough settling so that any water leaving the pit would not have a greater turbidity than 600 parts per million.

Ald. Gilmore inquired as to what was the acceptable level with regards to the turbidity and the Municipal Planner stated that he did not have figures for this particular pit but he did have some figures from the Assistant Engineer which stated that this would be the maximum turbidity allowed from other pits in the area.

Mr. Percy went on to state that it is proposed to barge some of the materials from the Gilley area and Ald. McKenzie inquired as to whether he would be prepared to enter into a legal agreement regarding removal of material by barge. Mr. Percy stated that he would be agreeable to such an agreement, however, some of the materials it was proposed to remove were for local use and, therefore, some trucking would be involved.

Mr. Bennie, a resident of the area, stated that he owns the property adjacent to the property being proposed for rezoning and stated that a few years ago, operators in the area were removing gravel and blocked the creek which washed out the municipal road. He also stated that Columbia Bitulithic had bulldozed large rocks into MacIntyre Creek and as a result, a portion of his property was washed out as well. He stated that no gravel removal operation should be undertaken in this area as the banks are too steep and are dangerous for gravel removal operations.

Mr. John Bennett, the owner of the trout farm in the area, stated that he is very concerned about the closeness of this operation to his property as people come to the area to find some peace and quiet and some fresh air and if an operation were allowed in here, there would be a fair amount of traffic on Quarry Road as a result of gravel trucks travelling back and forth. He stated that road conditions at the best, are pretty bad and wondered who would be responsible for the extra maintenance which would be required on the road.

Thursday, March 11th, 1971,
Public Hearing Minutes, cont'd.

Mr. Bennett also inquired as to whether this operation would involve any blasting as he stated fish eggs and fry are very susceptible to blasting and his business could be wiped out in a very short period of time.

Mr. Leggatt appeared on behalf of the City of Port Coquitlam and stated that they were opposed to the rezoning of property in this area for gravel removal operation and they do not intend to provide a truck route for the operation of a gravel pit in this area. He stated that there was only one route for gravel trucks to use in this area and that is through the City of Port Coquitlam and that if the gravel removal operation were to be allowed in this area, the City would have to take steps to restrict truck traffic.

Mr. F. Pierce appeared on behalf of the Northeast Coquitlam Ratepayers Association and objected to the rezoning of this property and stated that trucks coming and going to the pit would have to travel along Victoria Drive for a portion of the distance and this road is very narrow and he did not feel that the base of Victoria Drive was adequate to carry heavy truck traffic.

Mr. Percy went on to state that Glacier Rock Products owns or leases 160 acres in the area and this could become a very large operation.

Mr. Pierce went on to state that the trucks will also create a dust problem in the area and that his group is opposed and wants to be assured as to who would be responsible for the maintenance of the road. He stated that the residents of the area pay more in taxes than will this operation and suggested that this application be turned down until all problems are thoroughly investigated.

A lady representing the P. T. A. from Leigh Elementary School objected to the rezoning and stated that if trucks from this operation were to travel on Victoria Drive there could be a problem as a number of children have to walk along this street going to and from school. She also stated that there is a bus pick-up at the corner of Soball Road and Victoria Drive and this is a dangerous corner. As well, there are no sidewalks on Victoria Drive and there is a ditch on either side. She also went on to state that there is proposed an adventure playground in the area and that facilities for the safety of children will have to be very thoroughly investigated.

Mr. Pierce stated that they have not had sufficient time to marshal their forces in the area, but that he had phoned upwards of fifteen people and they had all been opposed and he felt that with some time he could obtain a petition with at least 160 names opposing the proposed rezoning.

Mr. Bennie stated there were no gravel operations on this property forty years ago as he has lived in the area since 1927. He stated that gravel operations had only been commenced approximately fifteen years ago.

Thursday, March 11th, 1971,
Public Hearing Minutes, cont'd.

Mr. Percy stated that it is a matter of record that Lot 6700 was operated as a pit by Low Sand and Gravel just north of MacIntyre Creek and the gravel was trucked through the Minnehada Ranch dock and barged out.

Mr. Bob Holm who lives on Gilley's Trail stated that there is one other possible route for the removal of gravel and this is south along Gilley's Trail, then along Cedar Avenue. He stated that Gilley's Trail is only 33' wide and a gravel road and school children are presently walking on the road. He also stated that Cedar Drive is a paved dike with a deep ditch on either side of it and there is not sufficient room for two gravel trucks to pass.

A Mr. Ton Smith stated that if the gravel were to be brought out by scow, the gravel would have to be trucked out on a very narrow steep road which is not suitable for trucks.

Item #3 - Reference No. Z 12/71

"The District of Coquitlam Zoning Amendment By-Law No. 1935, 1971"

This item dealt with the rezoning of property owned by Columbia Bitulithic and situated on Pipeline Road from Small Holdings (RS-2) to Gravel Pit Service (A-1) for purposes of establishing a silt settling pond.

The Mayor called for a representative of Columbia Bitulithic to present their proposal regarding this rezoning application, however, no representative of Columbia Bitulithic was present at the Public Hearing.

Mr. James stated that this property is immediately adjacent to the river and would increase the silting problem in the river itself and stated that a lot of people have phoned him in the last day or two to voice their objections to the proposed silt settling pond.

The owner of the property who lives next door stated that the river is presently a disgrace and this would only add more silt to the river. As well, the silt settling pond next to her would be an ugly mess and dangerous to children of the area and she stated that Columbia Bitulithic had enough room on their own property to establish a silt settling pond.

A Mr. Armstrong suggested that the Municipality check to see if this property has not been overworked as it would appear to him to be close to coming to an end as far as gravel removal operations are concerned.

It was agreed that all the arguments presented for the first two items also referred to the third item and no further representation was heard with regard to this rezoning.

Thursday, March 11th, 1971,
Public Hearing Minutes, cont'd.

Item #4 - Reference No. Z73/70

"The District of Coquitlam Zoning Amendment By-Law No. 1936, 1971"

This item dealt with the rezoning of property located at 553 Lougheed Highway from Residential Medium Density (RT-1) to Multiple Family Residential II (RM-2) for purposes of apartment development.

Ald. McKenzie inquired as to whether the residents on Shaw Avenue had been notified of the Public Hearing. The Deputy Clerk informed him that they had not been.

On a call from the Mayor no one registered opposition to this rezoning.

Mr. Brownlee presented to Council a model of the project and Ald. Gilmore inquired as to how access would be gained to the complex itself. Mr. Brownlee stated that it was their proposal to the Engineering Department that a diversion be created on Shaw Avenue which would not allow residents of the project to gain entrance to the parking lot from Shaw Avenue, but only be able to gain access from Clayton Street. Mr. Brownlee went on to state that they would be crossing Department of Highways property at the end of Shaw Avenue and would be putting a turn around on their own property. Mr. Brownlee also stated that they would be developing a lane for egress from the property. Ald. McKenzie stated that one problem which would need study would be the need for a sidewalk on one side of Clayton Street due to the large volume of traffic which would be dumped on to the street.

Ald. Gilmore inquired as to whether the people from the project would have access west along Shaw Avenue and Mr. Brownlee stated that this would not be possible as the diversion makes it mandatory for all traffic to turn left and exit by way of Clayton Street.

Mr. Brownlee went on to state that the project would comprise of two buildings situated on one large underground parking area and would contain 117 suites in total. The north building would contain forty-four units and the south building would contain seventy-three units broken up in the following manner:

- (a) Five 3 bedroom units - 1,180 to 1,440 sq. ft.;
- (b) Forty-five 2 bedroom units - 830 to 910 sq. ft.;
- (c) Sixty 1 bedroom units - 610 to 715 sq. ft.;
- (d) Seven studio apartments - up to 500 sq. ft.

Mr. Brownlee went on to state that they would be providing 176 spaces of underground parking in the project.

Mr. Brownlee went on to state that the project will contain an outdoor heated swimming pool and children's playground as well as landscaped terraces.

On a question from Ald. McKenzie, Mr. Brownlee stated that a playroom will be provided in each building which will be approximately twenty feet by forty feet in size.

Thursday, March 11th, 1971,
Public Hearing, cont'd.

Mr. Brownlee also stated that the site contains approximately 2.2 acres and coverage will amount to 40%.

Item #5 - Reference No. Z78/70

"The District of Coquitlam Zoning Amendment By-Law No. 1937, 1971"

This item dealt with the rezoning of property located at 2506 Palmer Avenue from Residential Low Density (R-1) to Residential Medium Density (RT-1) for the purposes of duplex development.

There was no opposition expressed to this rezoning application.

Item #6 - Reference No. Z97/70

"The District of Coquitlam Zoning Amendment By-Law No. 1938, 1971"

This item dealt with the rezoning of property located on the southeast corner of Dewdney Trunk Road and Irvine Street, from Small Holdings (RS-2) to Mobile Home Park (RMH-1) for purposes of establishing a mobilehome park.

Ald. Boileau excused himself from the Hearing on this matter and left the Council table.

Mr. Max Munday, one of the three applicants for the proposed rezoning, addressed Council and reviewed the history of the application up to the time of the Public Hearing. Mr. Munday stated that this proposal had been placed before both the A. P. C. and the Design Panel and both of these groups have approved the application in principle.

A Mr. Hudson appeared on behalf of the applicants and read letters from Mr. James F. Gilmour, architect and town planning consultant, dated March 11th, 1971 and Baxter and Rennala, Civil Engineers and Land Surveyors, dated February 26th, 1971. Copies of these two letters are attached to the minutes.

A Mr. Charles Patrick, Architect, representing the applicants, explained to the Public Hearing by way of slides what the area presently looked like and how the mobilehome park would be laid out. He stated that the mobilehome park would have a twenty-five foot buffer area all around and would use as its main access and egress, Dewdney Trunk Road. He went on to state that the park itself would use a one way road system and that families without children would live on the outside boundaries of the park. He stated that the play area for children will be in the center of the park surrounded by trailers of families with children and there will be no roads near the playground itself.

Thursday, March 11th, 1971,
Public Hearing, cont'd.

Ald. Gilmore inquired of the developers as to what Coquitlam could gain by allowing another mobilehome park within its district as it had been proven that greater subsidization is required for mobilehome parks than for apartments or single family homes.

The developers presented a brief dealing with taxation which made a comparison on the expected revenues from this property were it developed single family dwellings or for mobilehome park and a copy of this brief is attached to these Minutes.

The Deputy Municipal Clerk read into the record the Manager's Report of February 25th, 1971 headed "Tax Implications - Mobile Home Parks"/

A Mr. Ian McKay addressed the Public Hearing and opposed the rezoning of this property and stated that at present there was no sewer in the area and wished to know what means of treatment was going to be provided. The answer given to Mr. McKay was that the owner will have to provide a sewer to the main trunk line now being constructed by the Greater Vancouver Sewerage and Drainage District. A Mrs. H. Godideck of 2928 Dewdney Trunk Road presented a brief in opposition to the proposed rezoning together with a petition signed by 27 people also opposing the rezoning. She went on to state that she had contact with people in the Ranch Park area who are also opposed to the proposed rezoning to mobilehome park and went on to read her brief, a copy of which is attached to these Minutes. A Mr. William Whelan presented a brief to Council dated March 10th, 1971 together with a petition signed by approximately 60 people opposing the rezoning of the property for mobilehome park and a copy of this brief and petition are attached to these Minutes.

Also presented was a petition from Mr. and Mrs. R. Palvesky dated March 9th, 1971 opposing the rezoning of the property and a copy of this petition is attached to these Minutes.

A Mr. John Bird of 820 Greene Street addressed the Hearing to oppose the rezoning as he felt it would be detrimental to future development of this area and wanted to know what would stop any future development of this area for more trailer courts. He also inquired if By-Law No. 951 had been amended to allow for more than a maximum of forty trailers in a mobilehome park.

A Mr. Ralph Palvesky of 3052 Fleet Street spoke to oppose the rezoning as he felt this would devalue his property as it overlooks the proposed development.

A Mr. Dave Hogarth who resides on Greene Street also inquired as to whether there would be other parks in the area and also inquired of the developers whether they would have access and egress on to Greene Street and Mr. Munday replied that no traffic would be coming on to Greene Street from his mobilehome park.

Thursday, March 11th, 1971,
Public Hearing, cont'd.

Ald. McKenzie inquired of the developers as to whether the proposed underpass of the railway tracks could obstruct their entry to the park and Mr. Patrick, the architect, stated that the park is so designed that entrance could be switched to either the south or west of the proposed park. Mr. Munday went on to state that they are prepared to place the exit wherever the Municipality would require it and that the park is so designed that the exit and entry can be gained anywhere around the perimeter of the park.

The owner of 2258 Greene Street also rose to protest the rezoning and stated that the roads in the area are inadequate to handle the large trailers which would be accommodated at this trailer park and also inquired as to whether or not trailers would be sold in the park. Mr. Munday stated that while they have the right under the Zoning By-Law to sell mobilehomes in mobilehome parks, the developers of this park are willing to not sell them if this is the desire of the Municipality.

A Mrs. Bradley rose to oppose the rezoning and questioned facilities for the schooling of children who would come from this park. Mr. Hudson, on behalf of the developers, read a letter from the School District which outlined the facilities for school children in the area.

A Mrs. Langley who resides in the area rose to speak in favour of mobilehome parks as she stated that this has now become a mode of living and some people don't want to live in apartments and don't want to live in houses and find this a suitable alternative.

Another resident of the area rose to oppose the rezoning and stated that the children of the mobilehome park will be fully dependent upon the area provided by the developers for play area and felt that as a result the children would spill out on to the roads in the area as well as on to private property.

A Mr. Hamel who resides on Dewdney Trunk Road stated that he had heard there would be a phase two to the project and Mr. Munday stated that they are proposing to develop fourteen acres and there is no phase two to the project.

Mrs. Palvesky who resides on Fleet Street stated that she was a child psychologist and was opposed to the rezoning of this property for mobilehome park as she said that children need more space for playing than just one area and will, therefore, find other places to play, such as roads and private property. She stated that children living in single family dwellings have basements as well as a backyard in which to play. She also questioned whether the developers can guarantee that the twenty-five foot screened area around the park can be maintained as she felt that this could also become trampled down by children from the mobilehome park.

Thursday, March 11th, 1971,
Public Hearing, cont'd.

Another resident of the area inquired of Council whether or not there were any regulations which would limit the number of mobilehome parks in one area or would govern the distance between mobilehome parks and he was informed by Council that no such regulations presently exist.

Ald. Gilmore inquired of the developers as to what the rental cost per pad would be and the developer stated that they were proposing a monthly rental of \$85 for a single wide trailer and \$95 a month for a double wide trailer.

Mr. Munday went on to state that the cost of the proposed development of this mobilehome park would be about \$450,000 and the average size trailer space would be over 4,000 square feet so that Council could see that this would not be any small investment.

Mr. Jim Lawson who resides on Como Lake Avenue rose to object to the rezoning and stated that he lives on Scott Creek and wondered whether the development would have any adverse effects on this creek.

The owner of property situated at 920 Lougheed Highway also rose to object to the rezoning and she stated her house is right next to the proposed mobilehome parks and she felt this would devalue her property. Ald. Gilmore inquired of the mobilehome park operators present at the meeting whether they would oppose more mobilehome parks being built in the District and Mr. Stiglish rose to state that as far as he was concerned, he welcomed all mobilehome parks to the District and was not afraid of competition.

Item #7 - Reference No. Z9/71

"The District of Coquitlam Zoning Amendment By-Law No. 1939, 1971"

This item dealt with an amendment to Zoning Amendment By-Law No. 1565 which would amend the Section regulating the area required for a mobilehome space and there was no opposition expressed to this amendment.

Item #8 - Reference No. Z11/71

"The District of Coquitlam Zoning Amendment By-Law No. 1940, 1971"

This item dealt with the rezoning of property located at 937 Grant Street from Residential Low Density (RS-1) to Residential Medium Density (RT-1) for purposes of duplex development.

There was no opposition expressed to this rezoning.

Planner's Comments on Rezoning Applications

The Planner submitted a written brief dated March 11th, 1971 which contained comments on all the items for rezoning before this Public Hearing and a copy of this report is attached to these minutes.

Thursday, March 11th, 1971,
Public Hearing, cont'd.

ADJOURNMENT

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. TONN:

That the Meeting adjourn at 11 p. m.

CARRIED

CHAIRMAN


Mayor Ballard

March 5, 1971

TO THE MAYOR AND ALDERMEN

Dear Sir:

Please find enclosed the Minutes of the March 4, 1971 meeting of the Coquitlam River Valley Committee. The main topic dealt with at that meeting was rezoning applications Z-12-71 and Z-63-70. Since it is now too late for these minutes to be placed on the agenda of the March 9th Council meeting, and since the Committee feels it is essential that the minutes be in Council's hands prior to the Public Hearing, we have taken the liberty of mailing this material to you directly. I would also note that Mr. John Gibson has been delegated to represent the Committee at the Public Hearing.


A. Munro, Chairman

March 4, 1971

COQUITLAM RIVER VALLEY COMMITTEE MINUTES

The twenty-eighth (28th) meeting of the Coquitlam River Valley Committee was held in the Planning Department offices at 1013-C Brunette Avenue on March 4, 1971 at 7:30 p.m., with the following persons present:

Mr. A. Munro, Chairman
 Mr. T. Robinson, Chamber of Commerce
 Mr. A. Saenger, Parks & Recreation Dept.
 Mr. M. Earl, Parks & Recreation Commission
 Mr. J. Gibson, Glen & East-End Ratepayers' Assoc.
 Mr. K. Jorgenson, J. Cewe Ltd.
 Mr. J. Culp, Port Coquitlam Hunting & Fishing Club

 Mr. A.C. Kent, Assistant Municipal Engineer
 Mr. E. Tiessen, Secretary

MINUTES OF MEETING OF NOVEMBER 29, 1970

162 MOVED BY MR. ROBINSON
 SECONDED BY MR. EARL

That the minutes of November 29, 1970 be adopted.

CARRIED.

DISCUSSION OF SOIL REMOVAL BY-LAW AND ENGINEERING DEPARTMENT PROCEDURES

Mr. Kent appeared on behalf of the Municipal Engineering Dept., and answered numerous questions in regard to the Soil Removal By-law and procedures followed in its administration. Mr. Kent also outlined the reasons for applications Z-12-71 and Z-63-70. The Chairman thanked Mr. Kent for his excellent presentation and invited him to attend any future meetings as an observer.

APPLICATIONS Z-12-71 AND Z-63-70 FOR SILT SETTLING BASINS ON THE EAST SIDE OF PIPELINE ROAD

163 MOVED BY MR. CULP
 SECONDED BY MR. ROBINSON

That the Committee recommend to Council that applications Z-12-71 and Z-63-70 be given preliminary approval as there is obviously a need for settling ponds to control silt emissions, but that before final reading is given to these applications, that the Committee be given an opportunity to recommend specific measures and controls that should be met by the applicants to ensure that the settling basins will be properly designed, will function effectively, will not constitute a nuisance to neighbouring properties, and will be relocated to the west side of Pipeline Road as soon as space permits.

NOT CARRIED.

COQUITLAM RIVER VALLEY
COMMITTEE MINUTES

164 MOVED BY MR. EARL
 SECONDED BY MR. GIBSON

That the Committee recommend to Council that applications Z-12-71 and Z-63-70 be declined, since these applications are premature until such time as the Soil Removal By-law has been amended to impose effective standards and to allow for effective enforcement.

CARRIED.

165 MOVED BY MR. CULP
 SECONDED BY MR. GIBSON

That because of the impossibility of operating the Johnson Trucking gravel operation within a framework which is compatible to the residents of the area and to the fisheries value of the Coquitlam River, that the Committee recommend to Council that this operation be suspended until such time as it is possible to provide settling basins on the west side of Pipeline Road which will protect fisheries values and which will not detract from the aesthetic and property values of neighbouring land.

TABLED.

166 MOVED BY MR. GIBSON
 SECONDED BY MR. EARL

That Resolution No. 165 be tabled.

CARRIED.

167 MOVED BY MR. EARL
 SECONDED BY MR. CULP

That Mr. Gibson represent the Committee at the March 11th Public Hearing, and that since it is now too late for the minutes of the present meeting to be placed on the agenda of a regular Council meeting prior to the Public Hearing, that the minutes be mailed to the Mayor and Aldermen, to enable Council to be aware of the Committee's position prior to the hearing.

CARRIED.

COQUITLAM RIVER VALLEY
COMMITTEE MINUTES

ADJOURNMENT

168 MOVED BY MR. GIBSON
 SECONDED BY MR. CULP

That the meeting adjourn, (11:40 p.m.).

CARRIED.

.....
CHAIRMAN

It was agreed that a further meeting be held to make final recommendations in regard to the Allard lease application, and to deal with Resolution No. 165.

JAMES F. GILMOUR

B. Arch., M. Sc., M.R.A.I.C., M.T.P.I.C.

4065 West Thirty Third Avenue, Vancouver, 13, B.C.

Telephone 224-5370

ARCHITECT & TOWN PLANNING CONSULTANT

March 11, 1971.

Mr. W. B. J. Hoing,
606 Dansey Ave.,
Coquitlam, B. C.

Dear Mr. Hoing;

In accordance with your request I have examined the property on Dewdney Trunk Road near Lougheed Highway which you propose to develop as a Mobile Home Park, in order to determine whether or not, in terms of planning theory, it could be considered a suitable location for such a development.

Planning theory and planning legislation were unprepared for the phenomenal growth of the Mobile Home industry in recent years. Consequently many of the early Mobile Home Parks were established in locations which planners and other public authorities now regard to be unsatisfactory. For example, many of the early parks are located in Highway-Commercial areas, mixed in with used-car lots, drive-ins, etc., reflecting a failure to distinguish between Mobile Home and Tourist Trailers.

. . . 2.

. . . 2.

However, in recent years planners have been impelled by necessity to give considerable study to the concept of the Mobile Home Park, and as a result some general consensus has been reached concerning the desirable locational criteria for these developments. Basically these criteria recognize the fact that Mobile Homes are a form of urban housing, exhibiting residential densities somewhere between the single family dwellings and that of garden apartments, and thus requiring essentially the same level of public service as these other forms of housing.

One example of a Mobile Home study which is of particular relevance to the local scene is one which has just been completed by the Research Department of the United Community Services of Greater Vancouver. This study establishes the following six criteria:-

1. The site should be served by community water supply, sufficient for household needs, fire protection and garden irrigation.
2. The site should be served by community sanitary sewer and treatment facilities.

. . . 3.

. . . 3.

3. The site should be within $\frac{1}{2}$ mile of an elementary school (existing or planned).
4. The site should be within $\frac{1}{2}$ mile of a neighbourhood park (existing or planned)
5. The site should be related to neighbourhood shopping and public services.
6. Because of the movement of large mobile homes, the site should be adjacent to a major road but not necessarily an arterial highway.

Accordingly I have examined the site to determine how well it conforms to these criteria. This examination indicates that an adequate water supply is already available within the area, and that the necessary community sanitary sewer system is presently under construction by the Greater Vancouver sewerage and Drainage District. A major road, the Lougheed Highway, passes within half a block of the property. With respect to elementary schools, parks and shopping facilities, the attached map has been prepared to indicate the availability of these services.

. . . 4.

From the map it may be seen that a planned elementary-school site and a shopping centre are both well within a one-half mile radius of the proposed Mobile Home development, although the nearest neighbourhood park lies some 300 yards beyond this half-mile radius.

The desirability of having a neighbourhood park within one-half mile of the home is a generally recognized standard for all forms of urban residential development however, and if the absence of such a park were considered a disadvantage with respect to a Mobile Home development, then it would have to be considered as at least an equal disadvantage in putting the land in to any other form of housing. In fact, since Mobile Home Parks, unlike other forms of urban housing, are required to provide a public outdoor recreation-area on site, the absence of a nearby park is less of a disadvantage for a Mobile Home park than for, say, single family dwellings.

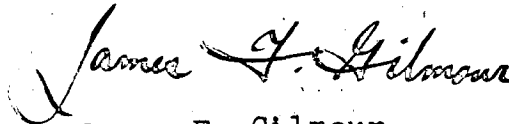
Long-term public planning policy for this area indicates that it is intended for urban development, so at some time

. . . 5.

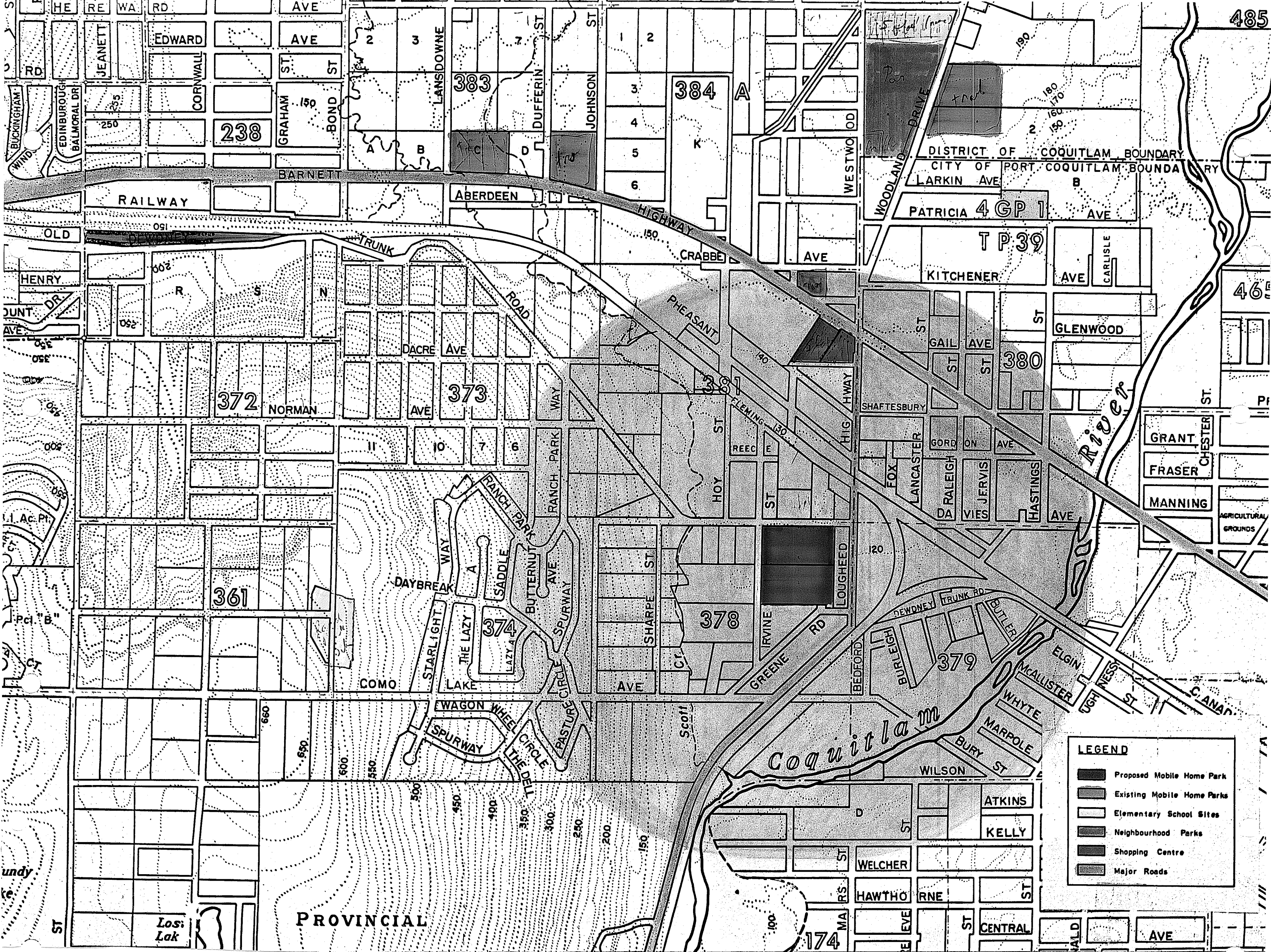
in the future a neighbourhood park must be provided somewhere in the area if reasonable community standards are to be maintained, regardless of whether the subject property is developed for Mobile Homes or for some other purpose.

Therefore, in view of its ability to meet all the criteria except that related to parks, and in view of the qualifications expressed above concerning this latter criteria, the site is, in my opinion, well suited for development as a Mobile Home Park.

Yours truly,

A handwritten signature in cursive script that reads "James F. Gilmour". The signature is written in dark ink and is positioned above the typed name.

James F. Gilmour.



DISTRICT OF COQUITLAM BOUNDARY
 CITY OF PORT COQUITLAM BOUNDARY

LEGEND

- Proposed Mobile Home Park
- Existing Mobile Home Parks
- Elementary School Sites
- Neighbourhood Parks
- Shopping Centre
- Major Roads

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AGRICULTURAL
 GROUNDS

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CALCULATION OF MUNICIPAL REVENUE FROM POSSIBLE
SINGLE-FAMILY DWELLINGS AND PROPOSED MOBILE HOME PARKS

SINGLE-FAMILY DWELLINGS

Taxable Assessed Value:

Land	- \$ 6,000 x 30%	\$1,800/unit
Improvements	- \$14,000 x 50% x 75%	5,250/ "
		<u>\$7,050/unit</u>

Total Municipal Tax

Per unit - \$7,050 x 76 mills	\$536/unit	
14 Acres - 56 units x 536		<u>\$30,016</u>

MOBILE HOMES

Park

Taxable Assessed Value:

Land	- \$1,500 x 30%	\$ 450/unit
Improvements	- \$2,000 x 50% x 75%	750/ "
		<u>\$1,200/unit</u>

Municipal Tax

Per unit - \$1,200 x 76 mills	\$ 91/unit	
14 Acres - 100 units x 91		<u>\$ 9,100</u>

Total Municipal Tax

Park		\$ 9,100
Occupancy Fee		
100 units x \$9.00/month x 12 months		10,800
Business Licence		
100 units x \$12 per year		<u>1,200</u>
Total Taxes	\$211/unit	<u>\$21,100</u>

March 8, 1971

Schedule 2

CALCULATION OF SCHOOL-AGE CHILDREN

(Using data from Unite Community Services
Report of January 1971)

Number of people per household unit (U.C.S. Table II)

Percentages applied to persons per household

	<u>Burnaby</u>	<u>Mobile Home Survey</u>	<u>1966 Census</u>
	31	15	17
	106	109	56
	36	49	48
	16	39	69
	-	11	56
	-	16	61
	<u>189</u>	<u>239</u>	<u>307</u>
Persons per household unit	<u>1.9</u>	<u>2.4</u>	<u>3.1</u>

Schedule 3

CALCULATION OF PERCENTAGE OF CHILDREN IN POPULATION

Vancouver Census

Adults (Table III)	572,500	<u>65</u>
Children (Table V)	<u>320,400</u>	<u>35</u>
	<u>892,900</u>	<u>100</u>

Mobile Home Dwellers

Adults (Table III)	898	<u>80</u>
Children (Table V)	<u>240</u>	<u>20</u>
	<u>1,138</u>	<u>100</u>

CALCULATION OF EXPECTED NUMBERS OF SCHOOL-AGE CHILDREN

POSSIBLE SINGLE-FAMILY DWELLINGS

56 units x 31 persons per unit (Schedule 2)	<u>174 persons</u>
35% (Schedule 3) of population should be children.	61 children
Deduct pre-school children (ages 0 - 4) (Table V - 25.1%)	<u>15 children</u>
School-age children	<u>46 children</u>

PROPOSED MOBILE HOME PARK

100 units x 2.4 persons per unit	240 persons
20% (Schedule 3) of the population should be children.	48 children
Deduct pre-school children (Table V - 35.8%)	<u>17 children</u>
School-age children	<u>31 children</u>

PHONE
522-5122 524-2208
526-1711

BAXTER & RANNALA

CIVIL ENGINEERS AND LAND SURVEYORS

39 MCKENZIE STREET, NEW WESTMINSTER, B.C.

February 26, 1971

Our File: 71-E-892

Mr. W. Hoing,
606 Dansey Avenue,
Coquitlam, B.C.

Re: Proposed Trailer Court location at Loughheed Highway and
Dewdney Trunk Road - Lots "A" & "B", Blocks 2 & 8, District
Lot 378, Group 1, Plan 4403 N.W.D.

Dear Sir:

As requested by you, we have inspected the proposed Mobile Home Park Site at the above described location and contacted the Municipal Engineering Department regarding the services required.

We found the land to be suitable for the Mobile Home Park but it will require some previous fill in low areas.

A Sanitary Sewer System has been outlined on the site plan and requires a pumping station to lift the effluent approximately sixty (60) feet to the Greater Vancouver Sewage and Drainage systems. According to Mr. H.F. Hockey, there appears to be no problem obtaining a permit to connect the sanitary pressure line to the Greater Vancouver system. However, the Municipality prefers to have the proposed sanitary system maintained by the owner of the Mobile Home Park.

There appears to be no great problem with Storm Drainage since Scott Creek is at a considerable lower elevation than the proposed site.

Water is available from Dewdney Trunk Road and from Greene Street, but we prefer the Dewdney Trunk Road main since it is a larger line.

Requirements for roads, lanes and drainage outside the Mobile Home Park area will be outlined by the Municipality after you have received a preliminary approval for the development of the Mobile Home Park from the Municipality.

We will be pleased to give you any additional Engineering services regarding the proposed Mobile Home Park and we are prepared to attend Municipal meetings whenever required.

Yours truly,



R. Rannala, P. Eng.

RANALA & ASSOC. ENGINEERING
LTD.

RR/mj

SCHOOL DISTRICT No. 43 (COQUITLAM)

550 POIRIER ST.
COQUITLAM, B. C.

March 5th, 1971.

Mrs. Hoing,
606 Dansey Avenue,
Coquitlam, B. C.

Dear Mrs. Hoing:

This will acknowledge your enquiry regarding present and future elementary school facilities in the Sharpe Street area of the District of Coquitlam.

Present school population at schools within one and three-quarter miles of the area is:

Glen Elementary	567
Ranch Park Elementary	<u>527</u>
	<u>1094</u>

At this time, accommodation at these schools will look after the following number of pupils:

Glen Elementary	516
Ranch Park Elementary	<u>639</u>
	<u>1155</u>

In September of 1971, the Westwood Elementary School will be open and this will provide accommodation for an additional 300 pupils making total accommodation available in the area for 1455 pupils.

As well as the above, the Board of School Trustees own a nine acre site on Sharpe Street. This site is located just below and east of the houses on Spuraway Drive. It is being held by the Board for a future elementary school. Authority to construct a building on this site would have to be included in a future referendum.

We hope this information is adequate for your needs.

Yours truly,
SCHOOL DISTRICT NO. 43 (COQUITLAM)

R. C. Smith
R. C. Smith,
Secretary-Treasurer.

February 25, 1971.

MANAGER'S REPORT

To the Mayor & Members of Council
Corporation of the District of Coquitlam

Gentlemen,

re: Tax Implications - Mobile Home Parks

Council Resolution No. 93 adopted January 19, 1971 requested:

"That our Treasurer and Municipal Manager undertake a preliminary survey of the tax implications of Mobile Home parks and that they communicate with the Municipality of Richmond with respect to their research findings on this subject."

This report is presented in compliance with that request.

To begin with, the Municipal Treasurer, Mr. V. A. Dong, contacted Mr. W. T. Lane, the Municipal Solicitor of the Municipality of Richmond who was reported to have compiled the research findings for that municipality. Mr. W. T. Lane advised that his remarks on the subject of taxation of Mobile Homes and Mobile Home parks were based upon the remarks and findings published in the January 1971 report of United Community Services of the Greater Vancouver Area. That report was prepared on the instruction of the Social and Research Committee of U.C.S. of which Mr. Lane is a member.

Section 111 of Part 11 of the U.C.S. report of January 1971 deals with "The Mobile Home Tax Problem" and is reproduced for your easy reference and attached marked Appendix "A".

The following comments upon the findings contained in the U.C.S. report excerpt set out in Appendix "A" would seem appropriate;

1. The first two sentences thereof appear to be quite valid and the second in particular should be emphasized and borne in mind.
2. The U.C.S. report dwells to some extent upon school costs as contributed to by residents of Mobile Home parks as compared to single family detached dwellings. While there is no direct conclusion that Mobile Home Units should contribute a smaller amount towards the support of school because by and large they accommodate fewer students, the thought is planted.
3. Comparative annual revenues for single family detached and Mobile Home units for the Municipality of Surrey only have been set out. These, it will be noted, are reduced to an amount of revenue per dweller. On that basis the Municipality of Surrey derived less revenue by an amount of \$94. per Mobile Home park dweller than per single family residential dweller in 1970.

re: Tax Implications - Mobile Home Parks

A report by Coquitlam's Municipal Treasurer dated July 30, 1970 is reproduced here and attached marked Appendix "B". That report was drawn up primarily to determine whether Coquitlam was justified in adopting a by-law to raise additional revenue for municipal purposes from Mobile Home Owners as a category of Coquitlam citizens. The type of charge intended was an Occupancy Fee permitted by the "Municipal Act" pursuant to Section 458 LL.

That report concluded that in 1970 even with the imposition of such Occupancy fees, Mobile Home Owners would either directly or indirectly still provide less overall revenue per unit than would either apartment or single family detached dwellers.

The Treasurer's report of July 30, 1970 drew attention to a number of comparisons based upon statistics advanced by an Operator as regards the two principal purposes of taxation i.e. school and general. In addition, that report raised a basic point which has been a traditional if not a just principle upon which the raising of municipal revenue is based to wit; a municipality derives the bulk of the revenue it is required to raise locally upon residential homes by way of imposition of rates upon the value of such residences.

Anyone would be hardpressed to state that this mode of raising revenue is fairer for all residential property except Mobile Homes. Indeed one cannot really argue that this mode of contribution towards municipal costs completely satisfies any or all of the factors which taxation should satisfy such as;

- (a) benefits received
- (b) ability to pay
- (c) service to people
- (d) service to property

Nonetheless, taxation in proportion of the value of land and building is the way in which municipalities derive the bulk of their revenue requirements, either directly or indirectly, from their residents except Mobile Homes. Hence what is apparently just, proper and legal for conventional housing is not for Mobile Homes.

The Provincial Government, by the passage of legislation, could render Mobile Homes taxable as real property. Instead, the Government is satisfied to allow as a deterrent to such action the peculiarities of Mobile Homes to stop or delay such action. Also, the Government is apparently satisfied to see Municipal and Provincial Assessors cajoled into assessing or not assessing Mobile Homes by successive decisions, directives or suggestions of Courts of Revisions, Assessment Appeal Courts or the Office of the Assessment Commissioner. At this time, there is no indication that this unsatisfactory situation is about to be changed.

re: Tax Implications - Mobile Home Parks

An example of an attempt to assess and failing thereon took place here for the 1971 Assessment roll. Coquitlam's Assessor, guided by a decision of the Assessment Appeal Board and supported by the Assessment Commissioner assessed "double wides". Several appeals resulted. The Court of Revision ruled that all assessments on Mobile Homes be removed from the roll - they gave no reason.

Specifically, the Municipal Assessor had assessed 38 double wides for a total value of \$210,515 or an average of \$5,540.00 each. Had these assessments been sustained, each Mobile Home would have been taxed at 75% of their assessed value (\$4,415) which at 1970 rates of taxation would have raised:

for school purposes	162.16
for municipal purposes	<u>172.10</u>
total -	334.26

That amount plus the average raised upon land in parks per unit \$57.48 would have brought taxation total to an average (for these largest of all Mobile Homes) to \$392.00 - still \$111.00 per year less than the average single family detached dwelling. Still, at least for the double wides, contribution toward municipal expenses would have been along traditional municipal lines of taxation. Hence instead of receiving \$392.00 from double wides on an average, the Municipality must be content with:

Occupancy fees	\$120.00 maximum
taxation of land per bay	57.48
	<u>\$177.48</u>

At least for the present Mobile Homes situated in a Mobile Home Park, or upon a leased plot is not taxable as real property. Neither the Municipal Act nor the Assessment Equalization Act flatly state that a Mobile Home placed upon a lot owned by the Mobile Home Owner may be assessed and taxed as real property. An Assessor at this time is left with the dubious proposition of interpreting or reading between the lines of rules, regulations and decisions if he is to venture in this direction.

Occupancy fees, while going some distance to closing the gap of disparity in taxation between various types of residential housing, do embody one important drawback in the municipal taxation scene inasmuch as it is a fixed revenue. Single family housing and apartments contribute through rates imposed upon assessments. Both of these factors may change:-

re: Tax Implication - Mobile Home Parks

- Assessments, although subject to arbitrary limitations imposed by statute which need not be remarked upon here, depend on values which are subject to change from time to time.
- Rates may be varied each year depending on the municipal revenue requirement with virtually no limitation.

It will also be noted that Mobile Homes with an area of less than 300 square feet pay no occupancy fee - a further arbitrary Provincial Government decision. An owner of a small house under 300 square feet is not similarly exempt from real property taxation.

Mr. Dong's report of July 30, 1970 pointed out that for 1970 the average overall unit revenue per Mobile Home Unit amounted to \$141.14 if an occupancy fee were levied. From Appendix "C" attached hereto it will be seen that the average amount of Occupancy Fees paid per Mobile Home in one year would amount to \$66.75 per year. This is very close to the estimate reflected in Mr. Dong's report - written prior to the adoption of By Law. What is significant here is that the bulk of revenue derived from Mobile Homes is fixed to the maximum allowable by Provincial Statute.

The result of a survey conducted by your staff as to the estimated number of Mobile Homes and Parks in certain B.C. Lower Mainland Municipalities is set out on Schedule "D". It will be seen that certain municipalities have no Mobile Homes and no Mobile Home Parks. Further it will be seen that municipalities with no or relatively few Mobile Homes and Parks are not necessarily those approaching full development.

The U.C.S. report has touched on possible reasons lying at the root of municipal reluctance for opening their boundaries wide to Mobile Homes and Parks. There is no doubt that lower overall unit revenues in respect of Mobile Homes - this when higher revenue producing development is available or in the offing - plays an important part of this decision.

Meanwhile, land zoned or committed to Mobile Home use in Coquitlam is by no means fully developed - so that as a whole, conventional residential housing will likely contribute even more in a disproportionate way than at present towards total municipal expenses not only due to the static revenue situation referred to earlier but because of the greater number of units which will be accommodated in Coquitlam within the potential of existing zoned land.

Manager's Report

February 25, 1971.

re: Tax Implication Mobile Home Parks

Conclusions:

1. Municipalities receive less, directly or indirectly, per dwelling unit of overall revenue from Mobile Homes than the amount per unit for other types of residential properties.
2. The traditional method of raising required municipal funds (rates applied to assessed values) is not applicable to Mobile Homes situated in Mobile Home Parks.
3. There is no indication that the Provincial Government intends to render Mobile Homes taxable, as are other forms of residential property, as real property and in accordance with the value thereof.
4. The maximum revenue which can be raised by Municipalities on Mobile Homes which are not taxable as real property is arbitrarily fixed by the Provincial Government and the revenue so fixed is not necessarily a reflection of value of the home nor benefits received and/or ability to pay.
5. It would seem appropriate to await an improved taxation formula or satisfactory revenue producing device approved by the Government of the Province before Coquitlam encourages the establishment of additional Mobile Home Parks.

RAL/pm



R. A. LeClair
Municipal Manager

III. THE MOBILE HOME TAX PROBLEM

The taxation problem is one of the most important obstacles preventing the further development of mobile home parks. The public services required by mobile home residents do not differ greatly from those of other residents in regard to roads, water, sewage disposal, police and fire protection. (62) However, the number of school age children is lower in the parks than in conventional housing. (Studies in Regina and Winnipeg (63), where a great proportion of the population consisted of children, also showed that families with school age children preferred to move into larger accommodation, which accounts for the greater proportion of preschool age children in the parks). As a result, the school costs are lower for the parks than for conventional housing - or in other words, the demand made by mobile home parks on the municipality is smaller than the demand made by conventional single family housing. As far as municipal revenue is concerned, the Surrey report indicated that \$91.00 per capita per annum was obtained for a conventional single detached dwelling and about \$14.00 per trailer occupant in 1966. (64)

In 1968, when the Municipal Act (65) was amended allowing the municipalities to charge an occupancy fee based on the gross square footage of the mobile home, the average revenue for a single detached family dwelling was about \$410 per annum. As the home owner grant was \$130 in 1968, the average amount paid by the conventional home owner was \$280 per annum, that is \$72.00 per capita.

On the other hand, the amount of taxes paid by a mobile home owner can be computed as follows: -

For instance, if we take a mobile home owner who has an average home (12 x 55' in our study), we can compute the amount the owner will pay to this municipality per capita per annum.

When all licence fees and property taxes are computed, the total municipal revenue per capita is \$14.40.

To this should be added \$84.00 per year for occupancy fee per household. (As the average mobile home household is 2.4 persons, this would be \$35.00 per annum per capita).

Therefore, the revenue per annum per dweller is \$49.40 (paid totally by the mobile home owner directly and through his rent).

In 1968, the difference between the amount paid by the mobile home owner and the conventional home owner was \$22.

The difference between the municipal revenues from the two types of residents was more than \$22 because the conventional home owner received the home owners grant; the municipality received about \$50 per mobile resident and \$105 per conventional dweller.

These differences have kept increasing because the occupancy fee is stable and can be changed only by provincial legislation, while the municipal tax and the real property value increase rapidly.

In 1970, the mobile home resident still pays about \$50 (66) per annum per capita while the conventional home owner pays about \$103 per annum per capita instead of \$72 in 1968 - a difference of \$53.

When considering the municipal revenue for the two types of accommodation, the difference has increased even more, as the home owner grant has increased: it is now \$160. Therefore, in 1970, the average municipal revenue in Surrey per conventional dweller was about \$144 as against about \$50 per mobile home resident, that is a difference of \$94.

APPENDIX "A"

In the present situation, both parties, the municipalities and the mobile home owners are dissatisfied: the former because they receive a very low revenue from mobile home residents and have to give them almost the same services as to the conventional residents; the latter because they do not have the same rights as real property owners in spite of the fact that they pay some taxes. For this reason, many mobile home owners stated they would gladly pay more taxes if it meant becoming "first class citizens".

The president of the Coquitlam Mobile Home Owners Association thinks the solution is "to develop some mobile home subdivisions where the owners could buy a lot. The municipality could then tax them as any other property owner. (67) The municipality would receive a higher revenue from such a subdivision than a conventional subdivision, as 7 or 8 mobile homes could be located on a gross acre instead of 5 conventional houses." He also said that if the municipality offered to zone some land for such a subdivision they could acquire some land and get some money for developing it very easily. He mentioned that owners would like to develop subdivisions themselves and not through a real estate company, so that they would get the lots at cost price. (about \$2,000). He also emphasized that mobile home parks can be a temporary use of the land. Finally, he mentioned that condominiums and cooperatives have been developed quite successfully in the United States.

-
62. Some U.S. studies show that mobile home parks make less use of school, police and fire services than comparable residential subdivisions. Therefore, they are less expensive for a municipality than conventional housing. For examples see: Trailer Coach Association, op.cit., 1967; and Trailer Coach Association, The Hemet Report, Los Angeles, 1970.
 63. Regina Planning Board, op.cit., 1969; Metropolitan Corporation of Greater Winnipeg, Planning Division, op.cit., 1969.
 64. Source of these figures: Lower Mainland Regional Planning Board, op.cit., 1968, pp. 10-11. The Surrey report was published in 1967. The number of persons per household is higher for single detached family dwellings than for all the dwellings. (3.9 instead of 3.6 in Surrey). Therefore the revenue per capita for this type of dwelling accommodation was \$84.00.
 65. Province of British Columbia, op.cit., 1960. It should be noted that the occupancy fee is the same for all municipalities while the property taxes change from one municipality to another. All the following figures are for Surrey. In Coquitlam the difference would be even greater as property taxes are higher.
 66. Lower Mainland Regional Planning Board, op.cit., 1968, p. 10.
 67. Instead of buying, the lots could be leased, if it is possible to tax leased property.

APPENDIX "A"

CORPORATION OF THE DISTRICT OF COQUITLAM

Inter-Office Communication

TO: R. A. LeClair
for Mayor and Members of Council

DEPARTMENT:

DATE: July 30, 1970

FROM: V. A. Dong, Treasurer

DEPARTMENT: Treasury

YOUR FILE:

SUBJECT: Occupancy Fees - Mobile Home Parks

OUR FILE:

A report was received from Mr. P. Allinger setting forth therein certain cost comparisons in support of his assertions that Mobile-Home owners are presently "more than fairly and adequately taxed", notwithstanding the potential occupancy fees to be imposed. Dealing specifically with his report and the approach taken, I have these comments to make:

1. By reference to schedule 1, part A, setting forth per unit revenue for Trailer Courts, Apartments and Single Family Dwellings, it can be observed that the present overall unit revenue from Trailer Courts will average approximately 15% of overall unit revenue received from single family dwellings, and approximately 45% of overall unit revenue received from apartments.

This comparison tends to weaken Mr. Allinger's statement that "mobile-home owners would subsidize much higher priced housing" in light of the fact that mobile-home owners also benefit from the amenities provided in our Municipality. Such amenities are found more urgent where there is a high population density such as evidenced in mobile-home parks, and apartments because certain standards of community development must be provided and maintained e.g. streets, parks, schools, etc.

2. Mr. Allinger failed to recognize in his cost comparisons the financial responsibilities mobile-home dwellers must bear for municipal costs incurred for public safety, health, welfare, parks and recreation, public works, etc. which are services common to all families. These non-school municipal services are not separable to any appreciable degree as applicable to particular classes of taxpayers. They must be available at all times for the general welfare of its rate-payers.

If the average tax revenue from mobile-home dwelling units is apportioned for these services at a lesser amount per unit than the average for individual homes, then the mobile-home dwelling unit becomes a parasite on the local tax structure and the resultant effect is a tax increase on the single family home rather than the hoped for decrease.

APPENDIX "B"

cont'd.....

- 3. Determination of how much the average mobile-home dwelling unit is contributing in property tax revenue.

(refer to schedule #1)

Property Tax Unit Revenue --

single-family dwelling	\$ 504.00
apartments	166.00
mobile-homes	57.00

For 1970 - the school tax budget is approximately 49% of the total tax cost.

Therefore, the average tax bill for an average single-family home in this case would be \$504.00 or \$247.00 for school and \$257.00 for municipal taxes.

On the assumption that tax responsibility for municipal costs on the part of the family income-earner living in a mobile home, should be equal to that of the single family home-owner, the following comparison is made:

	<u>Mobile Home Dwelling Unit</u>	<u>Single Family Unit</u>
Municipal cost	\$ 257.00	\$ 257.00
School cost	28.00	247.00
	<u> </u>	<u> </u>
Tax revenue	\$ 285.00	\$ 504.00
	57.00	504.00
	<u> </u>	<u> </u>
Deficiency	<u>\$ 228.00</u>	<u>-0-</u>

The above comparison provides good evidence to indicate that mobile-home parks do not produce the revenue claimed.

cont'd.....

APPENDIX "B"

- 4. Net tax revenue per acre comparison is probably unrealistic because acres of land do not demand school or other local services; family units consisting of people and automobiles do.

The fundamental tax principle to support the cost of local government is that each family unit is taxed in relation to the value of the land and improvements where each family resides.

Under this policy, the much smaller proportion of tax revenue from each mobile-home family unit (bays) has a more significant effect on single family dwelling taxes than the greater amount of taxes per acre.

- 5. The actual cost of educating a child is not the tax cost per home dwelling unit because not every home, just as not every apartment or mobile home, has children or school age children, and many send their children to private or parochial school.

The average number of school children per home and per mobile home declared by Mr. Allinger would bear verification, necessitating an authoritative, comprehensive study.

I am unaware of any local surveys in this regard. However, for the purposes of this report, and utilizing the figures provided by Mr. Allinger, the following reflections can be made.

By reference to figures reported in schedule 1, school taxes per number of units of space could be determined. For Example--

Trailer Courts	\$ 28.18
Apartments	81.32
Single Family Dwellings	246.96

Again referring to Mr. Allinger's report it follows that:

Trailer Courts	- .34 children	- \$ 28.18
Single Family Dwelling	- 1 child	- 123.48
	- 2 children	- 246.96

It could be seen that the proportionate school costs based on number of children for trailer courts i.e. \$28.18 is less than the average computed for single family dwellings i.e. $.34 \text{ of } \$123.48 = \41.98 .

When we consider that the single family home-owner without children is paying an average of \$246.96 in local taxes to support education of our children, the average tax call of \$28.18 to the mobile home dweller through rent is put in its proper perspective as a relatively meagre contribution toward equitable sharing of support of the free education policy in our society.

APPENDIX "B"

cont'd.....

My comments and approach do tend to set forth potential effects mobile-trailer parks would have on single family dwellings, that is, from a cost-benefit point of view; mobile-home parks at present do not appear to generate sufficient revenue to meet all costs incurred to provide the benefits in which they also participate.

Even with the imposition of occupancy fees under Section 458LL of the Municipal Act the per unit revenue derived from mobile homes appears to be inadequate in comparison with that borne by single family dwellings, although it would bring it more closely in line with that faced by apartments (refer to schedule 1 - part B).

It would appear therefore that mobile-home dwelling units at present do not subsidize single family dwelling units as put forth by Mr. P. Allinger.

Respectfully Submitted

V. A. Dong
V. A. Dong
Municipal Treasurer

VAD:md

APPENDIX "B"

COMPARISON OF REVENUE - 1970

Description	To June 30/70 Number	Number of Units of Space	Land Assessment	Improvement Assessment	Total Gross Taxes 1970		License Revenue	Occupancy Fees	May/69- May/70	Total Revenue	Property Tax Unit Revenue	Water Rate Unit Revenue	Overall Unit Revenue
					Water Rates	Municipal			School				
Schedule "A" - Ignoring Imposition of Occupancy Fees											(Exclusive of Local Services)		
TRAILER COURT	9	506	\$254,820	\$ 177,940	\$ 14,825	\$ 14,261	\$ 6,172		\$ 6,159	\$ 41,417	\$ 57.48	\$12.17	\$ 81.1
APARTMENTS	24	1,642	465,780	4,226,075	138,803	133,526	11,338	--	17,727	301,394	165.85	18.36	183.5
SINGLE FAMILY DWELLINGS	16	16	29,580	104,200	4,108	3,951	--	--	549	8,608	503.69	34.33	538.0

Schedule "B" - Giving Consideration to Imposition of Arbitrary (but deemed reasonable) Occupancy Fees (\$30,000)

TRAILER COURT	9	506	\$254,820	\$ 177,940	\$ 14,825	\$ 14,261	\$ 6,172	\$30,000	\$ 6,159	\$ 71,417	\$ 57.48	\$12.17	\$141.1
APARTMENTS	24	1,642	465,780	4,226,075	138,803	133,526	11,338	--	17,727	301,394	165.85	18.36	183.5
SINGLE FAMILY DWELLINGS	16	16	29,580	104,200	4,108	3,951	--	--	549	8,608	503.69	34.33	538.0

APPENDIX
"B"

APPENDIX "C"
 TO MANAGER'S REPORT
 DATED FEBRUARY 25, 1971
 RE: TAX IMPLICATIONS -
 MOBILE HOME PARKS

CORPORATION OF THE DISTRICT OF COQUITLAM
 SUMMARY OF OCCUPANCY FEES COLLECTED
 UNDER PROVISIONS OF BY LAW 1749
 BASED UPON REPORTS BY OPERATORS FOR DECEMBER 1970

Area in Sq. Ft. of Mobile Homes	No. of Mobile Home Units	By-Law 1848 Occupancy Fee/Unit	Total Amount Fees Collected for December 1970
0 - 299	66	NIL	NIL
300 - 399	45	\$ 4.00	\$ 180.00
400 - 499	101	5.00	505.00
500 - 599	105	6.00	630.00
600 - 699	90	7.00	630.00
700 - 799	66	8.00	528.00
800 - 899	20	9.00	180.00
900 and over	20	10.00	200.00
TOTALS	<u>513</u>		<u>\$ 2.853.00</u>

Average amount of fee collected per Mobile Home
 equals \$5.56 per month or \$66.75 per year.

CORPORATION OF THE DISTRICT OF COQUITLAM

RESULT OF SURVEY

ESTIMATED NUMBER OF MOBILE HOMES LOCATED
IN CERTAIN B.C. LOWER MAINLAND MUNICIPALITIES

	<u>NO. OF MOBILE HOMES</u>
RICHMOND	NONE
NORTH VANCOUVER DISTRICT	NONE
NORTH VANCOUVER CITY	NONE
BURNABY	NONE
NEW WESTMINSTER	NONE
DELTA	16 - all on private land only for farm help
LANGLEY CITY	7 in 1 park
PORT MOODY	33 in 1 park
PORT COQUITLAM	40 in 1 park
WEST VANCOUVER	74 on Indian Reserve land
VANCOUVER	111 in 3 parks
MAPLE RIDGE	140 in 5 parks
* COQUITLAM	513 in 9 parks
SURREY	550 in 18 parks 25 on separate lots by special 6 months permit only
LANGLEY DISTRICT	431 in 11 parks 275 on separate lots

* Much potential remains in Windsor Glen and Wildwood Park for more Homes.
Wildwood alone has area zoned partially developed for 200 more Mobile Homes.

March 9, 1971.

Coquitlam Municipal Council,
1111 Brunette Street,
Coquitlam, B. C.

Dear Sirs:

We wish to protest the proposed development of a Mobile Homes Court on the Dewdney Trunk Road, just off the Lougheed Highway, at one of the entrances to Coquitlam. This land is not suitable for such use, for the following reasons:

1. Humane Factors re Occupants: This land is a particularly unsafe area for children, bounded on the one side by a main road and such a short distance from the Lougheed Highway. Furthermore, there are no parks nearby, to provide play space. The land is not screened from the road by either trees or topography, and therefore would not provide even minimal privacy for occupants. If there are plans to eventually provide screen by plantings, it is a most uncertain and usually hopeless task to develop such screening after a fairly large number have moved in, and are living in close quarters, with limited play area. In our view, such considerations are a proper responsibility of the Council in making their decision on this planned development.
2. Esthetic Factors: Since this land is bare of trees, except at the back, a trailer court would be a scar on the landscape, in an area which has so far managed to preserve much of its natural beauty. At a time when people in North America are finding they must spend large sums of money to make up for such mistakes as this in the past, we believe it would be short sighted and irresponsible of City Council to encourage a Mobile Homes Court here. There are trailer courts which are screened by trees and topography, "tucked away" in such a manner as to provide privacy for the occupants and an agreeable view to the passerby; there are other trailer courts which are conspicuous blots on the landscape. We believe the proposed trailer court in this area would be a blot on the landscape, and we, as residents of Coquitlam, (who have made an effort in time and money to preserve the beautiful natural setting) will be justifiably angry if such a blot is introduced against our wishes.
3. Economic Factors to the Coquitlam Taxpayers: The low tax revenues from this type of development, in relation to the added number of school children that would have to be accommodated in our schools, would put an unfair burden on other residents, to provide the space and the teachers. Present schools in the area could not properly accommodate the sudden influx. In view of the fact that this spot would have so little to offer the occupants, and would be an ugly irritant to the other residents, it would seem a particularly unpopular reason to take on additional tax burdens.
4. Factors of General Good vs. Individual Profit: There seems little doubt that a trailer court near two main roads, would be an extremely profitable venture for the developer. However, it would be unreasonable to allow the factor of profits to the developer to overshadow the consideration of the rights of the families who would live in the trailer court, and the rights of the other residents of Coquitlam.

We request that you reject the proposal for a Mobile Homes Court on this tract of land.

A. Palmer
Andrew Palmer

March 10, 1971

The Mayor and Municipal Council of the
Corporation of the District of Coquitlam
1111 Brunette Ave.
Coquitlam, B. C.

Gentlemen:

Re: Proposed Rezoning of Property at
Dewdney Trunk Rd. & Lougheed Hwy.
to Mobile Home Park

We, the present residents and taxpayers of the area surrounding the property under consideration for rezoning to accommodate the developers of a Mobile Home Park wish to make it known that we take the strongest exception to such a proposal.

In a letter circulated to the local residents, copy attached, the developers have stated that this park will be "somewhat better" than Windsor-Glen Park. It will be noted that Windsor-Glen has a Public Recreational Park directly opposite their development, where children can play outside the actual development. The newly proposed Mobile Home Park on Dewdney Trunk has no such facility within a mile. This would appear to leave no alternative for the children but to play on the adjacent streets and our adjacent properties.

We have yet to see a Mobile Home Park that is 10 years old or older that is nearly as pleasing to the eye as the developers would have us believe. We cannot see how 100 very large mobile homes could be parked on the 14 acres in question without causing a great eyesore to the surrounding area.

As you can readily see from the blueprint supplied, the 150 car parking spaces would not be nearly sufficient to handle a project of this size. Therefore the surrounding neighbourhood would have to put up with shoulder parking on the street to handle the overflow of visitors vehicles. On Dewdney Trunk Road with ditches on each side we would be faced with a never ending traffic problem.

March 10, 1971

Page 2

Furthermore since the road patterns in the immediate neighbourhood will not be settled for some time to come, we do not feel that any plan of such magnitude should be considered by council. This would be adding 100 or more cars to roads which are already highly congested at peak periods.

We further feel that the building of a mobile home park would do nothing but devalue the surrounding properties and cause the neighbourhood to suffer a large financial loss.

We the undersigned would ask the council to turn down the developers request to have the property rezoned to accomodate a Mobile Home Park.

Signature

W. B. Mack
W. Van Druenen

Address

~~870~~ 870 Greene St.
851 Greene St.

To the Council of the District of Coquitlam:

We the undersigned, residents of the Area of Dewdney Trunk Rd. and Lougheed Highway in the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to Mobile Trailer Park.

Signature

Address

M. Louise Paudrier

920 Lougheed Hwy.

J. R. Dondo

900 Lougheed Hwy.

To the Council of the District of Coquitlam:

We the undersigned, residents of the Area of Dewdney Trunk Rd. and Lougheed Highway in the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to Mobile Trailer Park.

Signature

Address

Mr + Mrs. W. P. Whalen (owner)	870 Greene St.
Mr + Mrs. M. H. Van Druenen (owner)	851 Greene St.
Mr + Mrs M. B. Sagnon ^{owner}	847 Greene St
Mr + Mrs. D. Hogarth	835 Greene St
Mr + Mrs V. R. Parton (owner)	831 Greene St.
Mr + Mrs. Bruce Browne (owner)	950 Dewdney Trunk Rd

To the Council of the District of Coquitlam:

We the undersigned, residents of the Area of Dewdney Trunk Rd. and Lougheed Highway in the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to Mobile Trailer Park.

Signature

Address

Don McArthur	842 Lougheed Hwy. home owner	942-4433
Wm. Fred W. Bennett-John	844 Lougheed Hwy.	OWNER.
Harold L. Westgard	836 Lougheed Hwy.	OWNER
Rodger Parkin	834 Lougheed Hwy.	OWNER.
Mr. & Mrs. R. J. Menon	826 Lougheed Hwy.	owner
N. Lalor	818 Lougheed Hwy.	owner
E. Mackay	814 Lougheed Highway	
G. Hillcoat	812 Lougheed Highway	

To the Corporation of the District of
Coquitlam.

We, the undersigned property
owners in the area of Roughed Highway
and Dewdney Trunk Road in the
District of Coquitlam hereby advise
the Council that we are opposed
to the rezoning of the proposed area
for Mobile Home Trailer Park.

B. D. McEllen

2969 Spuraway Drive.

C. Reimer

3051 Spuraway

Ken Dumont

3073 Balfour St.

To the Council of the District of Coquitlam:

We the undersigned, residents of the Area of Dewdney Trunk Rd. and Lougheed Highway in the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to Mobile Trailer Park.

Signature

Address

Mrs. Amelia B. Ipe	3023 Dewdney Trunk Road.
Harvey W. Ipe	3023 Dewdney Trunk Road
W.G. Ipe	3013 " " "
V.A. Anderson	2986 Dewdney Trunk Rd.
A. Mernett	2999 Dewdney Trunk Rd.
Isabella Rankin	960 Irvine St.
Charles Rankin	960 Irvine St.
J. K. Chapman	973 Irvine
George Racicot	998 Irvine St.
Lucille Racicot	" Irvine St.
Margaret Bowlerman	999 Irvine St.
Ed Seberon	3002 Reece Ave
Glenn Jamieson	2986 Reece Ave
Mary S. Jamieson	2986 Reece Ave

We the people of the Dewdney Truck Road area would like to oppose the application to rezone the property situated on Dewdney Truck Road from R-5 - 2 small holdings to R-1 mobile home park development.

- John Bud 870 Green St.
- " " " "
- W. Eastwood 825 Green St Pt. Co.
- D. Eastwood 825 Green St Port Coquitlam
- D. Mason 827 Green St Coquitlam
- J. Swaver 827 Green St. Coquitlam
- V. Parton (owner) 831 Green St. Coq. B.C. Coq.
- A. E. Murray 815 Green
- Edith Anderson 811 Green St.
- Karl Anderson Port Coquitlam B.C.
- Norman H. McNeil 812 Green St Coquitlam.

- Pete Hooker 2971 Como LAKE RD.
- M. Hooker 2971 Como Lake Rd. Pt. Coq.
- James Maslief 2945 Como Lake Ave Pt Coq.
- Joy Maslief 2945 Como Lake Ave, Pt. Coq.
- Lyn Weatherker 2975 Como Lake Ave. Pt Coq.
- Mella Weatherker 2975 Como Lake Ave Port Coq.
- Deerby Tubbs 2979 Como Lake, Coq.
- Leonard Tubbs 2979 Como Lake Coq
- Terry T. Tubbs 2979 Como Lake Ave Port Coquitlam
- Mr. & Mrs. W. Folk 2927 Como Lake Ave.
- Mr & Mrs. Ed Dickson 826 Sharp St.

object to the application for personal reasons also.:

At the beginning of the 1960's I started inquiries at the municipality office for an application to develop our own property of 4½ acres into a small trailer park. I was told that there was no chance that my application would be approved, because the trailer parks weren'tt paying their way and were creating a lot of trouble for the Municipality, they also were lacking patronage and the trailer living was considered substandard. So, we decided to forget our plans and develop our land into our permanent home in the belief that we would be living from now on in a strictly residential housing area and would not have to expect any depreciating factors like for instance high density trailer parks.

So, if the pending application will be approved over the protest of the residents here on Dewdney Trunk Road, for which I hereby enclose a petition, and with that the initial step will be allowed to open our area for trailer parks, I will consider it personally unfair after my previous experience. In this case I would like to announce hereby for future reference, that an application from us will be forthcoming for the same privilege to develop our property also into a small trailer park.

I am opposing the application for rezoning of 14 acres on Dewdney Trunk Road for use as Mobile Home Trailer Park for the following reasons:

- 1) I am mainly concerned about the extra tax burden, which the Mobile Trailer Unit puts on the shoulders of the conventional home owner as it is outlined in a report of the Municipal Manager of February 25, 1971 for the Mayor and Council Members. According to this report Appendix "B" page 2 in 1970 each Mobile Home Unit has created a deficiency in property tax money in comparison with the actual cost for services of \$ 228.00. This comes to an amount of \$ 116,964.00 in 1970 for the existing 513 Units. I oppose strongly that the conventional home owner is even more exploited in this way by allowing any more trailer units into the municipality at all whether it is at the applied location or anywhere else, until there is ample guarantee and legislation that they will pay their own way completely. I cannot find a single reason, why we should subsidize these people, who are in the rule better off than at least the elderly conventional home owners on a fixed income in this municipality, who are struggling hard to pay their own tax share including school costs for children they haven't had in our schools for many years - as our millrate is at a staggering height already compared with for instance Vancouver, where more services and public transportation is available to the people. - The additional 100 Units applied for would out another \$ 22,800.00 of unfair burden on the ratepayers, against which I protest as far as my share of this goes.

As appendix "D" shows is the Municipality of Coquitlam - except Surrey and Langley District, which represent an entirely different class due to the rural character there - already way ahead of any other in the Lower Mainland with 513 Units present, almost 4 times as many as the next highest, which is Maple Ridge. Does this Municipality intend to make its conventional property owners into a Welfare Dept. for the Trailer Park Operators, who are anything else but destitute. See Appendix "B" page 1 last paragraph!

An attempt by the assessment Dept. to rectify this situation this year somewhat at least for the double wide trailers failed according to page 3 of the report. These trailers do not show much difference from a conventional home in their setup. And the report states on page 2 that there is no indication of a change in the near future for this unfair situation. According to the table of comparison of revenue for 1970 the actual difference between the revenue of a conventional home and a Mobile Home is \$ 397.00 the occupancy fee already considered, still \$ 169.00 than the deficiency amount of \$ 228.00.

- 2) I oppose the location of the application, because this is zoned for low density "small holdings - residential" and it should remain so, because the residents around this area have set up their lives accordingly and have put their life savings into their properties under this assumption. Furthermore it states on page 4 of the report that "land zoned or committed to Mobile Home use is by no means fully developed". So there is absolutely no reason, to fall back into residential land, because this first application will opening the door and initiate land speculators in the area for many more suitable location along Dewdney Trunk Road. This brings me to a point to

March 10, 1971

To the Council of the District of Coquitlam:

We the undersigned, residents of the Area of Dewdney Trunk Rd. and Lougheed Highway in the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to Mobile Trailer Park.

Signature

Address

H. Goddard

2928 Dewdney Trunk Road

M. Bradley 2938 Dewdney Trunk Road Port Coq.

A. Rowe 2930 DEWDNEY TRUNK RD Port Coquitlam

M. Hunt 2915 Dewdney Trunk Rd. Coquitlam

D. Jensen 2910 Dewdney Trunk Rd. Pt. Coq.

L. Jensen 2925 Dewdney Trunk Rd. Pt. Coq.

H. H. Lewis 2900 Dewdney Trunk Rd. B.C.

W.M. Mc 2777 Dewdney Trunk Rd Port Coq.

Shirley Mc Kenzie 2785 Dewdney Trunk Rd Port Coq.

Ernest Ferguson 2849 - Dore Ave Port Coquitlam B.C.

George A. Britten 965 Ranch Park Way Port Coquitlam B.C.

W.H. Hamford 975 " " " " " " " " " " " " B.C.

M. E. Swanson 985 " " " " " " " " " " " " B.C.

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<u>Signature</u>	<u>Address</u>
Ronald Pare	2998 Starlight Way
Phyllis Lange	3008 Starlight Way
Doc Lange	3008 Starlight Way
W.K. McKeenan	3014 Starlight Way
Jean McKeenan	3014 Starlight Way
Ed Mitchell	3028 Starlight Way
Reba Mitchell	3028 Starlight Way
Synda Owen	3016 Starlight Way
Margaret Polowick	3009 Starlight way
Etta Reid	3005 Starlight Way
Jane Reid	3005 Starlight Way
Olga Reid	3005 Starlight way
Shelley Patterson	3001 Starlight way
Malcolm Patterson	3001 Starlight way

Thursday, February 11th, 1971,
Public Hearing - 7.30 p.m.

PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, February 11th, 1971 at 7.30 p.m. to deal with applications to amend Zoning By-Law No. 860 and amending by-laws.

Members of Council present were Mayor Ballard, Ald. L. Bewley, Ald. R. Boileau, Ald. J. Gilmore, Ald. C. McKenzie, Ald. R. Stibbs and Ald. J. Tonn. Also present were Mr. D. M. Buchanan, Municipal Planner; and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in the Columbian on February 5th, 1971 and February 6th, 1971 as well as in The Enterprise on February 4th, 1971.

MOVED BY ALD. STIBBS
SECONDED BY ALD. TONN:

That Mayor J. L. Ballard act as Chairman of the Public Hearing.

CARRIED

MOVED BY ALD. BEWLEY
SECONDED BY ALD. GILMORE:

That Mr. T. Klassen, Deputy Municipal Clerk, act as Secretary to the Public Hearing.

CARRIED

The Planner submitted to Council a brief on the Public Hearing dated February 11th, 1971 on behalf of the Coquitlam Planning Department in which he submitted evidence on matters coming before the Public Hearing and a copy of this submission is attached to the Minutes.

ITEM #20 - Reference No. Z68/70

"The District of Coquitlam Zoning Amendment By-Law No. 1919, 1971"

Mr. Matheson, representing Trans Pacific Investments, explained to the meeting that his company proposes to build a 47 unit garden apartment complex on property situated at 312 Schoolhouse Street. The complex would contain approximately 35 three bedroom suites and 12 two bedroom suites and all units would be rented at the present time. Mr. Matheson informed the Public Hearing that it was proposed to rent out on a five year lease basis and were the person to stay the full five years, his company might apply 20% of rental payments as a down payment on the housing unit.

Mr. Matheson stated that his group had held meetings with groups in the area and as a result of these meetings they are willing to add a room of approximately 20' x 30' for use as a preschool room which would be maintained, heated and lighted by the developer. However, the school itself would have to be organized by the tenants living within the complex. He stated that if the preschool did not work out the room could be converted into a day care centre.

Thursday, February 11th, 1971,
Public Hearing Minutes, cont'd.

Mr. Matheson further explained that there had been some talk about providing underground parking, however, on investigation his firm has found that it would cost approximately \$1,400 to construct one underground parking space for each unit and this amount amortized over fifteen years would mean an additional \$7.50 per month on top of the rent.

Mr. Matheson stated that the complex would have an outdoor pool 20' x 40' which would be open from May 1st to October 21st.

On a question from Ald. McKenzie, the developer stated that the 47 units would be contained in six separate buildings on the site.

Ald. Boileau inquired as to how many acres were involved in the development and was informed that there is 3.11 acres and that it was supposed to have a density of 15 units per acre.

Ald. McKenzie inquired if there were any other areas for children to play on and the developer explained that each individual unit has their private patio and also there would be an area around the swimming pool.

The developer went on to explain that there would be 150% parking provided on the site, with 100% covered, providing one space of public parking for each tenant. He went on to state that they would have two access roads on to Schoolhouse Street.

Mr. G. Richardson, representing the Rochester Ratepayers Association, read a letter dated September 17th, 1970 from the Planning Department which outlined Res. No. 2243 of the Advisory Planning Commission meeting of September 2nd, 1970 which was endorsed by Council on September 14th, 1970. This resolution stated that townhousing should not be considered until a zoning category and regulations suitable for townhousing had been considered by Council. Mr. Richardson questioned Council as to why they were proceeding with this townhousing development when no by-law has been prepared and in view of their Resolution of September 14th, 1970 approving A. P. C. Resolution No. 2243, 1970.

Mr. Richardson also stated that this application should not be considered until Regulations are instituted.

Mr. Buchanan, the Municipal Planner, stated that this townhousing development meets the proposed density requirements set by the A. P. C. and that the plans have been checked extensively by the Design Panel. Mr. Buchanan went on to explain that even if we did come up with a zoning category for townhousing, this project will follow closely any such regulations.

Thursday, February 11th, 1971,
Public Hearing Minutes, cont'd

The Planner stated that he had obtained figures from the School Board who have recently conducted a survey of all departments in the School District and that the ratio of students for two and three bedroom suites was as follows:

- 0.81 students per suite in Elementary Schools
- 0.14 students per suite in Junior Secondary Schools
- 0.04 students per suite in Senior Secondary Schools.

This therefore averages out at approximately one school pupil per suite on an average and Mr. Buchanan went on to explain that these figures are practically the same as last year. He explained that Rochester School presently has a capacity for one hundred more students.

Mr. G. Richardson at this point read a brief from the Rochester Ratepayers Association dated February 11th, 1971, opposing the zoning, a copy of this Brief is attached to these Minutes.

A Mrs. Swift requested that a show of hands be taken of those supporting the opposition to this project and it appeared as if approximately 80 people voted to oppose the project, while 3 people voted in favour of it.

Ald. Boileau enquired as to where the figure of 600 additional children from Wildwood Mobile Home expansion was obtained and a member of the Rochester Ratepayers' Association stated that he had obtained this figure from the Planning Department.

Ald. Gilmore enquired of the Rochester Ratepayers' Association whether they were opposed to any type of multiple housing in this area or if they favoured some other sort of development. Mr. Richardson stated that they felt no development should take place in this area at all at the present time.

Ald. Gilmore enquired as to whether this could be considered low cost housing and what would the monthly rental be per unit. Mr. Matheson stated that the rental for a two bedroom unit would be approximately \$195.00 per month, for a three bedroom unit approximately \$225.00 per month.

Ald. Tonn enquired as to how the rent of these units would stack up against apartment rentals and Mr. Matheson stated that in the Vancouver area a two bedroom apartment would most likely rent for \$200.00 per month.

Ald. Boileau enquired as to what the sale price per unit would be and was informed that it would be from \$17,000 to \$20,000 per unit.

Thursday, February 11th, 1971
Public Hearing Minutes, cont'd

Ald. Gilmore went on to state that it appeared the Rochester Ratepayers' basic concerns were:

1. Schools
2. Parks and Recreation facilities
3. Parking
4. No criteria for townhousing developments.

Ald. Gilmore stated that it was not fair to the developer to show classroom shortages throughout the whole municipality when within the area of the development there are empty classrooms. Mr. Richardson stated that while there may be empty classrooms in the area of the development, redistribution of boundaries could quite easily fill to capacity the schools in the district.

Ald. Bewley stated that at previous Public Hearings on this development, the ratepayers in the area have objected to the height of the development and wondered if there was any objection to the height of this development. A spokesman for the Rochester Ratepayers stated that he had heard no objections from any members on this matter.

Ald. Boileau enquired as to where the Rochester Ratepayers had obtained the figure of 13% vacancy rate in the Province and a member of the Rochester Ratepayers stated that she believed that the figure had been obtained from the Planning Department and that they had done a recent apartment to apartment survey and had established a 10% vacancy rate. Mr. Buchanan stated that he does not know where the 13% vacancy rate came from and that to the best of his knowledge the vacancy rate is approximately 6%.

A Mrs. Nielsen enquired as to why the Budget for Rochester School had been based on 611 pupils for 1971/72 which is approximately 100 more students than are currently enrolled. Ald. Bewley stated that one of the reasons for this was that they had allowed for a special class of 36 students and only 10 were in attendance at this time.

Ald. McKenzie stated that in the end he could not vote against this project only on the basis of school accommodation being the problem as in the past year they have not been able to justify any increase in classrooms in this area for immediate construction, to the B. C. Government.

A Mr. Hamilton of 313 Decaire Street stated that some time ago they were promised a park in this area and to the present time no action has been taken. He also enquired as to what would happen to a large area adjacent to the property now up for rezoning and Mr. Buchanan stated that the area is still in the apartment area approved by Council for development as apartment sites.

Thursday, February 11th, 1971
Public Hearing Minutes, cont'd

Another gentleman stated that the only thing holding up some forty to fifty apartments in the Brunette Street - Ridgeway area was tight money and should the money market loosen up in the near future, we could be inundated with apartments.

Ald. Gilmore explained that these would be the last three storey apartments built under old regulations and that Council are encouraging by way of a new regulation by-law a swing to semi high rise in the future.

A Mr. Kjelson stated that were the development to go ahead, Council should stipulate that the Swimming Pool be covered for year round use and that with the additional 12 acres which could be zoned for apartment use, Council should stipulate that four acres be deeded to the Municipality for a park.

Mr. James supported this view and stated that presently at the University Gardens they have a problem with children playing on the streets and that parks should be put into developments.

ITEM #1

"The District of Coquitlam Zoning Amendment By-Law No. 1900, 1971"

At this point the Municipal Planner read from his report dated February 11, 1971 stating that the purpose of the following 18 applications was to rezone properties to the same category as surrounding properties in order to give Council control of development on such sites.

Ald. Boileau enquired as to whether this could not be done by means of a development permit and Mr. Buchanan stated that this would not help at this time as we did not have a development permit scheme in effect.

The Deputy Municipal Clerk read a letter from Imperial Oil Limited dated February 11, 1971 opposing the rezoning, a copy of which was circulated to all members of Council.

Ald. Gilmore explained to Mr. Tom Moher the reason that Council were undertaking such rezoning was to give Council control over the development of a site as other developers had ignored the desire of Council to have them appear before the Design Panel to have their projects approved.

Mr. Moher stated that he sympathized with the problem being faced by Council and further that it was most likely the intention of Imperial Oil to sell this property as it is surplus to their needs. He went on to state that he does not believe that control of development should be governed by zoning, but that Council should be looking at other methods of control such as development permit scheme. He contended that this was not an isolated commercial property and that he could see no reason for having the property rezoned at this time.

Thursday, February 11, 1971
Public Hearing Minutes, cont'd

Ald. McKenzie stated that it is the clear intent of Council that this property would be used for Commercial use in the future and that this is simply a change in category in order to control the development.

A Mr. Jack Stiglish spoke and stated that he opposes the rezoning and that he doesn't feel that this property should ever be used for residential use.

Mr. Brownlee stated that he feels control is essential, but that such control should be governed by a development permit system.

ITEM #2

"The District of Coquitlam Zoning Amendment By-Law No. 1901, 1971"

The Municipal Planner read a letter from Mr. McGow, the owner of the property, dated January 4, 1971, opposing rezoning of his property.

ITEM #3

"The District of Coquitlam Zoning Amendment By-Law No. 1902, 1971"

This item dealt with rezoning of property located at 1225 Brunette Avenue, and there was no one opposing the rezoning.

ITEMS #4 AND #5

"The District of Coquitlam Zoning Amendment By-Law No. 1903, 1971" and "The District of Coquitlam Zoning Amendment By-Law No. 1904, 1971"

This item dealt with rezoning of property located at 1212 Brunette Avenue and 1234 Brunette Avenue to multiple family residential RM-1 from local Commercial C-2.

Mr. Poul Hansen, one of the owners of the properties concerned appeared and stated that what would happen if the people who owned the property actually did proceed to build under the lower zoning, Council would still not have any control over the type of development. He went on to state that they presently have three readings on a By-Law to rezone these two properties to RM-2 for apartment development. Mr. Hansen acceded that he is in full agreement with Council as to control of development of property but feels that a development permit system should be the manner in which it is done.

Thursday, February 11, 1971
Public Hearing Minutes, cont'd

ITEM #6

"The District of Coquitlam Zoning Amendment By-Law No. 1905, 1971"

This item dealt with rezoning of property located at 1329 Brunette Avenue from multiple family residential RM-1.

There was no one opposing the rezoning of this property.

ITEM #7

"The District of Coquitlam Zoning Amendment By-Law No. 1906, 1971"

This item dealt with the rezoning of property located at 791 Clarke Road and the Municipal Planner read a letter from Mr. Walt R. Thompson, solicitor for the owners, dated December 15th, 1970, expressing their opposition to the proposed rezoning on the basis that the purchase price paid by the owner in 1968 was based on commercial zoning.

ITEM #8

"The District of Coquitlam Zoning Amendment By-Law No. 1907, 1971"

This item dealt with the rezoning of property located at 755 Clarke Road and a Mr. Baker, a principal in the company owning the property, addressed Council to oppose the rezoning of the property.

Mr. Baker stated that his company had acquired the property in the Fall of 1967 for purposes of protecting adjacent property so that an overall plan for commercial development of some 3 acres of property in the area could be undertaken.

Mr. Baker went on to state that it is the plan of his company to provide local commercial facilities in this area of a better nature than that presently existing on adjacent streets to service the local residential area.

Mr. Baker stated that in his opinion, sufficient control is already maintained by the Municipality and if, in fact, more control is needed, the manner in which it should be done is by way of a development permit rather than zoning. He went on to state that the assessment on this property has been increased by 248% over 1970 and he was informed by the Assessment Department that this was as a result of the Commercial zoning.

Ald. Gilmore enquired as to what type of zoning was presently existing on other property owned by his company and Mr. Baker answered that at present some of it is zoned for duplex use and some is zoned for residential use. Ald. Gilmore also went on to state that the Planning Department have consistently recommended against Commercial development along Clarke Road.

Thursday, February 11, 1971
Public Hearing Minutes, cont'd

ITEM #8 (cont'd)

Ald. Gilmore enquired of Mr. Baker as to when he would see this development proceeding and was informed that it was the hope of the owners to be able to begin development this year providing that the money market opens up.

Mr. Kjelson stated that we have to have strip development along Clarke Road in order to serve the people in the area.

Mr. Baker stated that Commercial development is beginning to form in this area already, particularly within the boundaries of Port Moody, and Alderman Gilmore stated that our Planner had studied the amount of Commercial area existing within the Municipality and has reported to Council that the District of Coquitlam currently has enough Commercial property to service the Municipality at this time.

ITEM #9

"The District of Coquitlam Zoning Amendment By-Law No. 1908, 1971"

This application dealt with the rezoning of property located on the South West corner of Clarke Road and Robinson Street from local Commercial C-2 to Residential Medium Density RT-1.

A Mr. George Smith who owns property adjacent to the lot being rezoned stated that it was his understanding that this portion of land was owned by the Municipality and would most likely be used for road, therefore he could see no reason for the rezoning.

The Planner explained that this was true, however, he felt that as isolated commercial sites were being rezoned back, it was felt that this one should be rezoned as well.

ITEM #10

"The District of Coquitlam Zoning Amendment By-Law No. 1909, 1971"

This application dealt with the rezoning of the property located at 729 Como Lake Avenue from Local Commercial C-2 to Residential Medium Density RT-1 and there was no opposition expressed to this application.

ITEM #11

"The District of Coquitlam Zoning Amendment By-Law No. 1910, 1971"

This item dealt with the rezoning of property located at the end of Lemax Avenue at Sargeant Court from Local Commercial C-2 to Residential Low Density RS-1. There was no opposition to this rezoning.

Thursday, February 11, 1971
Public Hearing Minutes, cont'd

ITEM #12

"The District of Coquitlam Zoning Amendment By-Law No. 1911, 1971"

This item dealt with the rezoning of property located at 942 Lougheed Highway, from Local Commercial C-2 to Residential Low Density RS-1. There was no opposition expressed to this rezoning.

ITEM #13

"The District of Coquitlam Zoning Amendment By-Law No. 1912, 1971"

This item dealt with the rezoning of property located at 858, 860, 862 and 870 Lougheed Highway from Local Commercial C-2 to Residential Low Density RS-1.

Mr. Stan George, the owner of the property spoke to oppose the rezoning and stated that he has currently an application in for rezoning to build a new Service Station. However, he has been held up by the Department of Highways for three years as they cannot tell him the height of grade of the proposed four lane highway to go in this area. He went on to state that he now operates a Service Station and a Tire Shop on the property.

The Municipal Planner explained that the reason for including this item in the Public Hearing for rezoning was there is a thought of redevelopment of the property and it was felt that Council should have control over the rezoning.

A Mr. Anderson spoke on behalf of his mother who holds property in the area and requested that Council consider very seriously the rezoning of property in this area as there will be expropriation of land to accommodate the four lane highway in this area and if the property is zoned to a lower category, the value of their property will be greatly affected.

ITEM #14

"The District of Coquitlam Zoning Amendment By-Law No. 1913, 1971"

This item dealt with the rezoning of property located in the 2700 block Barnet Highway from Local Commercial (C-2) to General Industrial (M-1). There was no one opposing this rezoning application.

ITEM #15

"The District of Coquitlam Zoning Amendment By-Law No. 1914, 1971"

This item dealt with the rezoning of property located at 2796 Barnet Highway from Local Commercial (C-2) to General Industrial (M-1) and there was no one opposing this application.

Thursday, February 11th, 1971,
Public Hearing Minutes, cont'd.

ITEM #16

"The District of Coquitlam Zoning Amendment By-Law No. 1915, 1971"

This item dealt with the rezoning of property located in the 1200 block Pipeline Road from Local Commercial (C-2) to Service Industrial (M-2).

A Mrs. King who lives opposite the property was opposed to the rezoning as she did not feel that industry should be located across from a residential area and in the vicinity of schools.

Mr. Dillabaugh, the owner of the property, spoke in favour of the rezoning and he felt that this was what the land was most suited for.

Mr. King inquired of Council as to whether or not they would lose control of the type of development that would take place on this property if it was zoned for Industrial and Mr. Buchanan explained the meaning of an M-2 zone and the uses allowed in such a zone.

ITEM #17

"The District of Coquitlam Zoning Amendment By-Law No. 1916, 1971"

This item dealt with the rezoning of property located at 213 Laval Square from Local Commercial (C-2) to Multiple Family Residential (RM-1).

The Municipal Planner read a letter from Walter C. MacDonald, Solicitor, on behalf of Mr. Stockley, dated January 14th, 1971 opposing the rezoning because of the devaluation of property which would occur.

ITEM #18

"The District of Coquitlam Zoning Amendment By-Law No. 1917, 1971"

This item dealt with the rezoning of property located at the northwest corner of Laval Street and Brunette Avenue from Local Commercial (C-2) to Multiple Family Residential (RM-1).

The Municipal Planner made a statement that this property should not have been included for rezoning in this Public Hearing as there is currently a corner store operating on this property.

ITEM #19

"The District of Coquitlam Zoning Amendment By-Law No. 1918, 1971"

This item dealt with the rezoning of property at 1100, 1108, 1112 Howie Avenue from Multiple Family Residential (RM-1) to Multiple Family Residential (RM-2) for purposes of apartment development.

The Municipal Planner stated that this would be a three storey walk up type of apartment and would be built under existing regulations. He stated that the applicant would have to have an application for permit in before April 1, 1971 in order to be able to build under the old regulations. The Planner went on to explain that this is an old application

Thursday, February 11th, 1971,
Public Hearing Minutes, cont'd.

and that a previous by-law has already had three readings, however, this included six lots and the developer was only ready at this time to proceed with three lots.

Mr. Marr, the architect for the project, stated that it was proposed to build a 46 unit apartment building containing 11 two bedroom suites and 25 one bedroom suites and ten bachelor suites and that complete underground parking would be provided. He stated that the owners are prepared to proceed at once should approval be forthcoming from Council.

ITEM #21

"The District of Coquitlam Zoning Amendment By-Law No. 1920, 1971"

This item dealt with an amendment to the zoning By-Law No. 1610, governing auto wrecking yards, to allow repair of vehicles within an auto wrecking yard.

A Mr. Hudson questioned why we were going to allow up to 250 cars per acre to be stored in an auto wrecking yard and the Municipal Planner stated that this figure was based on the maximum figure as recommended by Mr. Keller, the author of the Solid Waste Report to the Greater Vancouver Regional District.

Mr. John Mulholland, the owner of the only autowrecking yard properly zoned within the District, stated it is necessary to be able to repair vehicles in order to properly conduct business in an auto wrecking yard. He went on to state that he had received approval some two years ago to do repairs, however, he had never taken out a license and since that time the zoning regulations had changed and he was now seeking to be able to obtain a license to be able to repair vehicles within his yard.

ITEM #22

"The District of Coquitlam Zoning Amendment By-Law No. 1921, 1971"

This item dealt with the rezoning of all the properties located on the block bounded by Alderson Avenue, Nelson Street, Brunette Avenue and LeBleu Street.

The Deputy Clerk read a letter from the Maillardville Bi-cultural Society dated February 11th, 1971 supporting the rezoning of 1010 Alderson Avenue to RM-3.

There was no opposition expressed to the other rezonings in this area.

ITEM #23

"The District of Coquitlam Zoning Amendment By-Law No. 1922, 1971"

This item dealt with the rezoning of property located at 705 North Road from Residential Medium Density (RT-1) to Multiple Family Residential (RM-2) for purposes of apartment development. A Mr. Clarke, the owner of Lot A, adjacent to this property, opposed the rezoning as he felt that an apartment on this site would increase traffic congestion in the area, increase the child

Thursday, February 11th, 1971,
Public Hearing Minutes, cont'd.

population, tenants of the block would be walking dogs on his boulevard and also apartment would eventually affect the commercial value of his property.

Mr. Brownlee, the architect for the project, stated that this property was rezoned from RM-2 to that of a lower category last year in order to obtain control of the type of development and the owner was assured at that time that should an application be made at a future date that it would most likely be approved as it was within the apartment areas approved by Council.

Mr. Brownlee showed an artist's conception of the proposed building and stated that the apartment would have 18 two bedroom units, 36 one bedroom units and 13 studio units and would have parking on the basis of one and one half cars per unit.

Mrs. Nichol inquired of the architect why they do not build high rises rather than three storey walk up apartments and the architect stated that it was simply a matter of economics as it would cost an additional \$20 to \$25 per month per suite to amortize the additional costs necessary to build a high rise apartment.

ADJOURNMENT

MOVED BY ALD. BOILEAU
SECONDED BY ALD. BEWLEY:

That the Public Hearing adjourn temporarily to 7.30 p.m. on Tuesday, February 16th, 1971 so that further information may be introduced.

CARRIED

Mayor Ballard therefore declared the meeting adjourned to 7.30 p.m. Tuesday, February 16th, 1971.

February 16th, 1971

PUBLIC HEARING MINUTES

The adjourned Public Hearing of February 11th, 1971 reconvened on Tuesday, February 16th, 1971 at 7.30 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. with all Members of Council present.

Also present were Mr. D. M. Buchanan, Municipal Planner, and Mr. T. Klassen, Deputy Clerk.

ITEM #7

"The District of Coquitlam Zoning Amendment By-Law No. 1906, 1971"

This item dealt with the rezoning of property located at 791 Clarke Road from Local Commercial (C-2) to Residential Medium Density (RT-1).

Tuesday, February 16th, 1971,
Adjourned Public Hearing Minutes, cont'd.

The Deputy Clerk read a letter from Gold Medal Developments Ltd. received by the Clerk's Office, February 15th, 1971 objecting to the rezoning of the property as it was their feeling this would reduce the value of their property which is immediately adjacent.

ITEM #20

"The District of Coquitlam Zoning Amendment By-Law No. 1919, 1971"

This item dealt with the rezoning of property at 312 Schoolhouse Street for townhousing development.

The Deputy Clerk read a brief from the Municipal Planner dated February 16, 1971 dealing with the following items:

1. Schools,
2. Wildwood Mobile Home Park,
3. Vacancy Rates,
4. Site Coverage of Project.

A copy of this report is attached.

Mr. Richardson of the Rochester Ratepayers Association stated that with regard to the number of children that could come from Wildwood Mobile Home Park, their Association has misinterpreted the figures and were not aware that the park was divided into three sections with 118 bays in the family section.

Mr. Richardson did point out that there is nothing to stop the Wildwood Mobile Home Park from allowing children on all 264 bays which would substantially increase the school population from this Court.

Mr. Richardson, speaking in regard to kindergartens, stated that school board figures show these as over capacity at the present time in schools in the area that could be affected by further population growth as a result of townhousing at 312 Schoolhouse Street.

With respect to vacancy rates, Mr. Richardson stated that their figure was obtained from figures quoted to a meeting of the Landlord and Tenant Committee.

It was Mr. Richardson's contention that the matter of rezoning for townhousing was a matter of principle in that Council were not observing a previous resolution of the A. P. C. which stated that applications for townhousing should not be considered until such time as Council had considered a by-law governing townhouse development.

Ald. Gilmore stated that the resolution adopted by the A. P. C. was not considered separately by Council but was part of the A. P. C. Minutes received by Council. Ald. Gilmore further stated that Council had actually considered the matter of townhousing, however, no action as such has been taken beyond consideration of the subject.

Tuesday, February 16th, 1971
Public Hearing Minutes, cont'd.

The Planner reiterated his statement given to the Public Hearing on February 11th, 1971 that this development has been considered by the A.P.C. and by the Design Panel on two occasions and were the Municipality to initiate regulations governing townhousing, this project would meet all regulations.

MOVED BY ALD. BEWLEY
SECONDED BY ALD. BOILEAU

That the Public Hearing adjourn.

CARRIED

Adjournment - 8 p. m.

CHAIRMAN

BRIEF TO PUBLIC HEARING - FEBRUARY 11, 1971
FROM COQUITLAM PLANNING DEPARTMENT

I hereby submit evidence to the Public Hearing. I would note firstly that Items #1 to #18 are related to a report made to Council on November 2, 1970. Council approved the idea of "zoning back" nineteen isolated commercially zoned sites, subject to all objections being referred back to Council. The latter has been done over the last few months as letters were received and one application was withdrawn because of concrete plans to build on the site. I might say that the intent was to provide an answer to Council's request for some means to control development of such sites.

ITEM #1 (Z-79-70)

A letter was received from Imperial Oil Ltd. objecting to the rezoning from C-2. This property is within the South Loughheed Area which was being examined in 1969 as to alternatives for development and the policy has been to maintain an area in conventional residential use until the future of the area has been resolved.

ITEM #2 (Z-80-70)

Letter received from T.A. & S. McGough dated January 4, 1971 objecting to the rezoning from C-2. This is in the same area as Item #1.

ITEM #3 (Z-81-70)

No letter received. This is located in Brunette Area.

Item #4 (Z-82-70)

Letter received from P. Hansen dated December 15, 1970. This by-law was recommended only to be taken to a three reading stage so as not to jeopardize an apartment zoning application (Z-33-69) utilizing the property. Final reading would only be given if the apartment development scheme fell through.

Item #5 (Z-83-70)

This item is similar to Item #4 with a letter from P. Hansen dated December 17, 1970. It is the site for "The Homestead" Cabaret but is involved in an apartment rezoning (Z-720). Again, this application should not be taken beyond a three reading stage unless the apartment scheme does not proceed.

Item #6 (Z-85-70)

No letter received. This application is in Brunette Avenue area also.

Item #7 (Z-86-70)

Letter received from W. Thompson, Solicitor, dated December 15, 1970 objecting to C-2 zoning. The lot in question is occupied by a one-family dwelling adjacent to the corner store on Lot 63 at Clarke Road and Glenayre Drive. This site is also on the corridor of the Chines Expressway.

Item #8 (Z-87-70)

I was in conversation with a Mr. Baker in regard to this application. He represents the company owning the land in this area.

Item #9 (Z-88-70)

This is municipally owned land intended to become part of the roadway intersection design. The Engineering Supervisor and I have communicated on this matter, agreeing that a roadway design is required and eventual dedication of part or all of this property. It is included in the isolated sites to be treated in a similar way to privately owned properties.

Item #10 (Z-89-70)

No letter received. This is an old medical office.

Item #11 (Z-90-70)

This is land at one time suggested for the Royal Canadian Legion in the Civic Centre Area. I suggested Civic Institutional (P-1) zoning of the Civic Centre Area in December, 1970 to the Parks and Recreation Director, but received no response as yet.

Item #12 (Z-91-70)

No letter received. This is occupied by residential use and is next door to service station-store at Dewdney Trunk Road-Lougheed Intersection. Crossing of CPR Mainline will affect access to this lot.

Item #13 (Z-92-70)

No letter received. Service station redevelopment scheme proposed in past, but not carried forward due to Highways Department requirements for future widening and setback of building. This is also on the Lougheed Highway opposite Kingsway entrance to Port Coquitlam.

Item #14 (Z-93-70)

No letter received. This is small lot adjacent to industrial area.

Item #15 (Z-94-70)

No letter received. Same area as Item #14.

Item #16 (Z-95-70)

No letter received. There has been a previous application by owner for industrial development who I spoke to in the summer of 1970. It is unknown why the area was zoned C-2 in the past.

Item #17 (Z-84-70)

Letter received from Walter C. MacDonald, Solicitor, dated January 14, 1971 objecting to the C-2 zoning. This is former store on Laval Square.

Item #18 (Z-103-70)

Owner contacted me by telephone. This site is occupied by existing store and I suggest that property should retain C-2 zoning. This is not a site comparable to the others and actually should be considered for corner store C-1 zoning.

- 4 -

Item #19 (Z-101-70)

This application involves three lots formerly part of Z-20-69 which also involved three lots to the east. Two smaller scale apartment projects will result rather than an excessively long building.

Item #20 (Z-68-70)

This application stems from an earlier application, Z-512, made on December 1, 1966 by Glenwood Developments and covering a considerably larger area. That application, for RM-2 density development, proceeded to the three reading stage, but plans were never presented to the Design Committee for review and the application became null and void in March of 1969. The developer had however consolidated the site and constructed a portion of roadway to give access from Schoolhouse to the park area to the north.

On February 23, 1970 a fresh application (Z-26-70) was received from Balfour Construction, acting as agents for Trans Pacific Investments, to develop townhousing on a portion of the lands covered by the original application. The application was referred to Public Hearing, and thereafter to the Advisory Planning Commission, since the proposed density of about 20 units per acre was considered too high for townhouse development. The Commission made the following recommendation on September 2, 1970:

"That the Commission recommend to Council what while townhousing should be encouraged as a desirable form of housing, and while the Commission wishes to encourage the development of this site, any townhousing project in Coquitlam should meet the guidelines set out in the Planner's Townhousing Report, including a maximum density of approximately 15 units per acre, and that developments specifically for townhousing should not be considered until a zoning category and regulations suitable for townhousing have been considered by Council.

CARRIED."

On September 14, 1970, Council declined to give the rezoning by-law three readings.

At the beginning of November, 1970, Trans Pacific Investments made a further application, (Z-68-70), this time for development at the 15 units per acre recommended by the Commission. Because of the lower density, this application was for RM-1 zoning, as opposed to the RM-2 density requested in previous applications. (About one-third of the site is already zoned RM-1). Council

referred the application to the Advisory Planning Commission which made the following recommendation on November 18, 1970:

"Whereas the Commission would like to see this site developed and to ensure that a proper presentation goes to public hearing, the Commission is willing to recommend approval in principle, but recommends that this application not go to public hearing until review of a more complete submission by the Design Committee and Planning Department and after final approval by the Commission.

CARRIED."

The Design Committee reviewed the project on December 2, December 7 and December 16, 1970, and recommended referral to public hearing on December 16. The Committee's comments were:

"The Committee feels that the plans as now proposed are much improved in terms of usable recreational space, and is willing to recommend referral to public hearing on the basis of the revised site plan. However, the alternative elevations now proposed are not considered satisfactory and should be revised before the project advances to final design review."

The Commission considered the Design Committee's recommendation on January 6, 1971 and passed the following resolution:

"That the Commission recommend that this project proceed to public hearing after the applicants have revised the proposed elevations to the satisfaction of the Design Committee.

CARRIED."

Council of course decided to refer the application on to a public hearing since extensive design review is not the procedure normally followed prior to Public Hearing.

I note that some concern has been expressed about us not proceeding to establish a Townhouse (RT-2) zoning category and the applicant proceeding under the Low-Density Apartment (RM-1) Zone. In fact, the project would meet all expectations as far as possible by-law requirements in such an RT-1 zone and has already been extensively revised to "open up" the project in terms of site planning.

Item #21 (Z-4-71)

This by-law allows for repair of salvaged parts or portions of derelict vehicles as requested by the applicant. It also carries forward a recommendation of a limit in number to stored derelict vehicles on junk yard premises as recommended in a recent report on Solid Waste Management to GVRD.

Item #22 (Z-96-70)

This application is simply to provide for removal of RM-2 zoning in the area south of Alderson Avenue east of LeBlanc Street, and to properly zone the senior citizens' development in that area. Rezoning in the future for apartment development is contemplated in the future under Council's Apartment Areas Plan, where definite projects are proposed in the area.

Item #23 (Z-74-70)

This location is to the south of an existing apartment site on Farrow Street at Smith Avenue and within the recognized apartment area. The site was rezoned to permit only duplex densities in 1970, in order to provide for design control and proper servicing and is an example of what might happen to land involved under Item #22 in the future.

Respectfully submitted,



D.M. Buchanan,
Planning Director

DMB/ci

ROCHESTER RATEPAYERS' ASSOCIATION brief to Council
on re-zoning to Townhouse RM-1, Schoolhouse & Decaire
February 11th, 1971

Your Worship and Aldermen:

On behalf of the Rochester Ratepayers' Association, I am asking Council to turn down this application for re-zoning to RM-1. This stand was not arrived at lightly. This is the 3rd time that a development in this area has been opposed by the surrounding residents. What is perhaps unique in this occasion is that the ratepayers felt they had an obligation because of the previous applications to hear the developer's side before they made a decision. Consequently, a meeting took place Monday between the Association and Trans-Pacific. It was after discussing the project itself and the prevailing conditions in the area that the members overwhelmingly took this stand and we feel by doing so we will help the community as a whole in understanding the problems involved.

Some of the points that you will hear have been made in our previous submissions, which is not surprising as it was just over 6 months ago that we were at a Public Hearing. They have not lost their validity and, in fact, after research by our Association, are even more valid today. The school situation is always a delicate subject to bring before Coquitlam Council because 2/3 of the Council can be considered well-informed on this subject and may think it presumptuous on our part in giving what we feel is our assessment and projection on schools. To investigate the school situation we went to three sources - School Board, principals and Municipal Hall. Each gave conflicting projections. For example, Lord Baden Powell. The School Board projection for the term 71 - 72 is 689 students. The principal feels the maximum they can squeeze into this school is 583. Another example, the projected enrolment figure for Rochester School, as given us by the Superintendent of Schools, was 457. The projected figure from the principal of Rochester School was 611, a whopping difference of 154. Perhaps the most startling figures come from the office of the District Superintendent. Projection for Millside is 404. Maximum capacity is 381, including a portable. That's 23 students over capacity. Austin Heights projected figure is 487, maximum capacity 438 - 49 over. These projections do not include the Howie complex, the Casey apartments, Wildwood Mobile Homes, which are approved;

or the various Brunette Avenue and Laval Square re-zoning applications. The Wildwood expansion alone could bring an additional 600 children into the area. It's obvious that there are going to be a lot of boundary changes to accommodate these children and any excess accommodation in schools, such as Rochester, will soon be overflowing, without any further development being approved.

Regarding parks and recreation, there has been almost no change in the situation as it was presented in our last brief when we pointed out the inadequacy of the present parks, except that 30 lots at Laurentian and Charland which were under consideration for parkland have been recommended by the Planner to be sold as a sub-division. There have been some vague suggestions of a lacrosse box in the Brunette area. You should all be aware of the inadequacy of Rochester and Mackin pools where there are line-ups of up to three hours for swimming lesson registration, or just to go in for a dip.

Further development in the area will only aggravate these problems. Turning to the actual development, one of the reasons the project is unsatisfactory to the ratepayers is that too many aspects of it are of an indefinite nature. Trans-Pacific really doesn't know what is going on that site themselves. Most of the blame for this must fall on the municipality. It was our feeling that the developers made a sincere effort to give us the facts, as far as they could, but we could hardly agree to something that may never take place, or may be quite different. For example, there is doubt that the plans left with us are the latest in a series of plans.

1. The Coquitlam Planner, Mr. Buchanan, on February 9th said that the site coverage would be 27.6% as opposed to 23.8% on the plans we have. His explanation of the discrepancy was "a re-calculation by somebody".

An employee of L.O. Lund, Architects, claimed the owner of the property had within the last week upon consideration of an "economic analysis" decided that "two-bedroom units were marginal" and they would go for 44 three-bedroom units of 1287 sq. ft. each. This would increase the total floor area by 408 sq. ft. and increase the overall number of bedrooms by 12. (This may account for the 27.6% site coverage)

2. As the developer and the builder expressed ignorance of a drainage problem in the gravel pit, it can only be assumed that this factor had not been given proper consideration in the site plan.

3. The elevations are not acceptable to the design panel. Therefore, the elevations must be changed for the third time. It would follow from the previous points that the site plan could also be modified. As there are no basements in the plan (and we concede that basements may not be feasible) any recreation area must be derived from the grounds of the development. A careful look should be taken of the actual play area for children as we feel it is inadequate. The swimming pool is of undetermined size and appears to be a gesture towards recreation with no real benefit to all residents.

Mortgage money will not be arranged until after final approval is given and the project started. For all concerned this course of action could prove disastrous.

Trans-Pacific Investments does not know whether this development will be:

- a. a rental project
- b. a strata-title ownership by residents
- c. or a new concept never before considered or implemented to Mr. Matheson's knowledge - a rental with option to apply rent as down payment.

There is a vast difference among the three alternatives. All options are open.

150% parking is planned. However, human nature being what it is and Coquitlam's parking by-laws being what they are, it can be reasonably assumed that a few residents and/or guests will with impunity park on Decaire Street which is a stone's throw from the patio entrances of 7 units. Many members of the Rochester Ratepayer's Association can testify as to the parking problem already caused by Marathon Court on Decaire Street.

Trans-Pacific have never built a purely townhouse development. If approved, this will be Coquitlam's first venture into townhousing. An inexperienced townhouse developer, plus a municipality with no criteria on townhousing, trying to do their best with a difficult site leaves ratepayers very concerned that the end result will be detrimental to the orderly growth of Coquitlam. An in-depth study by the municipality of townhousing and garden **apartments** is imperative before any townhouse development takes place. Obviously the APC, the design panel and the Planning Department and Council are already agreed on this point and that is why Resolution 2243 on townhousing should be adhered to.

In conclusion, we would point out that the vacancy rate for apartments is 13%, which means in human terms we are not depriving anyone of accommodation. It also points out there isn't a crying need for more development at this time.

From our discussion on the project itself, we all seem to agree there is a desperate need for sound planning in this type of development and we submit that we have made a strong case that many facilities and community services in the area are completely inadequate to accommodate any type of development at this time.

We, therefore, ask Council to reject this application.

(Presented by Gerry Richardson)

BRIEF TO ADJOURNED PUBLIC HEARING
FEBRUARY 16, 1971 FROM PLANNING DEPARTMENT

Staff have been asked to review the information contained in the brief presented by Mr. G. Richardson of the Rochester Ratepayers' Association to the Public Hearing on February 11, 1971. I review as follows:

1. Schools

I attach information received from the School Board Secretary-Treasurer on enrolments and capacities of schools in the area. I should explain that there are varying figures on capacities, depending on whether the high end or low end of Department of Education standards are applied. Thus, Mr. Smith has stressed to me that there is a range of "correct" figures on capacity.

Rochester School, for example, has a capacity range of 651 to 711 pupils, with the capacity of its 18 regular teaching classrooms being taken as either 611 or 646, the low and high figures permitted by the Department. Kindergarten pupils can reach as high as 60 with 30 each half day, while special students should not exceed 15. In January, the actual numbers of pupils were 10 special, 58 kindergarten and 358 regular pupils - a 426 total.

The 47 units proposed in the application for rezoning should be related to pupil yield figures of the Board of 0.81 elementary, 0.14 junior and 0.04 senior students per 2 and 3 bedroom suite. The total of 0.99 means virtually one student per unit. It would seem that the school system can absorb this increase at Rochester School, even taking into account the fact that Austin, Alderson and Millside Schools will be near their capacity.

2. Wildwood Mobile Home Park

Approximately 260 bays are proposed on the 30.5 acre Mobile Home Park site, of which 140 are developed and 50 more are underway. The spaces would yield 0.34 children per unit according to Mr. P. Allinger in a report to Council in 1969. The Planning

Department did not supply the "600 children" figure to the Rochester Ratepayers as alleged on February 11. This would mean 5 children per new bay. We suspect that Mr. Allinger's report has been misinterpreted so that his figure of 3 pupils per acre has been applied against a higher maximum bay figure.

All I can say on 1971 projections allowing for this Mobile Home Park operation is that I raised the question of the Park at our liaison meeting with School Board officials in September, 1970. I am assured that there is no problem with accommodation of pupils from this Mobile Home Park.

3. Vacancy Rates

The 13% vacancy rate was not released by the Planning Department. The only information we have is obtained from Central Mortgage and Housing Corporation and our parking survey of apartments completed in 1970.

The December, 1970 figure was 5.5% according to CMHC for all apartments in the School District completed for at least six months. In June, 1970 CMHC also did a vacancy survey which indicated a level of 8.4% in Coquitlam, up from 1.4% in December, 1969 and 1.8% in June, 1969. I note that our own survey, based on a random sample determined that 144 of 1,384 suites were vacant earlier in the spring of 1970 resulting in a figure of 10.5%. Our survey just covered apartments in the District of Coquitlam and not the whole School District.

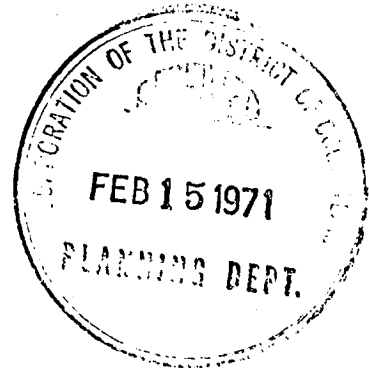
4. Site Coverage of Project

The 23.8% figure is as supplied by the Architect while the 27.6% was worked out by a staff member of the Planning Department. The latter figure includes land covered by proposed carports. We would recommend a maximum site coverage of 30% for such a housing scheme and the proposal is well below this figure.

D. Buchanan

SCHOOL DISTRICT No. 43 (COQUITLAM)

February 12, 1971-

550 POIRIER ST.
COQUITLAM, B. C.
C=43Mr. Don Buchanan
Planner,
District of Coquitlam
1111 Brunette Avenue
Coquitlam

Dear Sir:

This letter is further to our discussion regarding school accommodation for elementary pupils in the south-western section of the District of Coquitlam.

I have compiled the information on the attached table. I should point out to you that the school capacity figure indicates the maximum enrolment that the school will accommodate in accordance with the Provincial Government Regulations. The Board of School Trustees, as you know, has to construct facilities within these regulations. In the case of Millside School, I have included in capacity one portable classroom which is located at that school. In the case of Alderson Elementary, I have included in capacity two portable classrooms located in that site, but I have not indicated in capacity the two rooms which we are currently renting from the Fatima School.

You will note that I have shown a total column headed Kindergarten at $\frac{1}{2}$. This total presents the enrolment in kindergarten classrooms as $\frac{1}{2}$ because a room can be used for two kindergarten classes each day.

..... 2

Mr. Buchanan
February 12, 1971
continued ,.....

In my opinion, a total showing kindergarten at $\frac{1}{2}$ gives a more accurate comparison between the capacity of the school and the enrolment now and in September.

With regard to the September enrolment, I should wish to point out that the final estimate of pupils will not be made until at least May when more accurate data is available.

I should point out also, that the actual enrolment will not definitely be known until school opens in September 1971.

Yours truly,



R.C. Smith
Secretary-Treasurer

RCS/aw
c.c. Mr. Paton

SCHOOL DISTRICT NO. 43 (Coquitlam)

February 12, 1971

SCHOOL	ENROLMENT			TOTAL	TOTAL
	Kind.	Spec.	Regular		Kindergarten @ $\frac{1}{2}$
<u>Rochester El.</u>					
Capacity (Max.)	50	15	646	711	686
Jan. 31/71 (actual)	58	10	358	426	397
Sept. 1971 (Est.)	65	15	402	482	449
<u>Millside El.</u>					
Capacity (Max.)*	50	15	286	351	326
Jan. 31/71 (actual)	60	15	259	334	304
Sept/71 (Est.)	50	15	239	304	279
<u>Austin El.</u>					
Capacity (Max.)	50	30	394	474	449
Jan. 31/71 (actual)	56	30	381	467	439
Sept./71 (est.)	55	30	372	457	429
<u>Alderson El.</u>					
Capacity (Max.) **	50	15	394	459 *	434*
Jan. 31/71 (actual)	80	12	370	462	422
Sept /71 (Est.)	85	15	386	486	443
<u>Montgomery</u>					
Capacity (Max)	100	-	574	674	624
Jan. 31/71 (actual)	60	-	537	597	567
Sept. 71 (Est.)	60	-	533	593	563

* Includes 1 portable Unit

** Includes 2 portable units - does not include 2 rented rooms.

- @

- 2 -

School	Enrolment			Total	Total Kind. @ ½
	Kind.	Spec.	Regular		
<u>Vanier El.</u>					
Capacity (Max.)	60	-	646	706	676
Jan. 31/71 (actual)	72	-	565	637	601
Sept. 71 (Est.)	75	-	577	652	614
<u>Mundy Rd.</u>					
Capacity (Max.)	100	15	538	653	603
Jan. 31/71 (actual)	58	15	540	613	584
Sept. 71 (Est.)	56	15	569	640	612
<u>Baden Powell</u>					
Capacity (Max.)	100	15	574	689	639
Jan 31/71 (actual)	47	15	436	498	474
Sept. 71 (Est.)	50	15	439	504	479

Thursday, May 13, 1971
Public Hearing - 7:30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, May 13th, 1971 at 7:30 p.m. to deal with applications to amend Zoning By-Law 860 and amending by-laws.

All members of Council were present as well as Mr. D.M. Buchanan, Director of Planning and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in the Columbian on May 7, 1971 and May 8, 1971, in the Enterprise on May 6, 1971 and in the Coquitlam Herald on May 4, 1971.

MOVED BY ALD. BOILEAU
SECONDED BY ALD. BEWLEY

That the Mayor act as Chairman of the Public Hearing and that Mr. T. Klassen act as Clerk to the Public Hearing.

CARRIED.

The Director of Planning submitted written comments on each item and a copy is attached to these minutes.

ITEM #1 - Reference No. Z 13/71.

"The District of Coquitlam Zoning Amendment By-Law No. 1949, 1971".

This item dealt with the rezoning of property located in the vicinity of Lougheed Highway and Redwood Avenue for purposes of constructing a Justice Building.

There was no opposition expressed to this application.

ITEM #2 - Reference No. Z 14/71.

"The District of Coquitlam Zoning Amendment By-Law No. 1950, 1971".

This item dealt with the rezoning of property located at 516 and 520 Cottonwood Avenue for purposes of Apartment Development.

There was no opposition expressed to this application.

ITEM #3 - Reference No. Z 14/71.

"The District of Coquitlam Zoning Amendment By-Law No. 1951, 1971".

This item dealt with the rezoning of property located at 528 Cottonwood Avenue and was initiated by the Municipality to gain control of development of the property concerned.

ITEM #4 - Reference No. Z 5/71

"The District of Coquitlam Zoning Amendment By-Law No. 1952, 1971".

This item dealt with the rezoning of 611 Thompson Avenue for purposes of Duplex Development.

There was no opposition expressed to this application.

ITEM #5 - Reference No. Z 71/70.

"The District of Coquitlam Zoning Amendment By-Law No. 1953, 1971".

This item dealt with amendments to By-Law No. 1863 to allow certain accessory uses in Apartment Zones.

There was no opposition expressed to this application.

ITEM #6 - Reference No. Z 71/70

"The District of Coquitlam Zoning Amendment By-Law No. 1954, 1971."

This item dealt with the rezoning of property located at the southwest corner of Blue Mountain Street and Austin Avenue for purposes of erecting a Senior Citizens Housing Project.

There was no opposition expressed to this application.

ITEM #7 - Reference No. Z 17/71.

"The District of Coquitlam Zoning Amendment By-Law No. 1955, 1971."

This item dealt with amendments By-Law 1565 to allow persons to reside in campsites for a period of up to 60 days and also to allow construction of campsites with an area of 900 square feet.

There was no opposition expressed to this application.

ITEM #8 - Reference No. Z 20/71.

"The District of Coquitlam Zoning Amendment By-Law No. 1956, 1971."

This item dealt with the rezoning of property owned by Deeks-LaFarge Limited situated on Pipeline Road for purposes of Gravel Pit Development.

The Planner explained that the property involved would eventually form part of Park Development agreed to by Deeks-LaFarge.

Public Hearing Minutes
May 13, 1971 (cont'd.)

- 3 -

A Mr. Dionne of 3129 Ozada objected to the rezoning on the grounds of the present problems being encountered with truck traffic in the area.

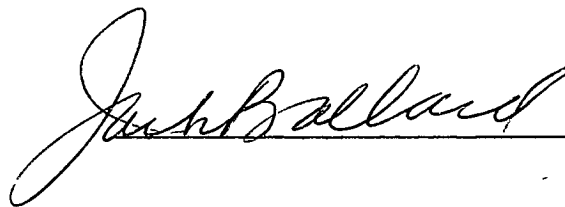
A Mr. Johson of Pipeline Road raised some questions regarding the level of excavations and received answers from both members of Council and the Director of Planning.

ADJOURNMENT

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BOILEAU

That the Public Hearing adjourn at 7:50 p.m.

CARRIED.

 Jack Ballard CHAIRMAN

Tuesday, May 25th, 1971
Public Hearing - 7:30 p.m.



L. Bewley
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PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Tuesday, May 25, 1971 at 7:15 p.m. to deal with an application to amend Zoning By-Law No. 860 and amending by-laws.

Members of Council present were Mayor Ballard, Ald. L. Bewley, Ald. J. Gilmore, Ald. C. McKenzie, Ald. R. Stibbs and Ald. J. Tonn. Also present were Mr. D. M. Buchanan, Municipal Planner and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in the Columbian on Wednesday, May 19th, 1971 and Thursday, May 20th, 1971 as well as in the Enterprise on May 20th, 1971.

MOVED BY ALD. GILMORE
SECONDED BY ALD. TONN

That Mayor Ballard act as Chairman to the Public Hearing and that Mr. T. Klassen, Deputy Municipal Clerk act as Secretary to the Public Hearing.

CARRIED.

The Planner submitted a written brief to the Public Hearing dated May 25th, 1971 on behalf of the Coquitlam Planning Department in which he submitted evidence of matters coming before the Public Hearing. A copy of this submission is attached to the Minutes.

ITEM #1

"The District of Coquitlam Zoning Amendment By-Law No. 1953, 1971."

This item dealt with the amendment to the service commercial zone by the addition of a clause to allow publishing, printing and distribution of newspapers in a Service Commercial Zone.

There was no opposition expressed to the application.

ADJOURNMENT

MOVED BY ALD. TONN
SECONDED BY ALD. BEWLEY

That the Public Hearing adjourn.

CARRIED.

Adjournment - 7:20 p.m.

CHAIRMAN

BRIEF TO PUBLIC HEARING - MAY 25, 1971 FROM PLANNING DEPT.

Subject: Site Development of Trapp Motors Location for
Columbian Newspaper Operation

Council asked that I comment on how best to obtain necessary improvements to the area surrounding the Trapp Motors site. I discussed this with officials from the Columbian Co. Ltd., and in particular Mr. J.H. Storm, Business Manager. He indicated that the Company was quite willing to give an undertaking that the highest standards for landscaping of the site proposed to be obtained by the Columbian would, in fact, be given. We discussed the question of planters to break up extensive expanses of pavement, and beautification of the front end along North Road.

As far as the areas adjoining, which are to be retained by Trapp Motors Ltd., this would appear to be a matter which is beyond the control of the Columbian. As explained in another report to Council, the Columbian is only securing a 200x500 foot site adjacent to the existing Trapp Motors building and not the whole area owned by the latter Company. It would not seem justified to require the Columbian to finance the improvement of this area. Furthermore, it is difficult to see where we have the necessary powers to require Trapp Motors Ltd. to do this work. It would appear that we will have to await development of these areas before securing landscaping improvements.

I also asked the Columbian as to their plans for renovation of the building and for exterior advertising. Only minor renovations are actually required within the building and use of the existing Trapp Motors sign is evidently proposed. A further sign may be put on the building face for direction to the printing division. The relocation programme will evidently take three to four months to complete since the installation of the presses involves considerable work.

I trust this information will be sufficient for Council in regard to the proposed use of the Trapp Motors site for this newspaper operation.

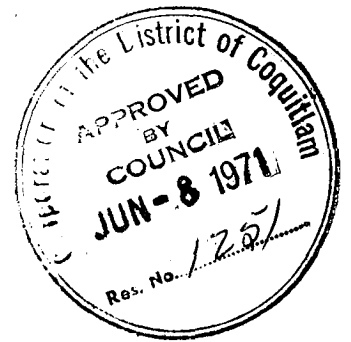
Respectfully submitted,

DM Buchanan

D.M. Buchanan,
Planning Director

DMB/ci

Tuesday, June 1, 1971
Public Hearing - 7:15 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Tuesday, June 1, 1971 at 7:15 p.m. to deal with an application to amend Zoning By-Law 860 and amending by-laws.

All members of Council were present as well as Mr. D. M. Buchanan, Director of Planning and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in the Columbian on Wednesday, May 26 and Thursday, May 27, 1971 as well as in the Enterprise on Thursday, May 27, 1971.

MOVED BY ALD. TONN
SECONDED BY ALD. BOILEAU

That the Mayor act as Chairman of the Public Hearing and that Mr. T. Klassen act as Clerk to the Public Hearing.

CARRIED.

ITEM #1 - Reference No. Z 33/71.

"The District of Coquitlam Zoning Amendment By-Law No. 1966, 1971"

This item dealt with an amendment to the Service Commercial By-Law No. 1051 dealing with the parking requirements for establishments within Service Commercial zones.

There was no opposition expressed to the proposed rezoning.

MOVED BY ALD. BOILEAU
SECONDED BY ALD. STIBBS

That the Public Hearing adjourn at 7:25 p.m.

CARRIED.

CHAIRMAN

THE CORPORATION OF THE DISTRICT OF COQUITLAM

Tuesday, June 29, 1971
 Council Chambers
 Municipal Hall
 1111 Brunette Avenue
 Coquitlam, B.C.



*Paul
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PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitla, B.C. on Tuesday, June 29, 1971, at 7:15 p.m. to deal with two amendments to the Zoning Amendment By-Law 1971, as well as Zoning Amendment By-Law 860 and amending by-laws.

All members of the Council were present save Ald. Tonn. Eighty six ratepayers and Press were in attendance along with staff.

MOVED BY ALD. GILMORE
 SECONDED BY ALD. MCKENZIE

That His Worship Mayor Ballard act as Chairman of the Public Hearing.

CARRIED

MOVED BY ALD. GILMORE
 SECONDED BY ALD. STIBBS

That the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

The Clerk was instructed to read proposed amendments in relation to the properties located in the vicinity of the Sports Centre on Poirier Street, as an amendment to By-Law 860 and amending by-laws.

Proposed Amendments:ITEM #1 -

"The District of Coquitlam Zoning Amendment By-Law No. 1971, 1971"

Clause #1 - Lot Q of D.L. 357, Plan 21332, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).

Clause #2 - Lot 25 of Lots 12 and 13, D.L. 358, Plan 24695, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).

Clause #3 - N 1/2 Lot 16, D.L. 358, Pl. 1565, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).

Clause #4 - Lot P of Lots 8 to 10, D.L. 357, Pl. 21332, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).

Clause #5 - Rem. Lot 13, D.L. 358, Plan 1565, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).

Clause #6 - Lot 14, D.L. 358, Plan 1565, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).

Clause #7 - Lot 15, D.L. 358, Pl. 1565, N.W.D. be rezoned from Residential Low Density (RS-1) to Civic Institutional (P-1).
 (All properties located in the vicinity of the Sports Centre on Poirier Street.)

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There was no opposition to the proposal other than Mr. James who requested the uses to be read out by the Planner regarding Civic Institutional P-1 zone and its uses.

Mr. James seemed to complain that he had a P-1 zoning and he was opposed on the grounds that he didn't like it for his property and discussions seemed to centre around his understanding of what a P-1 was.

The Clerk was instructed to read the next clause of the Hearing which had to do with an amendment to the old Zoning By-Law 860 and the amending by-laws instituting thereto a clause that would be cited as the Civic Institutional P-1 and uses permitted.

Clause #1 was then read:

Clause 1 - Subsection A of Clause 3 - "Uses", of "The District of Coquitlam Zoning Amendment By-Law No. 1649, 1969" is hereby repealed and the following substituted therefore:

"A.) In Civic Institutional (P-1) Districts, the following uses shall be permitted:

Federal, Provincial and Municipal Offices, Schools, Colleges, Public Hospitals, Community Centres, Libraries, Museums, Parks, Playgrounds, Cemeteries, Highways and Highway Improvements, and Waterways; a use providing the Municipality with water, sewer, electrical, telephone, and similar services including all utilities, and traffic signs."

Many of the ratepayers took part and spoke in regard to this zoning and at times it became a debate. Mr. James Wolf, representing himself, read a report. Mrs. Rowland spoke in regard to Park Dedication and its present standing in Court. Mr. Don Cunnings replied on the matter. Mr. M. J. Butler stated that the By-Law dedicating the Glen Park had been submitted with other documents to the Supreme Court and was acceptable.

The Mayor announced that the time for the Hearing has elapsed and it is now time to commence the Council Meeting and asked what was the pleasure of Council, and they concluded that they would continue until all had had an opportunity to speak.

Mr. Ted Kupillas on Westwood Drive stated that trucks 2,000 per day would definitely spoil his residential area, besides losing part of the park.

Mr. James stated that his 110 acres zoned P-1 was definitely of no value and he would oppose the zoning of the park road.

Mr. Thomas Doyle spoke briefly in regard to his interest at Crabbe and Westwood.

Mr. Rowland at 1088 Westwood stated that he had paid taxes since 1927 and opposed the change in zoning of the park.

Mr. Roland Kjelson asked certain questions and as the Mayor and Aldermen spoke he interrupted and the Mayor warned him that if order was not maintained, the Hearing would be adjourned.

Mrs. L. Hughes, 1086 Westwood asked who could be heard and who could not be heard on this matter and what views had been reported on by the Associated Engineers as to the B-1 route.

The Manager retrieved the report from the Administration Section of the building and read it to the meeting.

Mr. Bob James popped up again and brought up the J. Cewe offer to build the road at no cost to this municipality.

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Ald. McKenzie spoke on the question of schools and the hope that the opening of the Westview School will remove the hazard of children crossing the truck route.

Mrs. Helen Langfield stated that the A-1 route would create the same circumstances of children having to cross the truck route and the answer was that the two schools would be available and the parents could request that a child attend one school or the other and that would be up to the parents.

His Worship complimented Mr. Wolf for his presentation and wondered why we had not hired him as a consultant before now.

Ald. Stibbs requested that we should hear any new evidence otherwise adjourn.

Charles Hughes, 1086 Westwood, stated that if this goes through he would be affected and would like to know from Council how he would be affected.

Ald. McKenzie stated that this is a housekeeping matter, the By-law has been passed and the road can be built as an alternate short term, and that the By-Law authorizing the building of the road was considered by the Legal Department proper to rezone for road construction.

Mrs. Rowland asked if the railway spur line could not be used, and thereby take this traffic through an undeveloped area.'

Mr. Oliver then addressed Council on Pipeline and Glen Drive and the different alternatives. At one time we were helping industry get its feet on the ground and now the small single axle 2 or 3 yard truck is being replaced by the tandem which seems to be about a half a block long and noise generating in proportion. Council should keep this in mind in regard to any route that is chosen.

Mr. Luschnat of Ozada Avenue stated that he has lived in the area for 25 years and was the first bulldozer operator in the park as it was being constructed and it is a pioneer work. Mr. Herb Torrance of the Port Coquitlam S.P.E.C. organization suggested relying on the engineer to make decisions and not to bring in consultants.

Mr. Bob James again pressed the meeting with the gravel operators and Mr. Cewe's cooperative offer.

Mrs. Rowlands stated that if it is necessary to pass the corner of the school, she was sure that citizens would patrol, this should not be considered as a deterrent.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BEWLEY

That as there are no other viewpoints, especially of a new nature that the meeting adjourn. 9:05 p.m.

CARRIED

CHAIRMAN

Thursday, June 3, 1971
Public Hearing - 7:30 p.m.

PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, June 3, 1971 at 7:30 p.m. to deal with the "Proposed New Zoning By-Law No. 1928" for the District of Coquitlam.

Members of Council present were Mayor J. L. Ballard, Ald. L. A. Bewley, Ald. R. A. Boileau, Ald. C. W. McKenzie, Ald. R. B. Stibbs and Ald. J. L. Tonn. Also present were Mr. D. M. Buchanan and Mr. T. Klassen.

The Public Hearing was advertised in the Columbian on May 27th and 28th, 1971, in the Coquitlam Herald on May 18th, 1971 and May 25th, 1971 as well as in the Enterprise on May 13th and 20th, 1971.

Notices of the Public Hearing together with copies of the Zoning Maps as of December 1970 and the proposed zoning By-Law were mailed to all Ratepayers Associations as well as to all local newspapers, surrounding Municipalities, and the School District, with copies of the proposed By-Law going to more than 60 developers who have had dealings with the District of Coquitlam.

MOVED BY ALD. STIBBS
SECONDED BY ALD. MCKENZIE

That Mayor Ballard act as Chairman of the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED.

The Director of Planning opened the Hearing by presenting a written brief on changes which he would recommend be made to the proposed By-Law and taking into account recommendations made in a brief submitted by Mr. J. F. Alley of Alley Estates Limited. A copy of the Planner's brief dated June 3, 1971 as well as a Copy of the brief presented by Alley Estates are attached hereto and form a part of these minutes.

The Planner stated that he had received two other written briefs, one from B.A.C.M. Limited and one from School District #43 (Coquitlam), however, these had been received on the day of the Hearing and he had not had an opportunity to comment on them in his prepared brief. Copies of these Briefs are attached and form a part of the minutes.

The Municipal Planner went through his prepared brief item by item and answered questions posed by members of Council.

Mr. Gerry Richardson representing the Rochester Ratepayers Association presented a written brief and a copy of the brief is attached and forms a part of these minutes.

Mr. Poul Hansen addressed the Public Hearing and requested that consideration be given to the following items,

#1 - An index in the By-Law

#2 - There are some conflicts between the Zoning By-Law and the National Building Code and the Zoning By-Law should state therefore that the most stringent of the regulations of the two By-Laws would apply.

#3 - Building - the definition of a building should take into consideration air supported structures.

#4 - Page 4 - Family - the definition should be broadened to take into consideration the mode of living of today where persons living together are not necessarily related by marriage.

#5 - Gross Floor Area - difference between National Building Code and the proposed By-Law. The Zoning By-Law should make reference to the difference.

#6 - Design Panel - no mention made in the By-Law having reference to the Design Panel and its functions and scope.

#7 - Page 5 - Mobile Home Park Use. - the definition should be expanded by the addition of "and permitted uses."

#8 - Page 11 - 307 (1) (a) change the wording to read "signed by the registered owner," and not by the applicant.

#9 - Page 17 - 402 (1) (d) - needs further clarification for easier interpretation.

#10 - Page 19-403 (3) (a) - change the last word in the third sentence from "face" to "fact".

#11 - Page 41-703 (1) (c) should be changed for easier interpretation in light of section 703 (1) (f).

#12 - Page 42 (3) (a) (1) should change 140 square feet to 145 square feet to meet the recommendations in the Residential Standards.

Mr. V. Parker appeared on behalf of B.A.C.M. Ltd. and stated that along with his written brief he would like to comment and emphasize some points made in the Brief. Mr. Parker suggested that possibly the Municipality had not properly advertised the Proposed By-Law as the intent advertised stated this was a consolidation of all existing By-Laws whereas after reading it he felt that it was a complete new By-Law. Mr. Parker stated that possibly if the By-Law had been properly advertised more people would have attended in his view.

Mr. Parker also stated that he felt that By-Laws should be correct and he felt that some authority for actions being taken in the By-Law have no basis in law.

Mr. Parker also stated that when going through the By-Law inconsistencies had arisen to his mind between the Building By-Law, Subdivision By-Law and the proposed Zoning By-Law. As an example he cited the fact that the proposed Zoning By-Law makes reference to a Street and Traffic By-Law and when he had attempted to obtain the said By-Law he found there was no such By-Law. He would, therefore, like clarified when references are made to other By-Laws are they specific By-Laws.

Ald. McKenzie stated that up to this point Mr. Parker had not directed his discussion to the By-Law before the Public Hearing and requested that he now do this and that he be specific. Ald. McKenzie also stated that the purpose of the Public Hearing was to deal with the details of the proposed By-Law and unless Mr. Parker was prepared to deal with the details of the By-Law perhaps he should retire as he had not come prepared to discuss the purpose of this meeting.

Mr. Parker then asked Council to consider the points made in his Brief.

A Mr. Hagel addressed the Public Hearing and requested that Council consider the possibility of allowing smaller lots than 7,000 square feet to accommodate smaller houses for older people rather than force them into apartments. See page 3.0 (2)(b). Mr. Hagel suggested a lot in the area of 3,000 square feet. He further suggested some other changes as listed below:

1) Page 34 (h)(1) Mr. Hagel suggested that 0.35 foot ratio was too little building for the amount of land in an RM-1 Zone and the property would have more value as single family property. He felt there was possibly too large a spread between the ratio for the RM-1 Zone and the RM-2 Zone. Mr. Buchanan felt that this point had merit and should be considered and possibly raised to 0.4 or 0.45.

2) Page 40 (6)(b) Mr. Hagel felt that parking should be allowed to the front of the store in order to allow them to be competitive with existing corner stores.

Mr. Hagel also felt that the submission made by Rochester Ratepayers Organization requesting 30 days clear notice of a Public Hearing was too much as other procedures involved in rezoning presently take about two months and this would unduly extend rezoning applications being completed.

Mr. Richardson in rebuttal stated that organizations require a fair notice in order to call their members to a meeting and to prepare a brief if they wish to object to the rezoning.

Public Hearing Minutes
June 3, 1971 cont'd.

- 4 -

ADJOURNMENT

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. TONN

That the Public Hearing adjourn at 9:45 p.m.

CARRIED.

CHAIRMAN

BRIEF TO PUBLIC HEARING - JUNE 3, 1971 FROM PLANNING DEPARTMENT

The purpose of the new Zoning By-law has been explained in the advertising therefore. I am submitting with this brief a copy of proposed Schedule A to the By-law referred to in S.302 of the By-law No. 1928, this being updated as far as zoning changes since December, 1970. Also, two maps have been included for portions of North-East Coquitlam not covered in the collection of consolidated maps, and any errors discovered in the mapping have been corrected.

Since April 20, 1971 when the By-law was referred to Public Hearing, we have reviewed the proposal in the light of enquiries received, submissions made, and as specific examples being considered in relation to the regulations. As a result, we are proposing the following amendments to the draft by-law:

1. Page 1 - Change - Definition of accessory home occupation use.

Comment - Home occupations within housing other than one-family dwellings is not permitted under proposed definition, while they are under present by-laws. Also, number of pupils in kindergarten should be regulated by Social Welfare Department and not in Zoning By-law and should be called day care centre, not kindergarten.

Proposal- "shall mean a use accessory to a residential use where the householder carries on an occupation or practises a profession; includes approved day care centre."

2. Page 2 - Change - Removal of word "reasonably" suggested by J. Alley in definition of accessory unenclosed storage use.

Comment - There is no objection to removal of this word which, as Mr. Alley says, could lead to uncertainty and argument.

Proposal- That the definition of accessory unenclosed storage use be amended by removing "reasonably" from the third line thereof.

3. Page 3 - Change - J. Alley suggests selling of animals and/or their by-products under commercial use definition.

Comment - Accessory produce sales is an allowed use of land in the A-1, A-2 and A-3 zones. The commercial use definition pertains to commercial zones, and I suppose that the broad definition allows for retail sale of goods such as hides and furs, but not animals themselves.

Proposal- No need for a change in definition is seen.

4. Page 4 - Change - Concealed parking definition.

Comment - Definition change is suggested so that parking in carports and accessory buildings are not concealed parking and thus bonus of gross floor area not given.

Proposal- Concealed parking "shall mean an off-street parking use or an accessory off-street parking use located under cover below the finished ground elevation of the site, or located within a principal building".

5. Page 4 - Change - Gross Floor Area definition.

Comment - Underground parking not specifically excluded from definition.

Proposal- GFA shall mean "the sum of the areas of each floor in each building on a lot, measured to the extreme outer limits of the building, excluding unenclosed balconies and parts of the building below finished ground elevation which are not habitable rooms.

6. Page 5 - Change - Interior side lot line and grouping of lot line definitions proposed by J. Alley.

Comment - Suggestion is to group rather than alphabetically list by first word of term defined.

Proposal- No change is proposed although alternative is possible. My own opinion is that this is simply a matter of getting used to the approach taken.

7. Page 7 - Change - Storey definition.

Comment - This change is required in order to avoid misunderstanding as to the cross reference to the Building By-law.

Proposal- Storey "shall mean the first storey and storeys above the first storey as determined under the Building By-law".

8. Page 8 - Change - Removal of "M-4 Waterfront Industrial" from list of zones.

Comment - No land is zoned for this purpose on the zoning maps so that this zone cannot be created.

Proposal- That S.302(1) be amended by deleting "M-4 Waterfront Industrial".

9. Page 15 - Change - Creation of S.312 to cover rezoning and land use contract applications in progress.

Comment - All rezoning applications which have been given three by-law readings are amendments to the old By-law 860. This matter was discussed with the Municipal Solicitor, and this solution was proposed to avoid re-application and a public hearing.

Proposal- 312 REZONING AND LAND USE CONTRACT APPLICATIONS IN PROGRESS

(1) Any by-laws which have been given third reading by Council, approving in principle the rezoning of land and thereby amending Schedule A of By-law No. 860 are hereby declared to be valid amendments to

Schedule A of this By-law, and upon final approval of Council, the lands described in such by-laws shall be rezoned accordingly.

(2) Any development areas which have been designated by a by-law amending By-law No. 860 are hereby declared to continue as development areas, thus enabling land use contracts to be considered in those areas.

10. Page 17 - Change - The aisle width for parallel parking queried by J. Alley. Also need for clarity seen in sections after use in new apartment regulations.

Comment - He is correct that the 18 foot width was intended for two-way traffic. These provisions were based on City of New Westminster parking schedule which has recently been amended for clarity.

Proposal- 402(1)(c) and (d) shall be amended as follows:

"(c) shall have lengths and widths of parking spaces and manoeuvring aisles not less than those shown in the following table:

<u>Parking Angle in Degrees</u>	<u>Width of Parking Space in Feet</u>	<u>Length of Parking Space in Feet</u>	<u>Width of Aisle in Feet</u>		
90	9.5	19	20		
90	9.0	19	22		
90	8.5	19	24		
60	9.0	19	18	(one-way	
				traffic)	
45	9.0	19	13	"	"
30	9.0	19	11	"	"
Parallel	9.0	23	12	"	"

(d) shall, where a parking space or manoeuvring aisle abuts a wall along its side, provide an extra two feet of width for such space or aisle, in addition to the widths required under 402(1)(c)."

11. Page 23 - Change - Parking for junior secondary schools not indicated.

Comment - Same standard as for elementary schools in present by-laws. Typographical error.

Proposal- That (4)(a) under Institutional read "kindergartens, elementary and junior secondary".

12. Page 29 - Change - S.602(1)(b) thought restrictive by Glen and East End Ratepayers' group in regard to keeping of chickens and rabbits on casual basis.

Comment - The intent to prohibit establishment of large nuisance agricultural uses such as mink farms, poultry operations, piggeries, etc. It is suggested that prohibition be made of commercial operations.

Proposal- That subsection (b) read as follows:

"(b) shall not include mushroom growing, or the keeping of swine, poultry or furbearing animals for commercial purposes."

13. Page 32 - Change - Suggestion by J. Alley to prohibit keeping of animals and sale of their by-products as a home occupation.

Comment - Subsection (a) states that a home occupation shall be within a building except for horticulture. Also restriction on emission of odour in subsection (e) is of assistance. However, there would be no objection to making this point more clearly.

Proposal- That S.602(7)(i) be added to as follows:

"(xi) keeping of animals and sale of such animals and their by-products."

14. Page 32 - Change - Allow certain accessory uses in apartments.

Comment - Day care centres and accessory workshop - retail sales areas in senior citizens' housing have been considered in the past as uses in apartment projects. This was not provided for in new Zoning By-law.

Proposal- That S.602 be amended by adding a subsection (9) as follows:

"(9) An accessory use not specifically referred to in 601 may be located in a building for apartment use specifically limited as follows:

(a) Day care centres

(b) Where the building for apartment use is limited to senior citizen dwelling units *and/* or sleeping units, resident workshops and retail sales."

15. Page 36 - Change - Accessory buildings under S.603(4)(a) are not sufficiently regulated.

Comment - The present regulations set a maximum of 800 square feet, but never more than 10% of the lot area for residential zones, and this has worked very well. It is also felt that excessive coverage on apartment sites should be avoided.

Proposal- That 603(4)(a) read as follows:

"shall not exceed a lot coverage of 10% except that in the RS-1 and RT-1 ZONES shall not exceed 800 square feet, and in the RM-1, RM-2, RM-3 and RM-4 ZONES shall not, together with all other buildings on the lot, exceed a total lot coverage of 30%."

16. Page 37 - Change - Apartments in C-2 ZONE.

Comment - This is a fundamental change to regulation as apartments are to be allowed above commercial facilities. I feel that this should be allowed in order to provide areas for living in our commercial centres.

Proposal- No change is advocated, but Council may wish to consider removing reference to apartment use in C-2 Zone in S.701 as this is change from present regulations.

17. Page 38 - Change - S.702(1)(d) should be amended to allow for Columbian site in CS-1 ZONE.

Comment - This is to bring forward recent amendment.

Proposal- That the following be added to 702(1)(d):

"(v) printing, publishing and distribution of newspapers."

18. Page 40 - Change - 702(3)(d) length of time for tourists.

Comment - This should be amended to relate to Mobile Home Park Fee Act.

Proposal- That "60 days" be substituted for "two months" under S.702(3)(d).

19. Pages 40 & 42 - Change - 702(5) and 703(2) for apartment uses. See item 16.

Comment - These provisions should be removed if apartments not to be allowed in C-2 ZONE.

Proposal- No change is my recommendation as in Item 16.

20. Page 44 - Change - J. Alley suggests adding to 802 as far as uses permitted in M-1 ZONE since not specifically stated.

Comment - This is good idea to avoid any confusion.

Proposal- That 802 be amended by adding a new subsection (1)(a):

"(a) in the M-1 ZONE shall include any type of industrial use as defined by this by-law."

21. Pages 44, 45, 46, 47 - Change - Removal of reference to M-4 ZONE.

Comment - This change is in keeping with item 8 with reference to the M-4 ZONE. I would hope that this zone can be added back in the future when lands are zoned for this purpose.

Proposal- That 802 be amended by amending subsection (a) to be designated (b) and to remove the present subsection (b). Subsection (c) should also be amended removing reference to M-4 zone. Similar references in 803(1)(a)(ii) and 803(1)(b)(i), (iii) and (iv) should also be removed.

22. Page 49 - Change - Signs in P-1 Zone under S.903(3).

Comment - The recent concern about the sign at the arena raises a concern about the size of signs allowed in the P-1 ZONE. The existing by-law does not regulate signs in the zone, but this draft simply applies the same regulations as the residential zones except for the allowance of individual lettering of up to 20 square inches in area. The sign regulations of the new Zoning By-law are not permanent. We have under preparation a Sign Control By-law which will replace these provisions.

Proposal- I suggest that 903(3) be amended so that it only applies to the P-2 ZONE. The phrase "in the P-2 Zone" should be placed before the words "shall be limited" in order to do this.

Conclusion

Since this By-law is of a general nature, Council is operating in a legislative manner and not operating as a judicial body as in the case of spot zoning. However, it is important that evidence be considered in a proper manner. It has been suggested to me by the Municipal Solicitor that adjournment of the hearing to another date is desirable if the substance of the By-law is likely to be affected by changes after the hearing. I am prepared to report on further matters raised at the hearing.

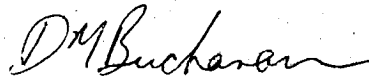
I restate again that there are probably "bugs" in the By-law provisions. Amendments will no doubt have to be considered from time to time as is the case with other similar by-laws. At least

we now have a consolidated by-law that can be kept up to date year to year, bringing in the amendments made in that year. We are already working on such amendments:

- (1) Development area designation and land use contract procedures.
- (2) Townhouse zoning and regulations therefore.
- (3) Sign Control By-law requiring repeal of sign provisions in Zoning By-law.

If changes of a substantial nature are considered desirable at the public hearing, then it may be that the by-law should be adopted and these changes studied on a similar basis.

Respectfully submitted,



D.M. Buchanan,
Planning Director

DMB/ci



ALLEY ESTATES LIMITED

570-B CLARKE ROAD COQUITLAM, B.C. TELEPHONE: 939-9295

"The People Who Care"

JEROME F. ALLEY, PRESIDENT
NOTARY PUBLIC

May 10, 1971

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

Attention: T. Klassen, Deputy Municipal Clerk

Gentlemen: Re: Proposed Zoning By-Law.

With respect to your letter of May 4th, 1971, our comments
are outlined here below:

Page 2:

Accessory unenclosed storage use:

We feel the word "reasonably" should be deleted from this
paragraph or it should be further defined as to who is going
to qualify what is reasonable and by what standards. From
experience we find the word is dangerous and can lead to many
complications.

Page 3 :

Commercial Use:

We feel should include the selling of animals and/or the by
products from raising animals such as hides, furs etc. whether
wholesale or retail.

Page 5:

Interior side lot line:

Should follow exterior side lot line on page 4 for continuity.
We are aware of the alphabetical order but suggest here that
possibly anything to do with lots per se could be headed, say,
Lot (as shown on page 5) and thereafter anything pertaining to
lots such as lot lines, area, coverage etc. By the same token
uses could be listed separately under a common heading.

Cont'd ... 2 ...

May 10, 1971

We only suggest here that in order to save mistakes, by persons using the zoning by-law, it might be more efficient to lump certain meanings that are relative to each other under separate headings.

Page 17: Paragraph "C":

There appears to be an error in the first parallel parking specifications with Aisle width of 18'. Should this not be two-way traffic?

Page 32: Paragraph "X":

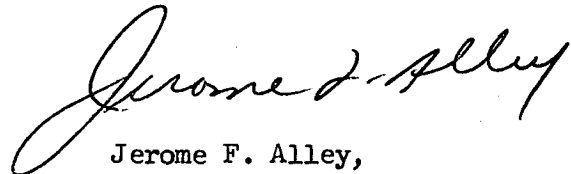
We feel should include animals and/or any by-products therefrom.

Section 801 and 802:

Does not appear to define what an M1 zone will or will not accomodate unless it is meant that people are to assume that such a zoning will accomodate any industry not accomodated by M2, 3, 4 and 5. If this is the case it would probably be preferable to spell it out.

We hope our few points outlined here will be of some constructive assistance and can only commend the Mayor, Council and staff responsible for this start on a comprehensive zoning by-law under one cover.

Yours truly,
ALLEY ESTATES LIMITED



Jerome F. Alley,
Notary Public

JFA:bcB

SCHOOL DISTRICT No. 43 (COQUITLAM)

550 POIRIER ST.
COQUITLAM, B. C.

C-43

June 2, 1971

Mr. F. L. Pobst
Municipal Clerk
Corporation of the District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C.

Dear Mr. Pobst:

Re: New Zoning By-law

Thank you for the copy of the proposed new Zoning By-law and the Zoning Maps sent to us on May 4th.

We note that the following sites owned by School District No. 43 (Coquitlam) are not zoned P-1 (Civic Institutional):

1. Map 11 - Alderson Elementary School site.
Lots 7, 8 & 9 of Lot 1, Group 1, Plan 27468 N.W.D. should be included in the site and zoned for school purposes.
2. Map 12 - Mountain View Elementary School site.
Lot 135 of the South ½ of Lot 2, D.L. 366, Group 1, Plan 36312 N.W.D., the North side of Smith Avenue, should be zoned for school purposes.
3. Map 21 - Rochester Elementary School site.
Lots 1 to 8 inclusive of Blocks 21 and 22, D.L. 110, Plan 2357, South of the school site, should be included in the school site and zoned for school purposes.
4. Map 21 - Millside Elementary School site.
Lots "A" and 3 of Block 12, D.L. 46, Group 1, Plan 2624 N.W.D., should be included in the school site and zoned for school purposes.

(Cont'd.).....

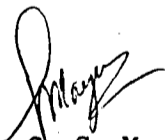
Mr. F. L. Pobst
June 2, 1971
Page 2

5. Map 22 - Vanier Elementary School site.
Lot REM-B of Lot 357, Plan 14820, in the middle
of the school site, zoned as RS-1, should be
included and re-zoned for school purposes.
6. Map 31 - Mundy Road Elementary School site.
Parcel of land to the East and South of the
school site, formerly Lot B of Block 2, Plan 19618
7. Map 44 - Glen area school site.
Lot 44 of Lot 385, Group 1, Plan 30860 N.W.D.,
should be zoned for school purposes.
8. Map 53 - Ranch Park East School Site.
Lots 2, 3 & 4 of Block 1, D.L. 378, Group 1,
Plan 3467 N.W.D., should be zoned for school
purposes.
9. Map 54 - North Barnet Site.
Lot 55 of D.L. 386, Group 1, should be zoned for
school purposes.

Would you please arrange to have these parcels of land zoned for
civic institutional use.

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM)



C. G. Mayers,
Supervisor of Business Services

CGM:bu

c.c. Mr. D. M. Buchanan
Mr. R. C. Smith

BRIEF BY ROCHESTER RATEPAYERS ASSOCIATION TO PUBLIC HEARING
ON ZONING BY-LAW, MUNICIPAL HALL, Thursday, June 3rd, 1971

Your Worship, Members of Council,

I am Gerry Richardson, speaking on behalf of the Rochester Ratepayers' Association.

While the Association is aware that the Planning Department is in the process of preparing a zoning category for townhouse development, our members expressed concern at the delay in this being included in the by-law, as they are most anxious to see this category implemented.

In section on Amendment Procedures, #7, Page 13, where it states, "an amending by-law which shall be placed on the agenda of the next public hearing", because the Council holds monthly public hearings, this results in very short notice given to the ratepayers to notify their members in the area, gather information on the project, and generally make arrangements to present their position before Council. We would suggest that this section be changed to read, "an amending by-law which shall be placed on the agenda of the first public hearing following the elapse of a minimum 30-days notice to the public, excepting in special cases where Council, in matters of urgency, rules otherwise".

Rochester Ratepayers are also concerned with Section 8 where it reads, "Applicants and immediately adjacent property owners". They feel the word, "adjacent", can be open to many interpretations. For example, it could mean adjacent vacant property. It has been the feeling of the Association that this is not sufficient notification to the people in the area. Not everyone reads the "Legals" in the newspaper, and yet they would be directly affected by the re-zoning.

We would like to see some formula drawn up that would allow more individual property owners to be informed. We would suggest a one-block radius on each adjacent side of the proposed site. Obviously discretion would have to be used as to any formula set up, but the point we are making is that we would like to see more than just the immediately adjacent property owners informed.

On apartments, we would like to see a minimum outside play area provided on the apartment site, the size in proportion to the number of units.

Our members feel that the application procedure outlined must be strictly adhered to, i.e., the application should be made on the approved form and submitted to the Planning Director before it is brought to the attention of Council. Council should not bring up or discuss new zoning applications without the Planner's knowledge, and then refer it back to the Planner. In other words, no re-zoning application should be initiated by an Alderman at a Council meeting.

I would also like to raise a point that is indirectly related to this zoning by-law. I understand from Mr. Buchanan that the reason this zoning by-law is being submitted in this form is to consolidate and up-date all the various resolutions that have been-passed by Council since 1958. Recently I asked our Public Library in Centennial School for the Municipal by-laws but found they do not have them. I suggested perhaps they could obtain them from Municipal Hall. On talking with Mr. Pobst, the Library was informed that it would be too expensive and time-consuming to have another set of by-laws made up as they are so numerous, plus the fact that they are being up-dated constantly and anyone can look at these by-laws at Municipal Hall.

However, the problem with this is that most working citizens cannot get to Municipal Hall between 9 and 5. As Mr. Buchanan pointed out to me, there are many other categories of by-laws that need to be consolidated and up-dated and it is a very time-consuming task. I would suggest to Council that it might be worthwhile for a feasibility study to be made on producing complete and up-dated municipal by-laws on a regular basis, available to the staff and the general public through the library or sale, by the use of our present data processing facilities or through future data processing plans such as the Data Processing Centre being discussed by the Inter-municipality Committee.

Just to briefly recap what we have suggested:

1. We have reminded you that our Association is concerned about the category and zoning of townhousing.
2. We are asking you to give more notice to the general public before a zoning application is submitted to public hearing.
3. We are asking you to inform more individual property owners who would be directly affected by re-zoning.
4. We would like to see outside play areas on apartment sites.
5. We want the re-zoning application procedures adhered to strictly.
6. We would like to have the municipal by-laws made more readily available to the citizens of Coquitlam.

B.A.C.M. LIMITED 2nd FLOOR, 1111 WEST HASTINGS, VANCOUVER, BRITISH COLUMBIA, CANADA, TEL. (604) 684-6532 684-7495
LAND AND PROPERTY DEVELOPMENT DIVISION

June 2nd, 1971.

The Municipal Clerk
Corporation of the District of
Coquitlam
1111 Brunette Avenue
Coquitlam, British Columbia

Dear Sir:

Re: Comments for referral to Public Hearing
on Zoning By-law 1928, draft dated March,
1971, to be held June 3rd, 1971.

We are pleased to present our comments as invited by the Notice of Public Hearing on the proposed new Zoning By-law for the District of Coquitlam.

We write as a land owner in the Municipality, and as a responsible developer with a long term commitment in building residential communities in Coquitlam. Our comments fall into three areas of concern.

First, we have compared the draft by-law with the provisions of By-law 860 and its amendments and we feel that the Notice of Public Hearing incorrectly states the general intent of the By-law. We feel that By-law 1928 is an entirely new By-law with many important changes and that it is not just a bringing together "of all zoning regulations in one convenient by-law, replacing the many amending by-laws passed since 1958." Considerable new material with revised definitions appear in by-law 1928. Many of these provisions need further consideration, and discussion with residents and property owners who may not at this time be aware of the extent of the changes and the implications for their activities.

Second, we feel that the proposed Zoning By-law includes aspects for which there is no enabling legislation, and hence that are ultra vires. Specifically, we have not found a basis in law in the Municipal Act that would provide for the Administrative and Amending procedures proposed in the By-law 1928. We note that where approval and fee procedures are permissible, there are explicit provisions in the Municipal Act.

. . . . 2



The Municipal Clerk

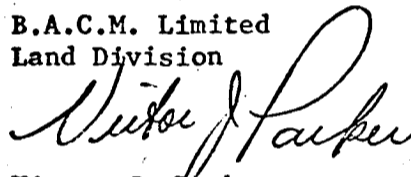
- 2 -

Thirdly, we feel that there are several inconsistencies in definitions and terms employed in By-law 1928 compared with those in the Municipality's Subdivision and Building By-laws.

As a corporate citizen, we will be working daily with the policies and by-laws established by Council. We therefore feel we should give Council the benefit of our experience and assist Council to achieve regulations that are reasonable and workable for all parties. We shall be pleased to support Council in the pursuit of a new and up-to-date Zoning By-law for the Municipality.

Yours very truly,

B.A.C.M. Limited
Land Division



Victor J. Parker
Manager, B.C. Operations

VJP/bc

SPECIFIC COMMENTS ON DRAFT BY-LAW 1928.

Preamble:

We note that the Municipal Act, Section 703(2) provides for the advertising of the general intent of the provisions of the proposed by-law.

We note that the Notice of Public Hearing as posted in the Municipal Hall, and as it appears in the Enterprise Newspaper states that the proposed by-law No. 1928 provides for:

- (a) Consolidation of the Zoning by-law 860 and its amendments into one convenient by-law, and
- (b) The retention of the Zoning map showing land use zones and boundaries, and
- (c) The incorporation of rezoning procedures into the Zoning By-law.

Our first reaction is that the Public Hearing as advertised must be dealing with a document other than the one provided to us and marked Draft March 1971, District of Coquitlam Zoning By-law 1971. We hold this view because the Draft By-law 1928 provided to us goes well beyond the general intent as advertised.

We therefore comment specifically on the provisions of proposed By-law 1928 in the following sections

1. The introduction of a revised section on Definitions:

The sections on definitions in By-law 1298 as an amendment to By-law 860 are not simply being incorporated into one convenient by-law under By-law 1928 but are being substantially revised with many deletions and with some definitions changed entirely. We note also several inconsistencies with definitions in common use in Subdivision and Building By-law matters. We wonder whether the Council has had sufficient time to review this aspect and to check the implications of using the new definitions.



Comments: Draft By-law 1928.

- 2 -

2. The introduction of an expanded section on land use zones for the Zoning Maps:

We note new material appearing in this section 302 which does not appear in By-law 860 or any of its amending By-laws. From our review we note the addition of zones, the further numbering of zones, and the change of the name of zones, from present zoning provisions. In particular, we note the introduction of an entirely new provision for an RM-4 zone, as a Multi-Story High-Density Apartment Residential Zone.

3. Sections 303, 304, 305 and 306 introduce new material not stated, or stated differently in By-law 860 and its amendments.

4. Administration:

This Section 307 is a new section that we have not found in any present zoning by-law of the Municipality. We note further that this section also assigns the Planning Director responsibilities in approving building permit applications, which introduces a new administrative step in the procedure for obtaining a permit under the Building By-law of the Municipality. We note the specific items to be provided to the Planning Director which include colored drawings, floor plans, building elevations with architectural treatment of design and materials. We would question the necessity for this step, request a statement of the standards that are to be applied in the consideration of the documentation provided and an outline of the administrative staff the Municipality is intending to hire to deal with these matters.

We are not aware of the design, training or experience of the District's Planning Staff that would be implicit in the inclusion of this procedure into the Municipal Zoning By-law.

We are unable to find enabling legislation in the Municipal Act concerning land use zoning, subdivision, or building matters that would give Council the authority to incorporate this particular element in the Zoning By-law, particularly clauses 2 and 3 of the proposed section 307.

5. Amendment Procedures:

We note that the procedure for obtaining a rezoning of land from one land use zone to another is now made explicit in the proposed

. . . . 3

Comments: Draft By-law 1928.

- 3 -

By-law 1928, and that it includes provision for a fee to accompany an application for rezoning.

As remarked above under Administration, we are unable to find the enabling legislation upon which this procedure is based. In fact, we find that where a fee or charge is payable to the Municipality, there is in all cases an explicit clause providing for such a situation in the Municipal Act. We find no such basis for the fee requirement set forth in the proposed Section 308(3).

We are also concerned that while sections 308(5) and (6) and (7) set out the specific route by which an application for rezoning shall proceed, there is no safeguard for any of the persons involved in the extent of the time period within which an application will be considered. Furthermore, there is no indication given in Section 308 as to the procedure that will apply should an application for rezoning be tabled under Sections 308(5) and (6).

We observe in the proposed Section 308(12) that final adoption of an amendment by-law is contingent upon fulfillment of conditions attached to building, landscaping and servicing. As remarked above, we are unable to find the enabling legislation upon which these requirements are based.

We feel the particular reference in Section 308(14) requires a fuller reference to the preceding Section (13) in order to be clear.

6. Part 4 General Regulations:

We note that new material has been added to the relevant material in existing by-laws, and that some present by-law provisions have been rephrased, expanded and others replaced or deleted. In reviewing the proposed content of Section 402, we are not at all clear as to the meaning of Clause (d). Under Clause (e), we note that the CMHC standards are somewhat different in specifications on width of parking space and aisle width.

We are unable to find the enabling legislation upon which the Section 403(7) is based.

In proposed Section 404(2), in setting out the required off-street parking spaces, we note that these differ from the standards currently employed by CMHC for housing of elderly persons.

. . . . 4

Comment: Draft By-law 1928.

- 4 -

We are not clear as to the intent in requiring parking spaces for single dwellings and low density apartments. We feel that driveways leading to garages, carports and parking spaces if designed with sufficient width serve as parking space auxiliary to the main parking space. We would like to see this situation recognized in Section 402.

Under Section 404, we note that some revisions are being proposed for the numbers of required parking spaces for each building class. We are unable to reconcile the difference in number of parking spaces for individual commercial buildings compared with a shopping centre. A shopping centre is required to provide 6 spaces per 1000 sq. ft. of gross floor space compared with (a) retail stores, offices, etc. providing 2.5 spaces per 1000 sq. ft. (b) supermarket, grocery stores, etc. providing 5 spaces per 1000 sq. ft. (c) restaurants providing 5 spaces per 1000 sq. ft. and (d) medical offices, etc. providing 3.3 spaces per 1000 sq. ft.

7. Part 5 Agricultural Zones:

We note that substantial changes have been made and new material added to the present sections dealing with the Agricultural Zone and Small Holdings Zone.

8. Part 6 Residential Zones:

We note substantial sections dealing with the residential land use zones have been rewritten and new material has been introduced.

Under Section 602(8), we feel the proposed accessory off-street parking use regulations are somewhat rigid in dealing with the location of surface parking to rear of the front setback line. While this provision may see the street frontage as a landscaped area, the result is to locate surface parking in the rear yard such that the one area that could be quiet, away from the street and useful to apartment residents, is devoted to the storage of automobiles and given over to asphalt. Also the distance of parking from windows of habitable rooms is shown as 10 feet compared with the CMHC standards which are less rigid.

We note that the residential floor area requirement for a dwelling unit having three or more bedrooms has been increased from 750 sq. ft. to 900 sq. ft. Further, we note the proposed revision of the present site coverage requirement for RM zoning of 40 percent down to 30 percent.

. . . . 5

Comment: Draft By-law 1928.

- 5 -

While we have not delved too deeply into the proposed particulars for the permissible gross floor areas under Section 603(2), our preliminary review indicates to us that the bonus awards are insufficient to yield economically feasible residential developments.

9. Part 7 Commercial Zones:

We note that considerable new material is being introduced here and that only a semblance of the present "Local Commercial" zoning by-law provisions remains.

We note that Section 703(2)(d) contains a floor space requirement of 850 sq. ft. compared with 900 sq. ft. for the same dwelling unit in Multi-family residential zone.

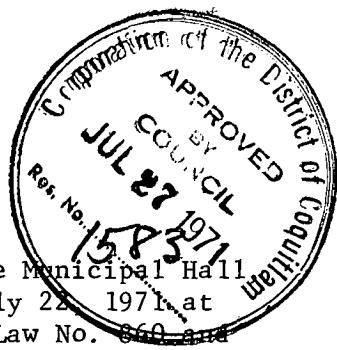
10. Part 8 Industrial Zones; Part 9 Institutional Zones.

We note that new material appears in these sections.

11. Summary Comments:

We cannot help but feel that the Public Hearing has been improperly advertised, and that the substance of the Proposed By-law 1928 differs substantially from the advertised intent. There is a real need for residents, merchants, businessmen and land owners to be given further notice and time to study the new material and the additions and deletions from present by-law provisions. We also feel that the legal basis for the inclusion of several of the Administrative and Rezoning Procedure provisions deserves review, and that time should be taken to iron out the inconsistencies with other by-laws of Council, in particular the Subdivision and Building By-laws.

Thursday, July 22, 1971,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall 1111 Brunette Avenue, Coquitlam, B. C., on Thursday, July 22, 1971 at 7.30 p.m. to deal with applications to amend Zoning By-Law No. 860 and amending by-laws.

Members of Council present were Mayor J. Ballard, Ald. R. Boileau, Ald. C. McKenzie, Ald. R. Stibbs and Ald. J. Tonn. Also present were; Mr. D. Buchanan, Director of Planning and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in The Columbian on July 16th and 17th, 1971 and in The Enterprise on July 15th, 1971.

MOVED BY ALD. BOILEAU
SECONDED BY ALD. STIBBS:

That the Mayor J. Ballard act as Chairman of the Public Hearing and that Mr. T. Klassen, Deputy Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

ITEM #1 - Reference No. Z23/71

"The District of Coquitlam Zoning Amendment By-Law No. 1992, 1971"

This item dealt with the rezoning of property located on the north-west corner of Finnigan Street and Dawes Hill Road for a duplex development.

There was no opposition expressed to this rezoning.

ITEM #2 - Reference No. Z19/71

"The District of Coquitlam Zoning Amendment By-Law No. 1993, 1971"

This item dealt with the rezoning of property located at 565 Schoolhouse Street for a duplex development.

Mr. Payne of 566 Schoolhouse Street objected to the Public Hearing and stated that he was opposed to the rezoning of this property as approximately three years ago he could have sold his own property for considerably more money had the proposed purchaser been allowed to place a duplex on the property, however, Council at that time had told him that duplex developments would not be allowed on Schoolhouse Street. Mr. Payne went on to state that at present, he has a factory to the rear of his property and the proprietors burn their rubbish there every weekend and now he would also have a duplex directly across from his property.

A Mr. G. Newsham who lives at 561 Schoolhouse Street stated that he has no objection to the proposed rezoning and felt that if anything, a duplex erected on the lot would improve the appearance of the neighbourhood as the lot is now a wilderness area and is very depressing.

A Mr. Moffat who lives at 605 Laurentian Avenue, stated that he had purchased a lot directly behind this property about three months ago and that at the time he purchased the property he had been assured by the Realtor that this was not going to be a duplex area. He went on to state that he felt that single family dwellings were better maintained as the owner was usually in residence, whereas, duplexes were rented out and quite often maintenance was not at the same standard as that of a single family dwelling.

Thursday, July 22, 1971,
Public Hearing Minutes, cont'd.

A Mr. Davies who lives at 571 Schoolhouse Street also objected to the zoning and stated that in the past he has lived next to duplexes and it is his experience that they are not as well maintained and that usually the type of people who live in such buildings are transients and have no real interest in the neighbourhood. He stated that he felt it would devalue his property.

The Municipal Council requested that the Planner outline to the Meeting the criteria they use to evaluate duplex applications and the Planner went over the seven items.

Mr. Defehr, the applicant, addressed the Meeting and stated that it was his plan to sell the duplex to a Mr. Kelbert who will be living in one side of the duplex and renting out the other side.

ITEM #3 - Reference No. Z25/71

"The District of Coquitlam Zoning Amendment By-Law No. 1994, 1971"

This item dealt with the rezoning of property located at 2301 Austin Avenue for a duplex development.

There was no opposition expressed to this rezoning.

ITEM NO'S 4, 5, 6 & 7 - Reference No's. Z39/71, Z41/71, Z40/71 and Z42/71

"The District of Coquitlam Zoning Amendment By-Laws No. 1995, 1996, 1997 and 1998"

These four items dealt with the rezoning of property located at 1212 and 1224 Brunette Avenue, 1326 and 1332 Brunette Avenue, 1404 and 1408 Brunette Avenue and 1226 and 1234 Brunette Avenue to Medium Density Multi-Storey Apartment (RM-3) for development of apartments of not less than four stories.

Mr. Hansen, the applicant for the four rezoning applications addressed Council and stated that at this time he cannot definitely state what type of apartments would be built as all of his clients have not made up their minds.

Mr. Hansen did state that he could speak for the type of development which would take place on the 1400 block Brunette, which was to be used for the purpose of low rental family accommodation of from sixty to seventy suites. Mr. Hansen stated that a majority of the apartments would be of two, three and four bedroom apartments with very few one bedroom apartments, and that he would look on this as an urban renewal scheme for the area. Mr. Hansen went on to state that at the present time there is no low rental accommodation available in the District of Coquitlam and that the Non-Profit Society can be formed which will administer the project.

Mr. Hansen stated that the rent on the apartments will be controlled due to the type of financing which will be based on a 95% loan from the Federal Government at an interest rate of 7½% over a period of fifty years. Mr. Hansen stated that as a result, a one bedroom apartment would rent for approximately \$105 per month, a two bedroom apartment for from \$115 to \$120 a month, and a three bedroom apartment for approximately \$140 a month.

Mr. Hansen went on to state that the buildings would be of reinforced concrete and masonry structure, built to C.M.H. standards as well as in accordance with Municipal Building By-Laws and that the proposed building would cover only 16% of the land area.

Thursday, July 22, 1971,
Public Hearing Minutes, cont'd.

Mr. Hansen also informed the Public that it is a requirement of the Lending Unit that recreational facilities be installed within the project and that no one earning an income over \$6,000 per annum would be allowed into the unit unless there were vacancies available. Mr. Payne asked Mr. Hansen if the building would be taxable and Mr. Hansen stated that it would.

A Mr. Hagel addressed Council and stated he felt that plans of the proposed development should be available at the Public Hearing, so that the public could be aware of the type of development which was going on, and he stated that this was required in other municipalities and did not see why the same requirement could not be made in Coquitlam.

Alderman Tonn agreed and felt that concept drawings should be made available so that people in the area would know how large a project was being considered and would then have more knowledge to either agree with the project or object to it.

Mrs. Morrow who lives across from the property to be rezoned stated that as far as she knew the people in the area don't really care what goes up as long as the old houses in the area come down, as it presently is a rat's nest in the area.

ITEM #8

Further Consideration of New Zoning By-Law No. 1928 -
The New Zoning By-Law for Coquitlam.

The Municipal Planner submitted proposed changes to draft By-Law #1928 and a copy of these changes is attached hereto and form a part of these Minutes.

A Mrs. Davies addressed the Public Hearing and inquired of the Municipal Planner whether the change which she had recommended at the previous Public Hearing on the matter regarding being allowed to keep animals in a RS-2 Zone had been effected. The Municipal Planner stated that it was one of his recommendations in the proposed changes that such a use be allowed providing it is not for commercial purposes.

ADJOURNMENT

MOVED BY ALD. BOILEAU
SECONDED BY ALD. TONN:

That the Public Hearing adjourn at 8.40 p.m.

CARRIED

CHAIRMAN

PROPOSED CHANGES TO DRAFT BY-LAW NO. 1928

A. Planning Department Suggested Changes Presented June 3, 1971:

1. Page 1 - Change - Definition of accessory home occupation use.

Proposal - "shall mean a use accessory to a residential use where the householder carries on an occupation or practises a profession; includes approved day care centre."

2. Page 2 - Change - Removal of word "reasonably" in definition of accessory unenclosed storage use.

Proposal - That the definition of accessory unenclosed storage use be amended by removing "reasonably" from the third line thereof.

3. Page 4 - Change - Concealed parking definition.

Proposal - Concealed parking "shall mean an off-street parking use or an accessory off-street parking use located under cover below the finished ground elevation of the site, or located within a principal building".

4. Page 4 - Change - Gross Floor Area definition.

Proposal - GFA shall mean "the sum of the areas of each floor in each building on a lot, measured to the extreme outer limits of the building, excluding unenclosed balconies and parts of the building below finished ground elevation which are not habitable rooms.

5. Page 7 - Change - Storey definition.

Proposal - Storey "shall mean the first storey and storeys above the first storey as determined under the Building By-law.

6. Page 8 - Change - Removal of "M-4 Waterfront Industrial".

Proposal - That S. 302(1) be amended by deleting "M-4 Waterfront Industrial".

7. Page 15 - Change - Creation of S. 312 to cover rezoning and land use contract applications in progress.

Proposal - 312 REZONING AND LAND USE CONTRACT APPLICATIONS IN PROGRESS

(1) Any by-laws which have been given third reading by Council, approving in principle the rezoning of land and

thereby amending Schedule A of By-law No. 860 are hereby declared to be valid amendments to Schedule A of this By-law, and upon final approval of Council, the lands described in such by-laws shall be rezoned accordingly.

(2) Any development areas which have been designated by a by-law amending By-law No. 860 are hereby declared to continue as development areas, thus enabling land use contracts to be considered in those areas.

- 8. Page 17 - Change - Need for clarity seen in off-street parking provisions.

Proposal - 402(1)(c) and (d) shall be amended as follows:
"(c) shall have lengths and widths of parking spaces and manoeuvring aisles not less than those shown in the following table:

<u>Parking Angle in Degrees</u>	<u>Width of Parking Space in Feet</u>	<u>Length of Parking Space in Feet</u>	<u>Width of Aisle in Feet</u>
90	9.5	19	20
90	9.0	19	22
90	8.5	19	24
60	9.0	19	18 (one-way traffic)
45	9.0	19	13 " "
30	9.0	19	11 " "
Parallel	9.0	23	12 " "

(d) shall, where a parking space or manoeuvring aisle abuts a wall along its side, provide an extra two feet of width for such space or aisle, in addition to the widths required under 402(1)(c)."

- 9. Page 23 - Change - Parking for junior secondary schools not indicated.

Proposal - That (4)(a) under Institutional read "kindergartens, elementary and junior secondary".

- 10. Page 29 - Change - S. 602(1)(b) thought restrictive in regard to keeping of chickens and rabbits on casual basis.

Proposal - That subsection (b) read as follows:
"(b) shall not include mushroom growing, or the keeping of swine, poultry or furbearing animals for commercial purposes."

11. Page 32 - Change - Suggestion to prohibit keeping of animals and sale of their by-products as a home occupation.
Proposal - That S. 602(7)(i) be added to as follows:
"(xi) keeping of animals and sale of such animals and their by-products."
12. Page 33 - Change - Allow certain accessory uses in apartments.
Proposal - That S. 602 be amended by adding a subsection (9) as follows:
"(9) An Accessory Use not specifically referred to in 601 may be located in a building for apartment use specifically limited as follows:
(a) Day care centres
(b) Where the building for apartment use is limited to senior citizen dwelling units or sleeping units, resident workshops and retail sales."
13. Page 36 - Change - Accessory buildings under S. 603(4)(a) are not regulated similarly to existing regulations.
Proposal - That 603(4)(a) read as follows:
"shall not exceed a lot coverage of 10% except that in the RS-1 and RT-1 ZONES shall not exceed 800 square feet, and in the RM-1, RM-2, RM-3 and RM-4 ZONES shall not, together with all other buildings on the lot, exceed a total lot coverage of 30%."
14. Page 38 - Change - S. 702(1)(d) should be amended to allow for Columbian site in CS-1 ZONE.
Proposal - That the following be added to 702(1)(d):
"(v) printing, publishing and distribution of newspapers."
15. Page 40 - Change - 702(3)(d) length of time for tourists.
Proposal - That "60 days" be substituted for "two months" under S. 702(3)(d).
16. Page 44 - Change - adding to 802 as far as uses permitted in M-1 ZONE since not specifically stated.
Proposal - That 802 be amended by adding a new subsection (1)(a):
"(a) in the M-1 ZONE shall include any type of industrial use as defined by this by-law."
17. Pages 44, 45, 46, 47 - Change - Removal of reference to M-4 ZONE.

Proposal - That 802 be amended by amending subsection (a) to be designated (b) and to remove the present subsection (b). Subsection (c) should also be amended removing reference to M-4 zone. Similar references in 803(1)(a)(ii) and 803(1)(b)(i), (iii) and (iv) should also be removed.

18. Page 49 - Change - Signs in P-1 Zone under S. 903(3).

Proposal - That 903(3) be amended so that it only applies to the P-2 ZONE. The phrase "in the P-2 Zone" should be placed before the words "shall be limited" in order to do this.

B. SUGGESTED CHANGES AS RESULT OF PUBLIC HEARING

1. Page 3 - Change - Definition of Building.

Proposal - "shall mean a structure wholly or partly enclosed by a roof or roofs supported by air, walls or columns and used for the shelter or accommodation of persons, animals, chattels, or things; excludes tents and camper vehicles."

2. Page 3 - Change - Definition of Civic Use

Proposal - "shall mean . . . cemeteries, highways, works yards, and waterways."
(Substitute - "highways" for "freeways".)

3. Page 11 - Change - Signing of Applications

Proposal - 307(2)(a) "one copy of an approved application form, filled out completely and signed by the applicant and the registered owner(s)."

4. Page 12 - Change - Removal of application fee requirement.

Proposal - 308(3) shall be removed.

5. Page 16 - Change - Allowing highways as a use in all zones.

Proposal - 401(a) ". . . A use of land for highways, utility poles, transmission towers . . ."

6. Page 16 - Change - Removal of reference to Street and Traffic By-law.

Proposal - 401(3)(e) - "A use providing an access or egress driveway which has not been approved by the Engineering Supervisor under another By-law."

7. Page 19 - Change - Typographical error.

Proposal - 403(3)(a) - replace "fact" with "face".

8. Page 40 - Change - Removal of reference to parking location.

Proposal - 702(6)(b) shall be removed and (c) labelled (b).

9. Page 41 - Change - for exceptions to commercial setbacks.

Proposal - 703(1) after (c) shall read "except that such distances shall be increased as follows:".

10. Page 42 - Change - Raise sleeping unit size.

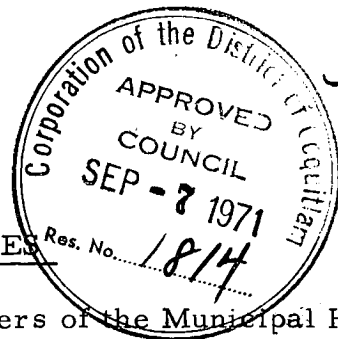
Proposal - 703(3)(a)(i) shall read "165 square feet" instead of "140 square feet".

FURTHER ZONING CHANGES

Schedule A shall be further changed from that circulated at the Public Hearing on June 3, 1971:

1. Map 12 - CS-1 - Lot 76, D.L. 5, Plan 36704 at 515 North Road (Health Spa).
2. Map 44 - Lot 45, D.L. 238, Plan 29208 at 2506 Palmer Avenue (Duplex at Coronation Park).

August 26th, 1971, Thursday,
Public Hearing - 9.00 p. m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, August 26th, 1971 at 9.00 p. m. to deal with applications to amend Zoning By-Law No. 1928 and amending by-laws.

All Members of Council were present save Ald. Gilmore, who was on holidays. Also present were Mr. D. M. Buchanan, Director of Planning and Mr. T. Klassen, Deputy Municipal Clerk.

The Public Hearing was advertised in The Columbian on August 20th and 21st, in the Coquitlam Herald on August 24th, 1971 and in The Enterprise on August 26th, 1971.

MOVED BY ALD. BOILEAU
SECONDED BY ALD. STIBBS:

That Mayor J. L. Ballard act as Chairman of the Public Hearing and Mr. T. Klassen act as Clerk to the Public Hearing.

CARRIED

ITEM #1 - New Townhousing Apartment Regulations.

"The District of Coquitlam Zoning Amendment By-Law No. 2010, 1971"

It was explained to the Public Hearing that this item had been withdrawn from the Agenda this evening by Council at their meeting held August 24th, 1971 as it was the feeling of Members of Council that these regulations should receive wider publicity.

ITEM #2 - Reference No. Z69/70

"The District of Coquitlam Zoning Amendment By-Law No. 2012, 1971"

This item dealt with the zoning of property located on the northwest corner of Cartier Street and Schoolhouse Road to Special Institutional (P-2) for purposes of Restaurant Development.

The Municipal Planner read a letter from the developers dated August 23rd, 1971 which gave some details as to the proposed project. The letter stated that it was the intention of the developers to construct a 70 bed intermediate care centre.

Ald. Bewley inquired of the Planner whether this type of building would be tax exempt and the Planner replied that it would not.

Ald. McKenzie inquired as to whether this would be similar to the Como Lake Private Hospital and was informed by the Planner that it would be similar to the resthome portion of that building.

Ald. Tonn inquired as to whether this was a one or two storey building and the Planner stated that it was partially a two storey and partially a one storey building.

Thursday, August 26th, 1971,
Public Hearing Minutes, cont'd.

Ald. Tonn inquired as to where access for the project would come from and the Planner stated that there would be one access off Cartier Street and one access off Hachey Street.

A lady who lives in the vicinity of the proposed development inquired as to where parking would be provided and the Planner stated that the developers had proposed eighteen on-site parking spaces which was in accordance with Municipal regulations which require one parking space for every four beds.

Mr. Steen of Western Intergraphic Consultants addressed the Public Hearing and stated that this type of development does not create the same problems associated with townhousing or apartments, such as overcrowding of schools and parks. He went on to state that the rear access to the development is off of Hachey Street and was a service access only and that the main access to the property would be off Cartier Street.

Ald. Tonn inquired as to what plans they had to hide the embankment on the property and Mr. Steen stated that this bank will be fully landscaped.

ITEM #3 - Reference No. Z45/71

"The District of Coquitlam Zoning Amendment By-Law No. 2013, 1971"

This item dealt with the rezoning of property located at the northwest corner of Hachey Avenue and Therrien Street.

There was no opposition expressed to this rezoning.

The applicant presented pictures of the type of development which he proposed to the Members of Council.

ITEM #4 - Reference No. Z35/71

"The District of Coquitlam Zoning Amendment By-Law No. 2014, 1971"

This item dealt with the rezoning of property located at 955 Como Lake Avenue to RT-1 for Duplex use.

The owner of property located at 811 Blue Mountain Street objected to the rezoning of the property as she felt the lot was too small and there were other lots available in the area for duplex development. She went on to state that she had not been notified of the Public Hearing and that no one along Blue Mountain had been notified of the proposal for rezoning. The Secretary to the Public Hearing confirmed that an error had been made and no notification had been mailed to her.

It was the decision of Council that this application be withdrawn from this Public Hearing to be placed before the next Public Hearing so that proper notification could be undertaken.

ITEM #5 - Reference No. Z36/71

"The District of Coquitlam Zoning Amendment By-Law No. 2017, 1971"

This item dealt with the rezoning of property located between Edgar and Quadling, north of 701 Alderson Avenue. A Mr. Hagle representing the developers, showed to the Public Hearing a coloured perspective of the proposed development and stated that this would be a low density townhouse development and that it was proposed to leave as many of the trees as possible presently on the site in order to screen the project.

Thursday, August 26th, 1971,
Public Hearing Minutes, cont'd.

Mr. Hagle went on to state that access to the project would come from three streets, namely Quadling, Delestre and Edgar Avenues and that the development would contain approximately ten units per acre or a total of 22 units, with each unit having separate patio.

Mr. Hagle stated that there would be playground areas placed in the development for any children resident thereon.

A Mr. Mennear of 717 Edgar Avenue inquired of Mr. Hagle as to whether these are to be rental or purchase units and Mr. Hagle stated that this has not yet been determined and Mr. Mennear also inquired if the architect was Mr. Wilding and if he was not a member of the Advisory Planning Commission.

Ald. Stibbs stated that Mr. Wilding was a member of the Advisory Planning Commission, however, he had absented himself from any and all discussions dealing with this project.

Mr. Miles, a resident of the area, inquired as to how many children would be resident on the project and Mr. Hagle stated that he could not say for certain, however, all units were to contain three bedrooms.

Mr. Hagle went on to state that this property was zoned for duplex use and were they to subdivide it, they could get from eight to ten lots which would mean approximately 16 to 20 living units. The Planner stated that the subdivision which had been tentatively approved allowed for only four duplex lots, however, Mr. Hagle stated that were the ravine to be filled, more lots could be created.

A Mr. Johansson objected to the rezoning stated that the traffic on Edgar Avenue presently is heavy and this would only tend to make the situation worse. He also stated that at present there are two trailer courts in this area and he felt that the placing of the townhousing development would be too much.

Another resident of the area inquired as to the school situation in the area and Mr. Buchanan stated that the Advisory Planning Commission approval of this project was subject to space being available in schools and Ald. McKenzie stated that plans are on the drawing board now for an additional six room school on the east end of the Alderson site which is to be expandable to twelve rooms.

Mr. Hagle, in answer to a question, stated that the developers would be filling part of the gulley and leaving the balance as it is and went on to state that a diversity of housing is needed in Coquitlam as there are some people who do not care for gardening or are too busy and in a townhousing type of development, these services are performed for them.

Another resident of the area stated that townhouses in other areas of the Province are not being filled very rapidly and felt that possibly there really isn't the need for this type of housing, however, Mr. Hagle stated that at present there are no townhouses in the District of Coquitlam and, therefore, no experience in this area is available.

Thursday, August 26th, 1971,
Public Hearing Minutes, cont'd.

Mr. Hagle stated that quite often those townhouses which do not sell in other areas have a much higher density than what is proposed in this location.

Mr. Mennear of 717 Edgar Avenue at this point read a petition to Council opposing the rezoning and the said petition contained the signatures of 234 persons. He also went on to read a brief opposing the rezoning and a copy of this brief together with a copy of this petition is attached hereto and forms a part of these Minutes.

Mr. Miles of 811 Edgar Avenue addressed the Council and stated that a better use of this land would be for a park as the only park serving the area is Burns Park and from his experience as a former member of the Parks and Recreation Commission, Burns Park is the most actively used park per square foot in the whole municipality. He went on to state that he felt there were better areas for townhousing development in the Municipality.

Mr. Stiglish, the owner of a mobilehome park in the area, stated that in his opinion he felt that the property could be better used as a park rather than as a townhouse development as this area definitely needs a playground and this is what the property is presently being used for by the neighbourhood children.

Mr. Hagle again addressed Council and stated that the proposed development is not a cheap development as the opposing petition had described it and that the owners of the property had paid taxes for several years on the vacant land and are deserving of action of some sort or other in order that the land can be developed.

ITEM #6 - Reference No. Z5/71

"The District of Coquitlam Zoning Amendment By-Law No. 2015, 1971"

This item dealt with the rezoning of property located at 611 Thompson Avenue to RT-1 for duplex use.

There was no opposition expressed to this application.

ITEM #7 - Reference No. Z38/71

"The District of Coquitlam Zoning Amendment By-Law No. 2016, 1971"

This item dealt with the rezoning of property located at 3729 Quarry Road to Special Institutional (P-2) for Group Day Care Centre and Nursery School. There was no opposition expressed to this application.

BRIEF FROM PLANNING DEPARTMENT TO
PUBLIC HEARING

The Planning Department submitted written comments on each application before the Public Hearing tonight and these comments are attached hereto and form a part of these Minutes.

Thursday, August 26th, 1971,
Public Hearing Minutes, cont'd.

ADJOURNMENT

MOVED BY ALD. BOILEAU
SECONDED BY ALD. TONN:

That the Public Hearing adjourn at 10.30 p. m.

CARRIED

CHAIRMAN

BRIEF FROM PLANNING DEPARTMENT TO PUBLIC HEARING - AUGUST 26, 1971

The Planning Department presents its views on items referred to Public Hearing, as recommended by the Legal Department, to allow for full discussion of the issues at the subsequent Council meeting dealing with the appropriate by-laws:

ITEM 1 - APARTMENT PLANNING-TOWNHOUSING

This was withdrawn by Council on August 24, 1971 since not sufficient notice was deemed to have been given interested parties.

ITEM 2 - Z-69-70 AT CARTIER AND SCHOOLHOUSE (P-2)

This application is for a 70 bed intermediate care centre. Subject to design review, road dedications and servicing, this proposal appears socially and physically compatible.

ITEM 3 - Z-45-71 AT 1200 HAMMOND AVENUE (RT-1)

This application has a long history as far as duplex or higher density development. Also, it re-raised at the APC the question of the zoning of the whole Laval Square Area. The site itself has secondary access, a 9,240 square foot size and the use would be compatible in the area.

ITEM 4 - Z-35-71 AT 955 COMO LAKE AVENUE (RT-1)

The APC recommended as follows in this instance:

2346 MOVED BY MR. WYLIE
 SECONDED BY MR. MITCHUK

That the Commission recommend to Council that application Z-35-71 be referred to Public Hearing.

CARRIED.

ITEM 5 - Z-36-71 ON EDGAR AVENUE WEST OF ALLISON STREET (RT-2)

The Planning Department reported to Council on June 22 that this townhousing proposal merited detailed examination by the APC since several of the eleven criteria raised implications as to it. The report of June 8 to Council read as follows:

"Preliminary plans have been submitted by the applicant prepared by G.D. Wylie, Architect. A coloured perspective and preliminary landscaping plan have been provided, together with plans for the types of townhouses. The property involved is a long property on

the east side of trailer courts which are within a designated service commercial area fronting on the Lougheed Highway. To the east is a residential area, currently zoned for duplex development, but generally occupied by single-family housing. I comment as follows:

1. Since this is an application for townhousing outside designated areas for low density or any higher density apartment development, I would recommend use of the new townhouse zone for this project. The provisions are currently being drafted.
2. Elementary School Availability - Alderson Elementary School has a capacity problem at the present time. The question of schooling will be critical as to whether student population created from the townhouse scheme can indeed be handled.
3. Neighbourhood Park Availability - There are no adequately sized neighbourhood parks in the general area, although there are three small areas under the control of the Parks and Recreation Commission. I note that two areas have been provided for playgrounds on the townhousing project site.
4. Major Arterial Street Availability - Alderson Avenue and the Lougheed Highway are the nearest arterial streets. However, the only access from this area is eastwards to Allison Street, which interconnects Alderson Avenue and Edgar Avenue. The construction of Alderson Avenue from Lougheed Highway to Blue Mountain Street is proposed for 1973 in the Capital Expenditure Programme for 1971-75.
5. Local Residential Street Standards - The services on the local streets adjacent to the proposed site should include sidewalks to provide pedestrian access from the project. These only exist on Alderson Avenue.
6. Neighbourhood Shopping Facilities - Maillardville Shopping Centre is about one-third of a mile away from the proposed site.
7. Municipal Water and Sewer Utilities - I believe that the services are adequate for the project. However, the report from the Engineering Department on this aspect will undoubtedly go into this.
8. Compatibility With Local Street Pattern - The Architect proposes certain cul-de-sacs and lanes to be dedicated adjacent to this project. This would allow for continuation of the local street system. I note that Quadling Avenue is proposed to be extended through in the long term to the Lougheed Highway. (See subdivision file 8-2718). The proposals for lane dedication will have to be reviewed by the Subdivision Committee.

9. Aesthetic Blending - The main concern would be with the aesthetic treatment of parking areas adjacent to the townhouse scheme. These parking areas are along the east side of this strip property and are proposed to be broken up with landscaping.
10. Physical Boundaries - The land use to the west certainly creates a boundary, but to the east there is a residential area directly adjacent. There is a ravine located on the NE portion of the area providing a boundary alongside the trailer court. On the south side, Quadling Avenue is evidently proposed as the boundary, leaving in question the future of the area to the south.
11. Suggested 10% Limit Based on Long Term Capacity of Area - The maximum number of single-family residential homes foreseen in this planning area total 955. Under this policy, up to 95 townhousing units could be located within the area. Thus, the 22 units proposed in this project would fit well within this upper proposed maximum.

I believe that this proposed development merits the examination by the Advisory Planning Commission. As noted above, there are several implications as to this project in terms of timing and compatibility in this area. There is also the question of the future of the area south of Quadling Avenue."

On July 7, 1971 the APC passed the following resolution in regard to the project:

2352 MOVED BY MR. MILNER
 SECONDED BY MR. MITCHUK

That on the basis of the preliminary plans submitted by the applicants, the Commission give this application approval in principle, and recommend to Council that the application be referred to Public Hearing subject to:

1. The School Board confirming that school capacity can be provided.
2. Conformance with the proposed townhousing regulations now being considered by the Commission.
3. The applicants providing adequate on-site playground facilities, in view of the shortage of neighbourhood park space in this general area.
4. Adequate landscape screening being provided along the east side of the site, recognizing that the project itself forms an excellent buffer from the mobile home park to the west.

And noting that while the application does not meet several of the criteria which the Commission has recommended for this type of development, the school and park criteria would come under the above conditions, while the criteria for local and major street improvements are likely to be

met in several years' time by items in the 1971-1975 Capital Budget.

CARRIED.

One difficulty here is that the RT-2 Zone does not yet exist. Thus, it is suggested that this application not proceed in any event until the RT-2 regulations are considered.

ITEM 6 - Z-5-71 AT 611 THOMPSON AVENUE (RT-1)

I reproduce an extract from my report of July 12, 1971 to Council which explains why this item is back before a public hearing:

"As I recall, at the Council meeting on June 1, 1971, this application was defeated as the by-law did not receive a two-thirds vote of Council. I was asked what the Planning Department's original recommendation had been in regard to this application, and I reported that the Planning Department had recommended against the application since it seemed premature until the residential development pattern of the area was completed. I went on to say that the Planning Commission had reviewed the matter after it had been referred to them by Council on February 2, 1971 and had recommended in favour.

If Council wanted this matter reconsidered, it would have to be referred back to a Public Hearing at this time."

ITEM 7 - Z-38-71 AT 3729 QUARRY ROAD (P-2)

This application was recommended for referral to Public Hearing subject to the water supply issue being resolved prior to any final approval of the rezoning. The Welfare Department fully supports this application.

D.M. Buchanan

His Honour Mayor Ballard & Aldermen,
District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B. C.

Dear Sirs:

- Re: A. Item No. 5 Legal Notice published in Columbian newspaper Aug 20/71
B. Circular letter signed by F.L. Pobst dated Aug 17/71 - Rem of lot ~~100~~, D.L. 3, Group 1 Plan 38623 ^{1A0}
and also
C. Item No. 1 Legal notice published in Columbian Newspaper Aug. 20/71

This brief is presented to object to the above rezoning matter referred to in A. & B. In particular this brief requests that this Council:-

- 1) Refuse the above and any similar applications to rezone this land for a use that will result in such high density. To be specific, this brief objects to rezoning from the present RT-1 unless it be to a single family use only (or park use - see item 2).
- 2) Seriously consider the purchase of this parcel of land for development as public adventure playground and so augment the inventory of public parks now considered deficient in this general area.
- 3) If such row or town housing is desirable and/or beneficial, create a zone for such use much closer to park and commercial zones so as to avoid undue traffic (with all its associated undesirable side effects such as noise, reduced safety etc.) flowing through single residential areas.
- 4) Direct its planning officials to study the desirable features of providing a lane to serve as a buffer on the west boundary of the property as well as the east.

GENERAL BACKGROUND

It should be noted that the above property is now undeveloped. The present state of this property is that it is traversed by a substantial ravine, and the land supports a fairly large number of evergreens. Deciduous growth abounds. The result is that there is provided a natural buffer between high density trailer/tent camps lying to the west and single family residentially developed land to the east and north-east.

We understand that the present zoning status of this property is RT-1 which would permit either single family or two family residential use.

Further, we understand that if subdivided for use in accordance with the present zoning status, a maximum of four (4) lots would result, all

capable of accomodating duplexes. In total eight families would be accomodated. Assuming four persons per family, a density of 32 persons would result as a maximum. Please refer to attached drawing 8-2718 A.

We understand that the proposals for Townhouses put forward by YOUNG HOMES REALTY would see twenty-two (22) three bed-room units of row or Townhouses accomodated on this land. Density at the same number of persons per family mentioned earlier, would therefore increase from a potential 32 persons to 88 persons.

Further, we understand that the developer and/or the Planning Department advocates that a lane be constructed on the east side of this property joining Edgar Avenue with Quadling Avenue. This indicates that the single family residential area to the east would face the rear of the proposed Townhouses or service entrances thereto as well as open car parking that may be provided.

We learn that partial enclosure of the substantial ravine is planned. It is reasonable to suppose that a good deal or all of the deciduous growth and much of the evergreen cover would disappear to accomodate the Townhousing or enclosure construction. The Townhouse residents will, as we will, be left to gaze at the naked tent/trailer park.

The lack of good sized park areas accessible without traversing established single family residential development is noted. The developer's intentions to provide park facilities in his development is observed.

It is seen that Townhousing development may have its detrimental effect, even if on a temporary basis, upon the capacity of our schools. We note that from a traffic standpoint, this development is some distance from adequately sized parks & shopping centres.

Finally, we have given thought to the types of considerations which are to be taken into account by Council in making or revamping zoning regulations. We repeat that part of the law:-

--- "Council shall have due regard to the following considerations:

- a) The promotion of health, safety, convenience and welfare of the public
- b) The prevention of overcrowding of land, and the preservation of the amenities particular to any zone.

cont.

- c) The securing of adequate light, air and access.
- d) The value of the land and the nature of its present and prospective use and occupancy.
- e) The character of each zone, the character of the buildings already erected and the peculiar suitability of the zone for particular uses.
- f) The conservation of property values."

SUPPORTING REASONS

The matters which follow are reasons that tend to support the request made to Council in the first page of this brief. If the brief seems to hit unduly hard on matters associated with this proposal, please consider that if the points are not now presented at this public hearing, no other opportunity will be available. The reasons are:

- a) this application is supported mainly and almost exclusively by :-

- the present owner
- the prospective owner
- the architect/designer
(the reason for this support is obvious
i.e. money in their pocket.)

this in contrast to:-

- b) practically all the neighbours owning property adjacent, oppose the rezoning.
(and a large number of those opposing will advise that this due to the reduced value Townhouses will bring to their property - or loss of money from their pockets.)

We ask how does this Council feel this stacks up with "conservation of property values" requirement of the Municipal Act ? The people whose property adjoins the proposed development expect that a depletion of value will result if this Townhousing development is permitted. we contend that it should be Council's first consideration to conserve property values. By this we suggest that there is no special obligation to bring about a higher sale value to an individual if his neighbours stand a good chance of suffering a loss as a consequence.

c) we feel our zone will be damaged beyond repair if increased density brought on by this cheaper housing is permitted.

d) Townhousing will do nothing to preserve amenities.

Apart from what the law appears to require, common sense draws the following to our attention:-

e) this area is not in an area previously designated- acceptable for apartments - by Council

f) owners of the general area surrounding this (Wright's) property have not all been adequately notified that there is a basic or fundamental change proposed in the municipal planning policies regarding apartment location criteria.

This brief will serve to remind Council that two separate publications mailed to the citizens of Coquitlam (the last of which was dated Dec 15, 1969) indicated a policy regarding areas in which new apartments would be favourably considered. Now less than two years later, this Council is prepared to betray the confidence those publications intended to promote. Why not place these Townhouses in established apartment areas? They are expected there.

g) an excerpt taken from the Vancouver Sun (attached) indicates that there are many empty suites in Coquitlam. Approval of this application now will increase this potential.

No one feels bad for the situation that has come about in spite of planning: i.e. Council should not really be concerned if for once in recent years the pendulum may swing in favour of the tenant. However, that this Council should deliberately set out to assist in the creating of rental unit surplus is ludicrous,

- do not overlook that cheap rent can attract cheap tenants - slums etc.

We would very much regret seeing this land denuded of its growth..As stated earlier we are provided with a tree screen separating most of our properties from the trailer/tent camp. The ravine provides some additional natural barrier to traffic. For that reason it is hoped that

Council would use its powers to prevent tampering with this natural water-course. Purchase of this land for park purposes would be a sound undertaking by Council.

In any event, there should be an effective screen and buffer on the outside perimeter of the trailer/tent camp. We understand that it is nearly impossible for the camp, lying immediately to the west, to provide such a buffer. Hopefully, a plan of development of this property will incorporate a lane on the west side (nearest the trailer camp as well as on the east side.

A WORD OF CAUTION

We should not be lulled into a false sense of well being if we are told by the developer that strata titles are contemplated. It has been suggested that with many owners competition and pride will ensure a high standard of maintenance. As far as we are aware there is nothing to prevent several or all the strata titles being owned by one person and so the essentials of landlord/tenant situations return.

We are simply not impressed with any suggestion that the developer will provide park or play areas within his land. Such promises and good intentions are very often not lived up to, or if done initially, can later be turned into more parking or left in an unkept state. The entrepreneur's fancy paintings and unfulfilled promises may be all that is left to later accompany the depressed values and potential slum tenants with which we are left.

FINAL PRECAUTION

This brief, as stated earlier, objects to townhousing proposed by application Z-36-71. It will be difficult, therefore, to accept this cheap type of housing in our area.

It is possible that this Council will, refute to its own published apartment policies, before a new publication is broadcast, or prefer to ignore their petitioners. We therefore attempted to understand the regulations now proposed for Townhouse apartment areas.

If the intention is clear, we find regulation 603 (2)(h)(i) hard to understand. Those of us who live immediately next door to this property are anxious to maintain our excellent view. We object to any Townhouse building which might be allowed to be built so that the total vertical height of the building is more than 23 feet from "the present existing natural ground grade level" to the highest point of the building measured at the highest present existing natural ground grade level at any point on the perimeter of the building foundation.

With regard to present wording, we do not understand what "exposed" or "sloping" mean in that context,

i.e. whether "exposed" means fully, partially or what?

i.e. whether "sloping" means much or little.

All these things are matters of degree and usually provide for means of escape to entrepreneur or architect.

August 20, 1971.

TO YOUR HONOR: Mayor Ballard and Coquitlam Council Members

In the undersigned residents and home owners of the District of Coquitlam, and in particular near to and adjacent to Re. of Lot 109, D.L. 3, Group 1, NWD Plan 38623 hereby voice vigorous protest against an application to rezone to RM-1 Townhouse Development use of the property legally described above.

- C. H. Mearns 717 Edgar Ave. Coq.
- B. A. Mearns 717 Edgar Ave Coq.
- Mrs. R. Gervais 725 Edgar Ave. Coq.
- Romeo Gervais 725 Edgar Ave. Coq.
- J. Lambert 761
- J. Lambert 761
- J. P. Marowski 761 Edgar Ave Coq.
- H. J. Lessard 763 Edgar Ave Coq.
- Mrs H. Lessard " " " "
- J. Basaraba 757 Edgar Ave "
- M. Basaraba 757 Edgar Ave.
- W. J. Charpentier 779 Edgar Ave.
- W. J. Charpentier 779 Edgar Ave.
- M. Thorpe 779 Edgar Ave. (Basement)
- Anna Protzak 803 Edgar Ave.
- Elva Miles 811 Edgar Ave.
- Marie Derbach 817 Edgar Ave. Coq.
- Bernice Lachance 824 Edgar Ave.
- Lucille Schwab 831 Edgar Ave Coq.
- Albert Schwalbe 831 Edgar Ave. Coq.
- Norman Stith 820 Edgar Ave., Coq.
- Louella Stith 820 Edgar Ave. Coq.
- Louise Kidwell 751 Edgar Ave. Coq.
- Jackie Miles 711 Edgar Ave Coq.
- Ron Sowerby 325 Burns St. Coq.
- Lynne Sowerby 325 Burns Street Coq.
- T. J. Thoburn 803 EDGAR AVE

Miss [unclear]

Mrs. [unclear] [unclear] 340 Blue Hill St

[unclear] 751 Edgar Ave

William J. [unclear] 645 Edgar Ave

Mr. [unclear] 651 Edgar Ave

Mrs. P. Edwards 108 Edgar Ave

Mrs. Edwards 78 Edgar Ave

Mrs. J. [unclear] 112 Edgar Ave

William J. Campbell 661 Edgar Ave

Victor Campbell 661 - Edgar Ave

F & Peterson 629 Edgar Ave

W. Peterson

K. Tibbs 635 Edgar Ave

Immanuel 717 Edgar Ave Coq

H. Locken - 380 Walker St. Coq

R. [unclear]

J. F. Bayliss - 768 SHAW AVE Coq

Mr. J. Bayliss 768 Shaw

D. [unclear] 768 Shaw

W. Woodwell 760 Shaw Ave

L. D. [unclear] 760 Shaw Ave

H. Collette 756 Shaw Ave

J. Collette 756 Shaw

J. Young 742 Shaw

R. [unclear] 752 Shaw

Denis E. Martel 941 Dorsey Avenue

[unclear] 752 Shaw

Francis Reid 732 Shaw

Stephene Reid 732 Shaw

Yon SLAGEREN 753 SHAW Ave

Yon SLAGEREN 753 SHAW Ave

J. Pollard 759 Shaw Ave

Sandra J. Pollard 759 Shaw Ave

Mr B. Coatta 376 Richard St.
Mr B J Coatta 376 Richard St.

Mrs S J Rick 380 Richard St.

Mrs St. James Alfred Bacon 644 Shaw Ave - (marked on map)

E. & E. Schreier 643 Shaw Ave

J. J. O'Connell 639 Shaw Ave

M. E. Macdonell 639 Shaw Ave

Mrs. Emma Koster 364 Jolly St.

Mrs. C. C. Coatta 624 Shaw Ave

W. K. Thiel 628 Shaw Ave

Mrs Bissett 632 " "

Mrs. Peaton 636 Shaw Ave

W. G. Marston 320 Walter St.

Alvin Richard 732 Edgar Ave Cop.

Wells Richard - - -

Edw Richard 732 Edgar Ave

Edw. Clark 704 Edgar Ave

A. Smith 725 Herbert Ave.

H. Smith 725 Herbert Ave.

R. Olson 333 Allison St. Cop.

Lillian Villeneuve 835 Edgar Ave

Hennell Beaudin 303 Burns St.

Wm G. Johnson 818 Stewart ave

Alvin & Alfred Scherer 815 Stewart ave

Mr & Mrs L Forest 820 Stewart Ave.

Mr & Mrs R Cooneth 832 Stewart Ave.

Winnifred E. Bassell 837 Stewart Ave.

Mr & Mrs A. Daneman 846 Stewart ave

Antoinette Marcelle 755 Edgar Ave.

Michel P. Marsalain

755 Edgar Ave.

Kay Kennedy

323 Walker Street

John Creamy

817 Stewart Ave

Glenda Creamy

R L Burns

825 Stewart ave.

Mr Mrs M Girard

827 Stewart ave

Louis Huppé

840 Shaw ave.

Mr & Mrs E Shrum

877 Shaw ave

Mr & Mrs G. Lutz

836 Shaw Ave.

Mr & Mrs F L Palmer

867 Shaw Ave

997 Shaw

J E Ayala

820 Shaw Ave.

Mr & Mrs G. Hay

Mr & Mrs R. Paton

816 Shaw Ave.

Mr & Mrs C. Strommen

815 Shaw Ave.

D Kesson

819 Shaw Ave.

W Kesson

819 Shaw Ave.

Harry Barrett

811 Shaw Ave

B. P. Hane

812 Shaw Ave

Geo Hill

749 Shaw

IN COQUITLAM

Apartment boom breaks with many suites empty

Sun Staff Reporter

COQUITLAM — The apartment boom has turned into a bust in the North Road area of Coquitlam — where up to 30 per cent of the suites in some buildings sit empty.

And though some apartment owners are offering one and sometimes two months free rent in attempts to fill their buildings, even more large apartment blocks are under construction in the area.

Don Bain, the executive director of the Pacific Apartment Owners Association, said that normally owners can have a five per cent vacancy rate and still keep their investment going well.

"But at 10 per cent, they are in trouble," he said.

Current official figures for the area are not available, but the real estate board's figures for June, 1970, indicated an average 8.4 vacancy rate in Coquitlam at that time.

For apartments with 20 or more suites, the figure was 9.2 per cent.

Central Mortgage and Housing Corporation figures for Coquitlam for the end of 1970 for buildings with six or more suites show a vacancy rate at 5.5 per cent compared with a two per cent rate for the overall Vancouver area.

But a random survey of eight apartments in the North Road area by The Sun indicated that vacancy rates are much higher than shown by the official figures.

With one exception, all said they had 10 per cent or more vacancies.

The manager of one building said he had been asked by the owners not to disclose the exact figures.

A count of the names listed

on the inter-com system, showed that about 20 of the 56 suites were vacant.

The manager blamed part of the problem on the slow and irregular bus service in the area, and also on over-building.

"They are putting up two buildings with 40 and 100 suites. I don't know how they'll rent them," he said.

He said that some apartment owners in the area had offered one and two months free rent to induce new tenants into their buildings, but they had found that the people used up the free time, paid a month's rent then moved on to another building.

He said that his owners were giving a month's free rent to tenants who stayed a year and who had looked after their places.

All of the buildings visited were modern and most were only a year or two old. Some contained pools and saunas.

Rents by Vancouver city standards were low, with one bedroom apartments starting at \$125, and two-bedroom from \$165 up.

But the vacancy rates still include buildings with 11 out of 57 suites vacant, 38 out of 144 suites vacant, and eight out of 34 suites empty.

Mrs. Margaret Stephens, the manager of Barkerville House and Boston Bar House at 542 Rochester, said she had 13 or 14 empty suites out of 132, about a 10 per cent rate.

"We are lucky compared

with some of the others I hear about," she said.

She said that the building had had a lot of Simon Fraser University students as tenants and they had left at the end of the term.

Other managers said the distance from Vancouver might be a reason, and others said they often got working class families who tended to move frequently.

Most of the managers said the families who do move are going into rented or new houses.

Bain said that the vacancy rate which can be tolerated by owners varies with the age of the building.

"If it is a brand new building, a 10 per cent rate is going to kill him," he said.

Bain said part of the problem is the current unemployment, and people who lose their jobs in the Coquitlam area tend to move elsewhere.

"And rather than overbuilding, it may be overbuilding of a certain type of apartment," said Bain.

He said that tenants with families probably do not want to live in apartments, but they have no choice and move when they can.

Al Ens, who looks after the management of Block Brothers apartments in the area, agreed.

"An apartment really is not a place to bring up a family, and therefore it is a makeshift arrangement," he said.

He, too, said that the economic slowdown may be a factor with single people doubling up in apartments and young couples living in their parents' basements.

TO YOUR HONOR Mayor Ballard and Coquitlam Council Members

We the undersigned residents and home owners of the District of Coquitlam, and in particular near to and adjacent to Re. of Lot ~~322~~¹⁹⁰, D.L. 3, Group 1, NWD Plan 38623 hereby voice vigorous protest against an application to rezone to RM-1 Townhouse Development use of the property legally described above.

Patricia A. Gillert } 352 Richard St, Coq.
K. A. Gillert

Yvonne R. Stuhler } 358 Richard St. Coq.
K. R. Wheeler

Jan Prosser } 648 - Pembroke Ave
Viggo Rungth

Mar Lissegger } 652 Pembroke Ave
Frances Lissegger

L. J. Reeves } 721 - PEMBROKE AVE.
Lorraine E. Reeves

W. Wright } 711 PEMBROKE.
M. Wright

J. Chaisson } 661 Pembroke
J. Chaisson

J. Appleby } 651 Pembroke.
E. Appleby
J. Appleby

Stevenson } 357 Richard St Coquitlam
H. James Swanson

Mrs. Lily Edwards } 652 Shaw Ave. Coquitlam
John Edwards

John Campesato } 704 SHAW Coquitlam
Margaret Campesato

Larry Rose } 708 Shaw Ave.

Margaret E. Rose }
John B. Lewis } 716 Shaw Ave
Donna M. Lewis

Jonathan Gregor } 721 Shaw Ave.

Jim Brown } 711 Shaw Ave

Ann Brown } " " "

F. F. Fuman } 703 SHAW AVE

E. Soderroos } 663 Shaw ave

S. Soderroos } 663 Shaw ave

H. Monk } 653 Shaw Ave.

Adrian Monk } " " "

Mrs H. H. Fisher } 640 Rochester ave.

Mr H. H. Fisher

Mr Phyllis J. Smith } 384 Richard St
Robert W. Smith }
Alois Scmazza 343 Riverside St

Ermina Scmazza

John W. Giles } 662 Pembroke.
Mary E. Fisher }

W. Leitch } 704 Pembroke St.
M. D. Leitch }
B. Leitch } ✓
A. K. Leitch }

E. Lee } 708 Pembroke ave
Diane Lee } ✓

Edward L. Skomarski 716 Pembroke Ave Cog
D. Ann Skomarski 716 Pembroke Ave. Cog.

Verden Cahera 720 Pembroke ave cog

Ida Gates 707 Pembroke ave.

Birk Madson 662 Shaw Ave. Cog.

Kirsten Madson 662 Shaw Ave.

Mary Infante 720 Shaw Ave.

E. Maddalozzo)
Olga Maddalozzo) 431 Shaw Cog.

TO YOUR HONOUR Mayor Ballard and Coquitlam Council Members

We the undersigned residents and home owners of the District of Coquitlam, and in particular near to and adjacent to Re. of Lot 190 D.L. 3, Group 1, NWD Plan 38623 hereby voice vigorous protest against an application to rezone to RM-1 Townhouse Development use of the property legally described above.

Horis Fricko

343 Walker - 9

Les Remy

371 WALKER ST.

Ed A Larson

779 shaw ave

R. Brown

807 shaw ave

G. Knutson

803 Shaw Ave

M. Knutson

803 ~~Shaw Ave~~

Lyle J. Parmiter

782. Shaw Ave.

Mrs Lyle Parmiter

782 shaw Ave

Mrs. I. Racine

805 Haldorn Ave.

M S Stoyko

352 Kelbourn

John Delawsky

332 Burns St

Rene Lambert

320 Burns St

Mrs Eva Yorgacew

333 Burns St

JA Delawsky

808 Stewart Ave.

Mrs. J. Delawsky

808 Stewart Ave.

Mrs. A. Brandt

809 Stewart Ave.

L Beaudin

814 Stewart ave

Mrs L. Beaudin

814 Stewart ave

TO YOUR HONOUR Mayor Ballard and Coquitlam Council Members

We the undersigned residents and home owners of the District of Coquitlam, and in particular near to and adjacent to Re. of Lot 109, D.L. 3, Group 1, NWD Plan 38623 hereby voice vigorous protest against an application to rezone to RM-1 Townhouse Development use of the property legally described above.

Name & Address.

*I am in good contact with
Council & District Council
J Bentham 708 " " "
C Bentham 708 Helix St. G.*

*708 " " " " "
715 " " " " "
715 " " " " "
715 " " " " "
715 " " " " "*

*Bob Moore 711 Quadling Ave Coquitlam.
711 Quadling Ave Coquitlam
711 Quadling Ave Coquitlam
711 Quadling Ave Coquitlam
711 Quadling Ave Coquitlam*

<p> ○ Robert Kelly ○ J. Williams ○ D. W. Reed ○ J. Cavalaro ○ G. Chabot ○ George J. La France ○ L. R. Schneider ○ Mrs. J. Stewart ○ Mrs. A. Trouter ○ Mr. A. Trouter ○ Mrs. E. A. Reed ○ Mr. E. A. Reed </p>	<p> 212 Broadway 215 Broadway 218 Allison St 50 Allison St 720 Quading Ave 720 Quading Ave 720 Quading Ave 725 Quading Ave 730 Quading Ave 730 Quading Ave 715 Quading Ave 715 Allison Ave 729 Allison St 263 Allison St 277 Allison St 729 Quading Ave 721 Quading Ave 315 Allison St 726 Deleste Ave 726 Deleste Ave 730 Deleste Ave 730- Deleste Ave </p>
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20 Marchand 100 Rue

Mrs. J. Marchand 135 Deleste Ave.

Mrs. Mrs. R. S. Fitch 731 Deleste Ave.

Margaret H. Delavance 729 Deleste Ave.

Frances Letourneau 711 Deleste Ave.

Emile Letourneau 704 Quadling

Marcel Lafrance 708 Quadling

Opette LaFrance 708 Quadling

Macl Fontaine 725 Quadling

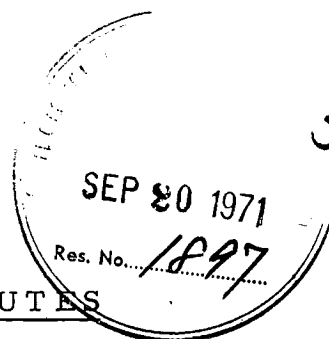
Paul Fontaine 725 Quadling

Alfred Bouvier 771 Deleste Ave

Rita Bouvier 771 Deleste Ave

F. Beaudin 771 Deleste Ave

Wednesday, September 8th, 1971,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, September 8th, 1971 at 7.30 p.m. to deal with applications to amend Zoning By-Law No. 1928 as well as to deal with a land use contract.

Members of Council present were Mayor J. L. Ballard, Ald. R. E. Boileau, Ald. L. A. Bewley, Ald. C. W. McKenzie, Ald. R. B. Stibbs and Ald. J. L. Tonn. Also present were Mr. D. M. Buchanan, Director of Planning and Mr. T. Klassen, Deputy Municipal Clerk. The Public Hearing was advertised in The Columbian on September 1st, 1971 and September 2nd, 1971 and in The Enterprise on September 2nd, 1971.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. BEWLEY:

That Mayor J. L. Ballard act as Chairman of the Public Hearing and Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

ITEM # 10 - Reference No. Z71/71

"The District of Coquitlam Zoning Amendment By-Law No. 1954, 1971"

This is an application by Blue Mountain Senior Housing Society for rezoning of property located at the southwest corner of Blue Mountain Street and Austin Avenue to Medium Density Multi Storey Apartment (RM-3) for purposes of establishing a Senior Citizens Housing Project.

The Mayor announced that this application had been withdrawn from the Agenda for the Public Hearing as the applicants had requested more time to prepare their submission.

ITEM #3 - Reference No. Z97/70

This item dealt with a land use contract for the development of a prefabricated housing scheme on the southeast corner of Dewdney Trunk Road and Hoy Street.

Ald. McKenzie called for an explanation of a land use contract as this was a new term in the Act this year. The Planner explained that under the new legislation the Municipality may exempt a developer from the provisions of the Zoning By-Law and instead enter into an agreement with the developer for the development of a specific piece of property. This agreement which is termed a Land Use Contract would specify all the terms and conditions that the developer and the Municipality agree to. A land use contract can only be entered into once Council have, by by-law, designated a certain piece of property as a development area.

Ald. McKenzie requested that the Planner explain to this Public Hearing why the development did not proceed when the initial application was made at a Public Hearing held early in 1971.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mr. Buchanan stated that Council, following the first Public Hearing, had turned down the first project mainly for the reason that mobilehomes, as such, could not be taxed as our other homes in the District, whereas under the Land Use Contract each of the homes would be assessable and taxable in a regular manner and each of the homes would be eligible for the Provincial Homeowner Grant.

The Municipal Planner, by way of a brief to the Public Hearing, itemized certain changes to the proposed land use contract and a copy of these amendments are attached and form a part of these Minutes.

At this time the Director of Planning read through the contract clause by clause and gave explanations as he proceeded.

Ald. Tonn inquired as to whether or not this development was not to come under the Strata Titles Act and the Planner explained that while this was not in the contract it would be in the interest of the developer to register under the Strata Titles Act in order for the residents of the park to obtain the Provincial Homeowner Grant.

The Planner also informed the meeting that this development was to take place over a five year period and would be developed in anywhere up to eight stages, to be finished by 1976.

The Director of Planning stated that the Design Panel of the Municipality had just this afternoon met to further consider the plans of the developer and they had submitted certain comments and a copy of their comments are attached hereto and form a part of these Minutes.

The Chairman inquired of the developer as to whether the proposed changes in the contract were agreeable to them and Mr. Munday, speaking on behalf of the developer, said they were satisfied with the changes as enumerated this evening.

A resident of the area inquired of the developer as to what the average tax would be on each unit and Mr. J. A. Hodgson, speaking on behalf of the developer, stated that the average revenue from one acre of land used for single family residences would be \$1,900 whereas the average revenue from his type of development would be \$2,300 per acre. At this point the Director of Planning read a report from the Municipal Assessor dated April 26th, 1971 related to a comparison of revenue which stated that for a mobilehome park which would include municipal taxes, school taxes, licenses and occupancy fees, the revenue would amount to \$1,350 per acre or \$193 per unit. Secondly, based on the proposal that all units are assessable in a mobilehome park, the revenue would be \$2,222 per acre or \$317 per unit, or based on single family residences, the revenue would be \$1,904 per acre or \$476 per unit.

A Mr. W. P. Whelan of 870 Greene Street requested that Council adjourn this Public Hearing until such time as the final contract is completed and all interested parties have had an opportunity to study this. It was the feeling of Council that all the pros and cons of the proposed project should be heard at this Public Hearing and it can be adjourned to a later date to consider only those specific changes within the contract itself.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mr. Max Munday, speaking on behalf of the developers, went over the history of their application from the initial application to the present date and stated that they have been working with the officials from the Municipality since June 8th discussing the items to be included in the contract.

Mr. Charles Patrick representing the developers showed to the Public Hearing a plan of the proposed development and stated that the plan is still basically the same as the one presented at the last Public Hearing in that there is a ring road through the park, however, there are now several cul de sacs running off of this ring road. He stated that the average basic lot would be 4,195 square feet and that there would be planting completely surrounding the development. Mr. Patrick went on to explain that there will be a large playground area in the centre of the development to which the cars will have access and that it is the intention of the developers at this time to place families with children ringing the playground area.

Mr. Patrick also stated that as many as possible of the currently existing clumps of trees will be retained as well as several other trees and shrubs that will be introduced into the development.

Mr. Patrick stated that there will be a central service building constructed containing some 1,300 square feet which will provide a lounge area containing a fireplace as well as a kitchen which will be used by the residents of the park for entertaining or parties or for relaxing while the children were playing in the playground area set aside.

Mr. Vaughn, the landscape architect for the project, showed to the Public Hearing the proposed landscaping plan which indicated the entrance to the project would be off Dewdney Trunk Road and Mr. Vaughn stated that there would be five foot evergreen trees planted to completely surround the property. He stated that most of the new trees will be at least twelve feet high and under the landscaping contemplated an additional 10,000 plants have been introduced into the development from those presently existing.

Mr. Vaughn noted that the Design Panel had requested some upgrading of the entrance off Dewdney Trunk and stated that this would most likely be possible, however, they did not wish to create any sort of a "grand entrance" to the scheme and the upgrading would probably be done by way of more planning rather than any physical structure.

On a question from the audience, the developer stated that there would be 110 units in this development.

A lady in the audience inquired if congestion would not be created with only the one exit and entrance from the development on to Dewdney Trunk Road and with no other entrance and exit on to any other road. Mr. Patrick stated that the reason for the one entrance was that if the Dewdney Trunk Road were ever closed and their development had two entrances it was felt that possibly the travelling public would use the park as a turn around and they felt that less traffic problems would be created on Dewdney with one entrance rather than two entrances within a short distance of each other. Mr. Patrick also stated that should Irvine Road ever be opened up they could easily connect to it because of the ring road design of the park itself.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mrs. Vera Anderson at this point addressed Council and submitted a petition which she said contained 340 names, copy of which is attached hereto and form a part of these Minutes. Mrs. Anderson also read a prepared brief with regard to the application, a copy of this brief is attached hereto and forms a part of these Minutes.

A Mr. Peter Madsen, a resident of the Ranch Park area, stated that he is in favour of the development and he likes the plan shown to the Public Hearing this evening and he is not worried about depreciation of his property values. He went on to state that there is a crying need for some sort of low cost housing in the District and feels that with this type of housing, more of the lower income people would be able to own their own home and piece of land.

A Mr. Jim Slater stated that he works for Mundy Trailer Sales and informed the Public Hearing that the N.H.A. people are seriously considering accepting the C.S.A. Standards as far as financing is concerned on such prefabricated housing is concerned. He went on to inform the Public Hearing that one out of every three new homes in the U.S.A. is a mobile home and that the figure in Canada is rapidly approaching 25%. Mr. Slater stated that the mobilehomes of today have very little resemblance to those manufactured in the past. A Mr. Stiglisch, the owner of Four Acres Trailer Court, stated that mobilehome living is the trend of the future and a lot of people in this day and age like to travel and feel more secure leaving a mobilehome in a park as they are assured that when they return their home will not be damaged in any way.

A Mrs. Sheila Jones, a resident of Chineside stated that it is a known fact that the higher the density on land, the higher the unit cost to the Municipality. She went on to state that at present we don't know the full cost of all services which are provided to citizens and that more good social planning is needed in the District of Coquitlam.

A Mrs. Burgess who lives on Dewdney Trunk Road suggested that mobilehomes deteriorate more rapidly than standard housing and wondered if the developer would guarantee that these mobilehomes will look the same in thirty years as they do when they are installed.

Mr. Slater, answering the question, stated that in this development the resident of the mobilehome or prefabricated house would own the property and would, therefore, not allow the home to deteriorate and that when he is selling the trailer he does speak of a thirty year life expectancy although nothing can be guaranteed.

Mr. Max Munday also addressed himself to this question and stated that once these homes are situated on the foundation they will not be moved but will be left there and sold as would any other single family dwelling, therefore, the mobilehomes would not deteriorate as fast as they have in the past where they have been moved from site to site. He did go on to state that C.M.H.C. are now talking of financing for a twenty year period on such prefabricated housing schemes.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mr. Munday stated that although the plan at present is to situate families with children in the center of the park he agrees that once a unit is put up for sale there is no way they can definitely guarantee that children would not be situated in units on the outer rims of the park.

A lady in the audience inquired what would happen if Dewdney Trunk Road was cut off at the Lougheed Highway with the only alternative being through Ranch Park and they reroute Dewdney Trunk Road towards Ioco. Mr. Munday stated that the Highways Department definitely had plans for access on to the Lougheed Highway and in fact they are being required to reserve a strip down the east side of the property for possible development by the Highways Department.

A lady in the audience inquired as to what the sewer situation would be and would the people in the area be allowed to hook up to it and also would they be paying for it. Mr. Munday stated that any sewer servicing their property would be paid for by them completely and they would also have to maintain a public station which would be put in with the development.

A resident of Irvine Street stated that he was concerned with the possible overcrowding of schools in the area as he said he had already been told that Ranch Park School would be going on shifts this fall and felt this might add a further burden to the overcrowding. He also went on to state that there are no recreational facilities in the area and this would also multiply the traffic problems at Dewdney Trunk Road and Lougheed Highway. The Municipal Planner stated that the development was a staged development over five years and that to the best of his knowledge there are not to be any shifts in any elementary school in Coquitlam and that the students from this development would be accommodated either in Westwood or Glen School. The Planner also stated that the School Board do own a site on Sharpe Street for future development.

The daughter of Mr. and Mrs. Broker of 3019 Dewdney Trunk Road addressed the Public Hearing and stated that she was representing her parents and felt that this development would be an asset compared to the type of development that would take place in the future and they are of the opinion that this area will not remain residential. She stated that in her opinion the present homes on Dewdney Trunk Road will not last another three years and, therefore, they were in favour of the proposed development.

A Mr. John Bird who owned property adjacent to the proposed development inquired as to what would happen to the surrounding properties and the Municipal Planner explained that this area is all proposed as residential area which would include developments such as this presently being considered or for single family dwellings. The Director of Planning stated that the road plan had been worked out for this area in 1967 or 1968 and that if this project proceeds these plans would have to be changed to take into account the development that is envisaged at this time.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mr. William Whelan of 870 Greene Street addressed the Public Hearing and read a prepared brief, a copy of which is attached hereto and forms a part of these Minutes.

Mr. George McCormack addressed the Hearing and stated that he has looked at several condominium developments, some good and bad, however, if this development proceeds as presented here this evening he feels that this is about the finest he has ever seen. He went on to state that he did not feel the traffic on Dewdney Trunk would be a problem.

A lady in the audience stated that in her opinion mobilehomes depreciate whereas regular single family homes have in the past appreciated and she wondered how this would affect taxation revenue and assessment. The developer stated that these are not mobilehomes but will be fixed to the property and while they will have aluminum siding, so do many of the more expensive homes presently being built. He went on to state that the person living in the prefabricated housing unit will own the unit and will, therefore, have the incentive to maintain and landscape his property as would any owner of a single family dwelling. Mr. Munday also went on to state that the owners of these units would be eligible for the Provincial Homeowner Grant as well as the second mortgage being granted by the Provincial Government.

Mrs. Palvesky of 3052 Fleet Street, Coquitlam, addressed the Public Hearing and stated that it is a known fact that children do not stay in organized playgrounds created especially for them but do have a tendency to wander and as there are no other recreational facilities in this area, it is most likely that the children will wander into surrounding yards. She went on to state that in her opinion the type of environment created in the park would not be good for children as the lack of space in the homes would limit their activities and imagination. She also stated that she felt a clause should be included in the contract that were this project to proceed, that no families with children be permitted in the outer ring of the proposed park.

Mr. Max Munday, representing the developers, stated that they had done a survey on the number of children which would be accommodated in such a park and upon using United Community Services figures, it was found that in a development of this size containing single family residences, there would be 61 children whereas in a development as proposed at this Public Hearing there would be a maximum of 53 children. Mr. Munday stated that the reason for the lower number of children is that in mobilehomes the child population is approximately 20% whereas in single family residences the average number of children is 35%. He went on to state that whether this property was developed for a prefabricated housing scheme or a single family housing scheme there would still be no park in the area regardless of which development proceeded.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mr. Munday then went on to state that the project envisioned would cost over \$500,000 and that the selling price of the home and lot would range from \$12,900 to \$19,900 and gave as an example a \$15,000 home which would be financed by way of a \$1,000 Home Acquisition Grant from the Provincial Government with an additional \$1,000 downpayment from the purchaser which would leave a balance of \$13,000 to be financed over 15 years at 10 1/2% which would mean a payment of \$142 per month. To this would have to be added taxes which would amount to approximately a net of \$10 per month as well as a management fee of approximately \$18 which would mean a total payment of \$172 per month. The \$18 per month paid by each owner as a management maintenance fee would produce approximately \$2,000 per month which would pay for the hiring of a Manager and would look after the maintenance of the park.

Ald. McKenzie inquired as to how big the \$15,000 home would be and Mr. Munday stated that it would most likely be 12' by 68' which would be approximately 800 square feet and would be fully furnished.

Mr. James stated that mobilehomes usually are used by young couples initially who, once they have children, attempt to move into single family residences where more room is available to them and once the children have been raised then the people like to move into a smaller unit where they will then be able to travel without having to worry either about maintenance or the safety of their home. He went on to state that by older people moving into such accommodation, older residences which are usually less expensive are released to the market allowing people with families to purchase them and he was, therefore, in favour of this type of development.

Mr. Ralph Palvesky, a resident of Fleet Street, states that he was concerned about the taxation situation because in his single family residence he pays approximately \$55 per month net taxes whereas a prefabricated house in the scheme envisioned would pay approximately \$300 gross taxes per year.

Ald. McKenzie at this point stated that in the District of Coquitlam there are only two types of housing available, one being the single family residence which ranges usually from \$30,000 and up or apartments and that there is nothing in between that is available to a person who could possibly afford living accommodations in the \$15,000 to \$20,000 range. He went on to state that the only way the cost of housing can be reduced is by allowing higher density use of property combined with a factory manufactured home.

Mr. Hoing, one of the proposed developers, stated that although he had had serious negotiations with representatives of the Municipality over a long period of time and had agreed to all conditions set by the Municipality, he felt that they should be allowed to develop their land in the manner presented to this Public Hearing. He also presented a petition containing 21 names of people residing in the area who expressed their approval of the proposed housing development. A copy of this petition is attached hereto and forms a part of these Minutes.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. TONN:

That a Public Hearing dealing with Item #3, the Hoing Land Use Contract, be adjourned until a later date to be announced at which time Council will hear the public on the details of the legal agreement which is to be circularized well in advance of the Public Hearing dealing with this item.

CARRIED

ITEM #2 - Reference No. Z 35/71

"The District of Coquitlam Zoning Amendment By-Law No. 2014, 1971"

This item dealt with the rezoning of property located at 955 Como Lake Avenue to RT-1 for duplex use.

A resident of the area rose to object to the rezoning and stated that the residents of the area are concerned about the possible depreciation of their homes in the area should this application be allowed as well as the possibility of additional duplexes or apartment buildings on the large pieces of land still remaining in this area. He submitted a petition containing the signatures of 83 homeowners in the area opposed to the rezoning and a copy of the petition is attached hereto and forms a part of these minutes.

On a call from the Chairman six other persons in the audience rose to state that they were present at the Public Hearing to object to the rezoning.

ITEM #1 - Townhousing Apartment Regulations.

"The District of Coquitlam Zoning Amendment By-Law No. 2010, 1971"

This By-Law dealt with the setting up of regulations to govern townhousing applications in the District of Coquitlam as well as the establishment of regulations for townhouses as well as apartments which would make it necessary for these types of developments to provide a common amenity in the area or areas of not less than 20 square feet per bedroom in other than bachelor and one bedroom units.

Ald. Boileau inquired as to the meaning of Section (h), Clause 3 regarding the number of floors and the Municipal Planner explained that two floors would be allowed above basements, meaning a total of three floors in all.

The Planner also went on to explain that the proposed regulations now allow for a density of 12 units per acre whereas originally the number contemplated had been 15 to 18 units per acre.

The Municipal Planner also explained that the by-law could not be adopted until such time as an actual area was being rezoned for townhouse use.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

Mr. Richardson, representing the Rochester Ratepayers Association, stated that as a group they were pleased with the proposed regulations, particularly with regards to the density that is being allowed. He did state, however, that his group were concerned with the type of recreational facilities provided as they felt that some regulations should be instituted so that year round recreational facilities would be mandatory in any such development.

Ald. McKenzie suggested that possibly the Design Panel should have criteria established for desirable recreational facilities.

ITEM #4 - Reference No. Z 50/71

"The District of Coquitlam Zoning Amendment By-Law No. 2020, 1971"

This item dealt with the rezoning of property situated on the northwest corner of Gauthier Avenue and a lane running between Gauthier Avenue and Alderson Avenue directly west of Blue Mountain Street to Civic Institutional P-1 for school development.

The Planner explained that all applications for the Public Hearing tonight dealing with the School Board land were currently being used for school purposes and that this rezoning was actually to place them in the correct zoning category.

There was no opposition expressed to this rezoning.

ITEM #5 - Reference No. Z 51/71

"The District of Coquitlam Zoning Amendment By-Law No. 2021, 1971"

This item dealt with the rezoning of property located on the northeast corner of Smith Avenue and Guiltner Street bounded on the north by Regan Avenue to Civic Institutional P-1 for school development.

The Planner explained that there was no intention at this time to build a school on this property and that the property would be continue to be used for recreational purposes of the joint development between the School Board and the Parks and Recreation Commission.

ITEM #6 - Reference No. Z 52/71

"The District of Coquitlam Zoning Amendment By-Law No. 2022, 1971"

This item dealt with the rezoning of property located adjacent to the Millside School site to Civic Institutional P-1 for school development.

Mr. Poul Hansen, representing the owners of adjacent property, inquired as to whether this rezoning would have any effect on future development of Lots 1 and 2 adjacent to the school property and the Planner stated that this would not in any way affect any current rezoning applications.

Wednesday, September 8th, 1971,
Public Hearing Minutes, cont'd.

ITEM #7 - Reference No. Z 53/71

"The District of Coquitlam Zoning Amendment By-Law No. 2023, 1971"

This item dealt with the rezoning of property located on King Albert Avenue forming a part of the Vanier School site to Civic Institutional (P-1) for school development.

There was no opposition to this application for rezoning.

ITEM #8 - Reference No. Z 54/71

"The District of Coquitlam Zoning Amendment By-Law No. 2024, 1971"

This item dealt with the rezoning of a portion of the Mundy Elementary School site for Civic Institutional (P-1) for school development.

There was no opposition expressed to this rezoning.

ITEM #9 - Reference No. Z 61/71

"The District of Coquitlam Zoning Amendment By-Law No. 2025, 1971"

This item dealt with the rezoning of property located on the north side of Rochester Avenue bounded by Schoolhouse Street and Decaire Street to Civic Institutional (P-1) for school development.

Ald. Bewley inquired of the Planner as to whether the lane situated between the current school property and the lots being rezoned have been cancelled and included in the school property and the Planner explained that this had not been done.

There was no opposition expressed to this rezoning.

BRIEF TO PUBLIC HEARING - SEPTEMBER 8TH
FROM PLANNING DEPARTMENT

The Planner submitted written comments on each application before the Public Hearing, a copy of this brief is attached hereto and forms a part of these Minutes.

ADJOURNMENT

MOVED BY ALD. TONN
SECONDED BY ALD. BEWLEY:

That the Public Hearing adjourn at 11.30 p.m.

CHAIRMAN

Re.: Lots "A" & "B", Blocks 2 & 8, District Lot 378
Dewdney Trunk Road - Irvine Street & Lougheed Hwy.

We, the adjoining and neighbouring residents of the above described area, hereby indicate our approval of the proposed housing development.

Coquitlam, September 8th 1971

B. Humphill. 962: Hoy St.
Dena Humphill
G. Timothy 963 HOY St
M. R. Johnson 968 Hoy St Port Coy
O. B. La Lavar 986 Hoy Rd. Port Coy
Bruce & Dorene Browne 2950 Dewdney Trunk
T. Hewitt
906 Lougheed Hwy
M. Hewitt

PETITION TO THE COUNCIL OF THE DISTRICT OF COQUITLAM

RE: 955 Como Lake Avenue - Rezoning
from Residential One Family (RS-1)
to Two Family Residential (RT-1)

We, the undersigned, as residents of the area surrounding the above property, are opposed to the rezoning of said property and for the following reasons, request that the application be rejected:

1. A depreciation in property value results. In itself, this is most undesirable, but without a proportionate reduction in Municipal taxes, it is inequitable.
2. A rezoning from single dwelling to multiple dwelling units prepares the way for additional multiple dwelling units, such as duplexes, apartments, condominiums, etc.. We feel such facilities are unsatisfactory because an influx of transients is attracted to the area. Unlike the present stable family situation, a transient population brings with it problems peculiar to the transient group. Such problems are at odds with a single dwelling population.

1. Mrs. Etta Burns 899 Spence Ave.
2. Mr. & Mrs. S.H. Burns 818 Blue Mtn. Rd., Coq.
3. Mr & Mrs. E.W. Scott 815 Blue Mtn. Rd - Coq.
4. Mr & Mrs. G. Raperoff 825 Blue Mountain St., Coquitlam
5. Mrs. M. R. R. 950 Spence Ave. Coq.
6. Mrs. Judi Clark
7. Mr. Makarenko 824 Kelvin St.
8. J. J. McLelland 841 Kelvin St. Coq. B.C.
9. Mr. M. Cagnarelli 845 Kelvin St. Coquitlam B.C.
10. Mr & Mrs D. Bunt 873 Kelvin St.
11. Josef [unclear] 879 [unclear] 440 STANTON DR
12. D. Pelfrum 868 Kelvin
13. Mr & Mrs. L. Kazak 867 Kelvin Cres. Coquitlam, B.C.
14. Mr & Mrs. Makarenko 856 Kelvin St. Coquitlam B.C.
15. R.A. Lighthall 965 Spence Ave.,

6. Mrs. B. Colbourne - 947 Spence Ave. Coquitlam
17. Lillian McDonald
18. Mrs. B. Bodor 928 Spence Ave. Coq.
19. Murray J. McDonald 920 Spence Ave. Coq.
20. Steve Paddy 916 Spence Coq.
21. Dianna Richmond 912 Spence Ave. Coq.
22. Marg. & Bill Brown. 908 Spence Ave. Coq.
23. Shana & Jim Miles 904 Spence Ave. Coq.
24. Corlene & Ivan Mann 900 Spence Ave. Coq.
25. Bert & Lynne Roseborough 896 Spence Ave. Coq.
26. Doreen & Albert Poy 887 Spence Ave. Coq.
27. Dean & Eileen Lerner 891 Spence Ave. Coq.
28. Nancy & Ken Jukkaron 895 Spence Ave. Coq.
29. Mrs. & Mrs. B. Pincell 903 Spence Ave. Coq.
30. Mr. & Mrs. W. Howden 923 Spence Ave. Coq.
31. Mr. & Mrs. K. Hirsch 927 Spence Ave. Coq.
32. Mr. & Mrs. E. Hensley 931 Spence Ave. Coq.
33. Mr. & Mrs. B. Bradley 948 Stanton Ave. Coq.
34. Marjorie Mead (Mrs. Ross Mead) 932 Stanton Ave. - Coq.
35. Sheila Funk 920 Stanton Ave. Coq.
36. Sharon Taylor 916 Stanton Ave. Coq.
37. Olive Crojer 912 Stanton Ave. Coquitlam

re: 955 Como Lake Avenue
against rezoning

3. G. J. Rule 867 Kelvin St.
4. Alfred Greenland 811 Blue Mountain St.
Mary Greenland
35. L.A. Johnson P 2 2 Blue Mt. Road Coy.
36. Mr & Mrs Hector Duhamel 960 - Como Lake Ave
37. Mr. & Mrs. Ion S. Ciprian 964 COMO LAKE AVE.
38. Mr Frank Gray 1004 Como Lake Ave
39. Mrs. E. Van Leeuwen 804 3rd St. Intersect.
40. Mr. & Mrs. B.A. ~~Leaman~~ 957 Como Lake Rd.
41. Mr & Mrs Gless 830 Blue Mt. Coy.
42. Arlene S. Jernon 834 Blue Mtn.
43. Mr. & Mrs. J.P. Hurcomb 948 Spence Ave. Coq. B6
44. Mr. & Mrs. E. Burdett 944 - Spence Ave
45. Mr. & Mrs. A. Williams - 940 Spence Ave.
46. Mr. & Mrs. J. ~~Leaman~~ - 943 Spence Ave.
47. Mr & Mrs B.H. Longmore 951 Spence Ave.
48. Mr. & Mrs. J. MacAllister 850 Blue Mountain St.
49. Mr & Mrs R. Steker 854 Blue Mtn St.
50. Mr. & Mrs L.R. Keen 851 Blue Mountain St.
51. Mr & Mrs R. Bradley 849 Blue Mtn St
52. Mr. & Mrs. R.C. Folino
53. Mr. J. Ken Phillips
820 Kelvin St
937-3027 Coq B.C.

- Ray & Judy Wickland
148 Blue Mt Road
- Vike & Nellie Librandi
821 Blue Mt. Rd.
- Kon & Irene Scheyer
904 Stanton Ave.
- Mrs John Pusee
900 Stanton Ave.
- Mrs M. Kugan
516 Stanton Ave.
- Honor A. Jones
892 Stanton Ave.
- Grace & Alex Gibson
820 Norfolk Street
- Mrs. L. Staves
817 Stanton Ave.
- M. L. Quin
907 Stanton Ave
- M. Stephens
911 Stanton Ave.
- Mrs. Wm. Budzick
915 Stanton Ave.
- Mrs. G. Dausman
923 Stanton Ave.
- Mrs. M. R. Howard
W. Esenberg
947 GOMO LAKE AVE
- A. Baird
939 - Como Lake Ave.
74. Mrs. M. Manning
946 Como Lake Ave.
75. Mr. and Mrs. P. Peters
935 Como Lake Ave.
76. June Abbott
936 Como Lake Ave.
77. Trissie
939 Como Lake Ave.
78. Marlene Bell
947 Stanton Ave.
79. Sharon Shuman
944 Stanton Ave.
80. Marilyn Abbott
943 Stanton Ave.
81. Mrs. June Bazuch
939 Stanton Ave.
82. Mrs. H. M. Dullin }
B. B. Dullin }
931 Stanton Ave.
83. Mrs. B. Mazzurini
928 Stanton
Coy.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

1

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

Mr. & Mrs. Ulrich Becker	970 Irvine Street, Port Coquitlam
Mr. Gary J. Burgess	2918 Dewdney Trunk Rd.
Mr. O. Jensen	2910 Dewdney Tr. Rd.
Mrs. V. Jensen	2910 Dewdney Trunk Coq.
Mrs. Judith Burgess	2918 Dewdney Trunk Rd.
Sylvia Haynes	2895 Dore Ave
Reinhold Gerecke	2873 Dore Ave. Coq.
Angela Gerecke	" " " "
Sally Brasseur	2791 Dewdney Trunk
Cheri Summers	2791 Dewdney Trunk Rd.
J. McKenzie	2785 Dewdney Trunk Rd.
J. McKenzie	2785 Dewdney Trunk Rd.
Tracy	2777 Dewdney Trunk Rd.
Mrs. J. B. Cooper	2783 Dewdney Trunk Rd.
W. Cranston	1026 Ranchway
M. Krembrink	2878 Dewdney Trunk Rd.
S. Schmidt	1032 RANCH PARKWAY
Mrs. Wendy J. Littlewood	2886 Marmar Rd. Coq.
Mrs. P.H. Laves	2900 Dewdney Trunk Pt. Coq.
Thomas	3097 Spuraway Ave.
R.H. Kaspat	3087 Spuraway Dr.
Norma J. Hadley	3081 Spuraway Dr.
D. Ford	3073 Spuraway Dr.

1004 Saddle
980 R Pw
972 R Pw
970 R Pw
1010 R Pw
1018 R Pw
2854 Norman

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

E.M. Atchison	988 Irvine St.
O. Jensen	2910 Dewdney Trunk
H. Burgers	2918 Dewdney Trunk
R. Dondo	900 Loughheed Hwy.
R.S. Littlewood	2886 Numan Ave.
M.L. Poudrier	920 Loughheed Hwy
G.S. Bial	820 Green St.
V.A. Andersson	2986 Dewdney Trunk
Offenberg	960 Irvine St.
B. Horack	982 Irvine St.
G.M. Horack	982 Irvine St.
E. Atchison	988 Irvine St. Coq.
George Racicot	998 St. IRVINE St Coq.
J. Goyette	998 St. Irvine St Coq.
E. B. B. B.	771 Irvine St Coquitlam
Margaret Cooper	991 Irvine St. Coquitlam
Nellen Chapman	973 - Irvine St. Coquitlam
John A. Chapman	" " "
Glenn Cameron	2982 Rees Ave Pt Lang.
Mary J. Jensen	2982 Rees Ave Pt Lang.
J. Brooker	3019 Dewdney Trunk
J. Brooker	3019 Dewdney Trunk

(1-9) =

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM :

We the undersigned , residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to " MOBILE HOME TRAILER PARK 2

SIGNATURE

ADDRESS

<i>Silvia Duff</i>	<i>1122 Westwood St.</i>
<i>Michael Duff</i>	<i>1122 Westwood St.</i>
<i>Barbara Lewis</i>	<i>1120 Westwood St.</i>
<i>M. E. Kupillas</i>	<i>1126 Westwood St.</i>
<i>Henry Mac Donald</i>	<i>1132 Westwood St.</i>
<i>John Adams</i>	<i>3070 Bitternut St.</i>

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM :

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

<i>Ruth Finlay</i>	912 Cottonwood - 939-3614
<i>John Finlay</i>	912 Cottonwood
<i>W. Weldon Harey</i>	963 Blue Mt. Rd.
<i>Gabrielle Harey</i>	961 Blue Mt. (Property owner)
<i>W F Harey</i>	✓ ✓ ✓

TO THE COUNCIL OF COQUITLAM:

WE the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "Mobile Home Trailer Park"

SIGNATURE

ADDRESS

Mrs C. Reimer	3051 Spuraway
Mrs J. Anderson	3043 Spuraway
Mrs R. Stewart	3033 Spuraway
Mr. An. Newsham	3024 " "
Messner	" "
A. Schneider	3048 Spuraway
R. Fairclough	3064 " "
Paquola	3078 Spuraway
John P. Spangola	
Mrs D. Gaudin	1333 Pipeline Rd.
Mr E J Lloyd	2983 Glen Dr
M. Bradley	2938 Dewdney St. Rd. Port Coq.
O. Bradley	2938 Dewdney St. Rd. Port Coq.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

6

We the undersigned, residents of the district of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE	ADDRESS
<i>M. Frost</i>	1305 WILSON AVE.
<i>D. Bonett</i>	2981 Pasture Circle
<i>M. Baiteman</i>	2981 Pasture Circle
<i>D. Pengelly</i>	2977 ✓ ✓
<i>Mrs. Pengelly</i>	2977 Pasture Cr.
<i>D. D.</i>	2970 Pasture Cr.
<i>N. Deans</i>	2970 Pasture Cr.
<i>John Seft</i>	2967 Pasture Cr.
<i>Mrs. Judy Seft</i>	2967 Pasture Cr.
<i>C. Morgan</i>	2965 Pasture Cr.
<i>Catherine P. Morgan</i>	2965 Pasture Circle
<i>M. B. Shepherd</i>	2973 Pasture Cr.
<i>Paul E. Seric</i>	2959 Pasture Cr.
<i>Mrs. & Mrs. J. L. Ryde</i>	✓ ✓ ✓ ✓

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM
 WE THE UNDERSIGNED, RESIDENTS OF THE DISTRICT OF
 COQUITLAM HEREBY REQUEST THAT THE COQUITLAM COUNCIL REFUSE AN
 APPLICATION TO HAVE 14 ACRES OF LAND PRESENTLY ZONED RESIDENTIAL
 SMALL HOLDINGS TO "MOBILE HOME TRAILER PARK".

SIGNATURE

ADDRESSES

Bob Anderson	2955 Spuraway
B. E. Anderson	2955 Spuraway
A. Larson	2952 Spuraway Dr.
J. Chapansky	2953 Spuraway Dr.
J. Chapansky	2953 Spuraway
S. D. McEllan	2969 Spuraway
S. A. McEllan	2969 Spuraway
Hona Syjagyi	2965 Spuraway
Zajid Khooji	2965 SPURAWAY
E. J. Mitchell	3028 STARLIGHT WAY
Lane Spence	2968 Spuraway
Lana A. Mitchell	3028 Starlight Way

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE	ADDRESS
James F. McKellar	2982 Pasture Cr.
Ronald L. McKellar	2982 Pasture Crest
John K. Shaw	2954 Spuraway Ave.
Maureen L. Shaw	2954 Spuraway Ave.
Wesley F. McKay	2956 Spuraway Ave.
Walter McKay	" "
John Kosowick	2961 Spuraway
Edna Kosowick	2961 Spuraway
Gelele Jenkins	2959 Spuraway
Bill Jenkins	2959 Spuraway
Eileen Brydenlund	2963 Spuraway
Peter Read	2966 Spuraway
W. J. Herford	2964 Spuraway
B. J. Hardman	2964 Spuraway
J. H. Hutton	2962 Spuraway
E. G. Gentry	2962 Spuraway
W. W. Lange	2960 Spuraway
Mr. Dream	2958 Spuraway
W. H. Miller	2957 Spuraway
Novady J. Miller	2957 Spuraway

CONT'D OVER.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBELE HOME TRAILER PARK".

SIGNATURE

ADDRESS

SIGNATURE	ADDRESS
Mrs. F. Applewhite	2085 Starlight Way
Mr. J. W. Fitts	3089 Starlight Way
Mrs. J. M. Little	3089 Starlight Way
H. Dombrowsky	3093 " "
J. Dombrowsky	✓ ✓ ✓
A. Michel	3101 Starlight Way
C. Porter	3088 Starlight Way
J. Porter	3088 Starlight Way
B. H. Hunt	3092 Starlight Way
P. Hunt	3092 Starlight Way
M. Turpin	3029 Starlight Way
M. Turpin	3029 Starlight Way
A. Kinnear	3021 STARLIGHT WAY
Mary E. N. Lindsay	3021 Starlight Way
Orville Baker	3017 STARLIGHT WAY
Mrs. L. Jewell	3013 Starlight Way
R. Jewell	3013 " "
W. Polowick	3009 Starlight Way pt. 100
Alfred Heid	3005 starlight way
Stacyeffson	3001 Starlight Way
W. Smith	3000 Starlight Way
W. Sponagay	3004 Starlight Way
Bill McFerman	3014 Starlight Way
Frank McFerman	3014 Starlight Way

9

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

Gloria M. Ross	3072 Starlight Way
John G. Ross	3072 Starlight Way
R. C. Parks.	3083 Starlight Way.
J. Middlemass	3076 Starlight Way
J. Middlemass.	3076 Starlight Way
M. Kopton	3073 Starlight Way
M. Kopton	3073 Starlight Way
M. Sproat	3068 Starlight Way
J. C. Sproat.	3068 Starlight Way
K. Hawkins	3065 Starlight Way
K. Hawkins	3065 Starlight Way
E. Russett	3037 Starlight Way
S. Dennis	3036 Starlight Way
V. Dennis	3036 Starlight Way
R. Anderson	3107 Daybreak Ave
T. E. DeBow	3103 Daybreak Ave.
A. B. Jones.	3114 Daybreak Ave.
Mrs. Patricia Whitelock	3118 Daybreak Ave.
Lady Grant	3119 "
Donald A. Baird	3052 Armada St.
A. H. Bushnell	3049 Armada St.
Mrs. E. B. Wood	3048 Armada St.
B. Stamm	3123 Daybreak Ave.
Mrs. M. J. Brassington	3064 Starlight Way

TO THE COUNCIL OF COQUITLAM:

WE the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "Mobile Home Trailer Park"

SIGNATURE

ADDRESS

- ~~D. Hoggan~~ 835 Greene St Port Coq.
- Mrs D. Hoggan 835 Greene St Port Coquitlam
- Mrs. V. Parton 831 Greene St Port Coquitlam
- Can. McMillan 827 GREENE STR. COQUITLAM.
- Jay McMillan 827 Greene Str. Coquitlam
- W. Eastwood 825 Greene St. Coquitlam
- W. Eastwood 825 Greene St Coquitlam.
- J. J. Burgess 823 Greene St. Coquitlam
- R. D. Burgess 823 Greene St. Coquitlam
- Mrs. & Mrs. K. Anderson 811 Greene St "
- Mrs. Mrs. L. Weatherwax 2975 Como Lake Ave "
- Mrs. M. Humber 2971 Como Lake Ave Coquitlam.
- Mrs. M. Humber 2971 Como Lake Ave. Coq.
- Mrs. Mrs. S. Kyllman 2961 Como Lake Ave. Coq
- Jarpe Basilieff 2945 Como Lake Ave, Coq.
- Jarpe Basilieff 2945 Como Lake Ave, Coq.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

SIGNATURE	ADDRESS
George W Morrison	3043 The Lazy A Coq.
Deathy Morrison	3043 The Lazy A Coq.
Daniel R Birch	3047 The Lazy A Coq
H. Helene Birch	3047 The Lazy A Coq.
William H. Goodrich	3051 The Lazy A Coq.
Marlene Goodridge	3051 The Lazy A Coq.
Mr. P. H. McCorn	3073 Lazy A. Coq.
Margaret J. Adams	3072 Lazy "A" St., Coq.
Ron Adams	3072 Lazy "A" St. Port Coq.
F. Spence	3084 Lazy A St., P. Coq.
L. Jannacore	3086 Lazy A Coq.
A Jannacore	same
Beard A Caesar	3088 LAZY A ST, Port. Coq.
Rolls Caesar	3088 LAZY A ST Port. Coq.
Pat Lerauf	3090 LAZY A ST Port. Coq.
Jimmy Lerauf	3090 LAZY A ST P.
Kerna Fenney	3091 Lazy A St. Coq.
John Fenney	3091 Lazy A St. Coq.
Helixas Klein Schmidt	3089 Lazy A Str. Coq.
Herbert Klein Schmidt	3089 Lazy A Str. Coq.
Gene Atwater	3066 Daybreak Ave Coq.
Ann Atwater	3066 Daybreak Ave Coq.
W.C. Brook	3079 Lazy A Port Coq.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

SIGNATURE	ADDRESS
Esther Brooks	3039 Lazy A Pt. Coq.
Margo Hall	3040 Lazy A Pt. Coq.
Nes Hall	3040 Lazy A Pt. Coq.
D.L. Jeffery	3044 Lazy "A" Pt. Coquitlam.
K.M. Jeffery	3044 Lazy "A" Pt. Coquitlam.
John Bremner	3048 Lazy A Pt. Coq.
Helen M. Bremner	3048 Lazy A Pt. Coq.
Beryl Cairns	3052 Lazy A. Pt. Coquitlam
Edwin Cairns	3052 Lazy A Pt. Coquitlam
R. Z. Russell	3056 Lazy A Pt. Coquitlam.
Joy M. Russell	3056 Lazy A Pt. Coquitlam.
R. W. Wilson	3032 The Lazy A, Pt. Coquitlam
J. Wilson	3032 The Lazy A. Pt. Coq.
D. McMillan	3020 The Lazy A Pt. Coq.
Ms. J. B. A. Monant	3016 Lazy "A" Ave., Pt. Coq.
JCA Monant	3016 Lazy "A" Ave., Pt. Coq.
J. E. Elison	3012 Lazy "A" St Pt. Coq.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

Jane Elum	3017 Spruaway Ave
Raymond Maxwell	2968 Spruaway Ave.
Wm. L. Chie	3570 Fry St
F. W. Crawford	3064 Saddle
G. L. Inkster	2967 Spruaway Dr.
Gerald B. Inkster	2967 Spruaway Dr
Gladys R. Porter	5093 Saddle Dr.
Walter J. J. J.	3100 Saddle St.
M. J. J.	3008 Starlight Way
Stan Porter	3093 Saddle Dr.
W. J. J.	3070 Lazy A St.
H. J. J.	2952 SPRUAWAY DR.
O. K. J.	2960 PASTURE CRCS.
B. P. Clayman	2957 PASTURE CRCS.
Linda Clayman	2957 Pasture Present
Mrs. Jean Barnes	2955 Pasture Crs.
Gund H. Barnes	2955 PASTURE CR.

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM.

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

Majorie Russell	3003 Dewdney Trunk
Mrs. Russell	3003 Dewdney Trunk Rd.
Mrs. Jeanette Maisey	2960 Cove Place, Coquitlam
Michael Maisey	2960 Cove Place, Coquitlam
Sally Hudes	2969 COVE PLACE PORT COQUITLAM
Mrs. E. M. Manshoff	2962 " " "
Guenter Manshoff	2962 " " "
Norothy Stratford	2966 Cove Place Port Coquitlam
B.N. Stratford	2966 " " " "
Wm E. Lee	2970 Cove Place Port Coquitlam
Mary Ann Lee	2970 Cove Place " "
Margaret Kelly	2974 Cove Port Coquitlam
John Murawsky	2986 Cove Place " "
S. Murawsky	2986 Cove Place " "
F. Bauck	2989 Cove Place - - -
I. Bauck	- " - " -
J. Robinson	2981 Cove Place Port Coq.
Bliff Hartutt	2973 Cove Place Port. Coq.
W. J. Keon	2965 " " Coquitlam
[Signature]	2961 Cove Place Pt Coquitlam
[Signature]	2961 Cove Place Port Coquitlam
[Signature]	2952 Fleet St Pt Coquitlam
[Signature]	2952 Fleet St. Pt. Coquitlam

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "Mobile Home Trailer Park"

SIGNATURE

ADDRESS

<i>D. Wason</i>	<i>2960 Fleet St., Port Coquitlam, B.C.</i>
<i>Marlene A. Evans</i>	<i>2960 Fleet St. Port Coquitlam B.C.</i>
<i>Bob Stewart</i>	<i>2964 Fleet St. Port Coquitlam B.C.</i>
<i>Bonnie Snowden</i>	<i>2964 Fleet St. Port Coquitlam</i>
<i>Marilyn J. Larsson</i>	<i>2963 Fleet St. Port Coquitlam</i>
<i>Garland C. Stewart</i>	<i>2959 Cone St. Port Coquitlam</i>
<i>Maybelle Stewart</i>	<i>2959 Cone St. Port Coquitlam</i>
<i>Bob Waring</i>	<i>2960 Cone St. Port Coq.</i>

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM :

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK "

SIGNATURE

ADDRESS

<i>R.C. Brown</i>	1004 Ranch Parkway
<i>Patricia A. Brown</i>	1001 Saddle St.
<i>B. Turner</i>	1001 Saddle St.
<i>B. Turner</i>	1005 Saddle St.
<i>Ms. Sylvia D. Nilson</i>	1005 Saddle St.
<i>Ellis</i>	993 Saddle St.
<i>Ewen Mellis</i>	1020 OGDEN ST.
<i>J. Stensby</i>	1020 Ogden St.
<i>Jeanne Stensby</i>	973 Saddle St.
	" "

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to " MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

SIGNATURE	ADDRESS
W. L. Brown	3002 Pasture Circle
M. L. Brown	" " "
Candyn Balfour	2983 Pasture Circle
W. Balfour	" " "
S. Patten	2998 Pasture Circle
K. Patten	" "
L. Soper	2994 PASTURE CIRCLE
D. Soper	2994 PASTURE Circle

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE	ADDRESS
W. Roy Bell	1010 Ranch Park Way
Violet M. Bell	1010 Ranch Park Way
R. M. Westley	2854 Norman Ave
Beverly A. Westley	2854 Norman Ave
Robert H. Callaghan	1018 Ranch Park Way
R. Callaghan	1018 Ranch Park Way
M. Radley	970 Ranch Park Way
G. Radley	970 Ranch Park Way
A. Naylock	972 Ranch Park Way
C. Naylock	972 Ranch Park Way
Harold Kenyon	980 Ranch Park Way
C. Kenyon	980 Ranch Park Way
D. Chadwick	980 Ranch Park Way
John D. Symonds	2840 Norman Ave.
Joan Symonds	2840 Norman Ave.
Art. Marsh	1001 Ranch Park Way
Eleanor G. Marsh	1001 Ranch Park Way
Roger Alain	969 Ranch Park Way
Anna Alain	969 Ranch Park Way
G. R. Britten	965 Ranch Park Way
Emily Britten	965 Ranch Park Way
Robert A. Estman	1013 SADDLE PLANE
Dorothy Estman	1013 Saddle Pl.

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TO THE COUNCIL OF COQUITLAM

WE the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council Refuse an application to have 16 acres of land presently zoned Residential Small Holdings to "Mobile Home Trailer Park" BY PREFABRICATED HOUSING SCHEME.

SIGNATURES

ADDRESSES

M.P. Maglar	870 Greene St. Coq.
M.A. Whalen	870 Greene St. Coq.
BRO. Dinnelan	851 Greene St. Coq.
W.M. Van Dinnelan	851 Greene St. Coq.
H. Sagmoen	847 Greene St. Coq.
M.B. Sagmoen	847 Greene St. Coq.
P.P. Bin.	820 Greene St. Coq.
Pat Bird	" " " "

TO THE COUNCIL OF THE DISTRICT OF COQUITLAM:

We the undersigned, residents of the District of Coquitlam hereby request that the Coquitlam Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARK"

SIGNATURE

ADDRESS

<i>Humbell</i>	<i>746 Shaw, Coquitlam</i>
<i>Mrs W. E. Ellerson</i>	<i>427 Donald St. Coq</i>
<i>W. E. Ellerson</i>	<i>427 Peninsula City</i>
<i>J. S. Owsen</i>	<i>964 Mayfair Court.</i>
<i>Elizabeth R. Foster</i>	<i>964 Mayfair Court, Coq.</i>
<i>M. DeRosier</i>	<i>1435 - Summit Drive.</i>
<i>J. Jones</i>	<i>859 Baker Drive, Coq.</i>

TO THE COUNCIL OF THE DISTRICT OF COLUMBIA

To the undersigned, residents of the District of Columbia hereby request that the Council refuse an application to have 14 acres of land presently zoned Residential Small Holdings to "MOBILE HOME TRAILER PARKS"

SIGNATURE

ADDRESS

Mrs. Spelma Hartley	700 Guilford St. Coq.
Mrs. Louise Hartley	716 Guilford St. Coq.

BRIEF TO PUBLIC HEARING - SEPT. 8, 1971 FROM PLANNING DEPARTMENT

I provide evidence to be considered by Council in making a decision in regard to the various items at this Public Hearing:

ITEM #1 - TOWNHOUSING APARTMENT REGULATIONS

I reported to Council on August 18, 1971 in regard to these regulations. The By-law provides for an RT-2 Zone and regulations therefore. It also provides for common amenity areas in all apartment projects where larger suites accommodating children are proposed under Clause #4. I note that this By-law cannot be approved finally until a site is considered for rezoning at the same time.

ITEM#2 - Z-35-71 FOR RT-1

I reproduce my comments at the last Public Hearing on Z-35-71:

"The APC recommended as follows in this instance:

2346 MOVED BY MR. WYLIE
SECONDED BY MR. MITCHUK

That the Commission recommend to Council that application Z-35-71 be referred to Public Hearing.

CARRIED."

ITEM #3 - LAND USE CONTRACT Z-97-70

This application results from Council action May 25, 1971 deciding to take the "development area - land use contract" approach on this Prefab Home Scheme. The earlier proposal for Mobile Home Park (RMH-1) Zoning was proceeded with by Council. On June 8, 1971 I was instructed by Council as follows:

"That we authorize our Planner to negotiate with the developer on the terms and conditions of the land use contract for presentation to Council prior to any possible referral to Public Hearing."

On August 24th Council did refer a proposed contract with certain changes to this Public Hearing. I can report further as follows as to "last minute" changes to the contract circulated to Council with the Public Hearing agenda:

1. Section 2 should be amended to read:
". . . shall be issued until all deposits required under this contract are received and approved by the Municipal Treasurer, such deposits to be either in the form of a bank certificate

of deposit in the name of the District, with interest going to the applicant, or if the total deposit exceeds \$100,000 in the form of an irrevocable letter of credit."

Comment - This allows for the recent policy change by Council on bonding procedure.

2. Section 7 shall be amended to allow for the landscaping plan prepared by D. Vaughan and Associates, Landscape Architects instead of that by P. Hansen. This is still to be reviewed by our Design Committee at the time of writing this brief, and I will add to this verbally. Also, the amount stated is to be increased according to the new plan and to cover both existing trees and proposed new landscaping. The amount at 110% is to be \$78,061.50 as presented on the Landscape Architect's plan.
3. Section 10 of the contract should be amended to read:
"for an amount equal to 150% of the estimated cost of the said services as determined by the Engineering Supervisor, now estimated at \$217,893.47 ; the District agrees to reduce the deposit to 110% of the estimated costs based on final plans approved by the Engineering Supervisor, and return any funds in excess of the aforesaid figure minus 4% to be retained as inspection fees; no works shall be constructed until permission to do such work is given by the Engineering Supervisor; it is further agreed that all cash deposit moneys for road improvements under paragraph 9(c) shall be retained for use by the District if the future use and the function and design of the roads are not determined by the Engineering Supervisor prior to September 1, 1976."

Comment - This reverts back to the previous draft as recommended to me by Mr. Hockey. This was felt unworkable since specific plans cannot be prepared until the Department of Highways agrees to a road plan and thus the whole project would be delayed since permits would not be issued until detailed engineering was done. Also, the actual amount of the deposit has now been determined.

4. Section 11 should be amended as follows:
"a)" . . . of the installation to return to the applicant based upon . . ."

Comment - This section allows for a Council decision on whether to grant the same terms as BACM Ltd. obtained for their Harbour Village Development. Note that Council "may" approve this proposal.

"b)" . . . September 1, 1976 . . ."

Comment - This allows further time for refunding to the applicant. BACM obtained a 10 year period so that this seems reasonable.

5. Section 13 should be amended to say
" . . . the deposits . . . " in lieu of " . . . the cash
bonds . . . "
Also, the 1976 date should be inserted in Sections 13 and 14.

Comment - Bank certificates of deposits or an irrevocable letter of credit if the total exceeds \$100,000 are required.

6. Section 16 should be amended to remove all wording after
" . . . by resolution of the Council of the District "
and place a period thereafter.

Comment - The Assistant Solicitor suggested this as something similar to the proposed wording. The idea is to avoid simple ownership transfers having to go back to a new public hearing. It will be up to Council to make sure of the transfer of responsibilities to any new persons prior to approving any assignment. The problem is that the contract is now worded as to make the present applicant continue to be fully responsible even if he assigns his interest in the project.

I suggest that Council should properly adjourn the hearing on this item in order that these amendments as reviewed by Council can be legally considered. An adjournment to 7:15 on September 13, 1971 would be in order to avoid the legal problem of the agreement as circulated being changed.

ITEM #4 TO #9 - Z-50-71 to Z-54-71 & Z-61-71

My comments were presented to Council in my report of August 17, 1971. Basically, the rezoning proposals allow for continued civic use of the lands in question and are simply "housekeeping" matters.

ITEM #10 - Z-71-70 FOR RM-2

This has been withdrawn by Mayor and Council.

Respectfully submitted,

D.M. Buchanan

D.M. Buchanan,
Planning Director

DMB/ci

September 8, 1971

The Council
The Corporation of the District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C.

Gentlemen:

I am writing this letter to express my very deep concern brought about by the Council's proposal to rezone a 14 acre site at the corner of Dewdney Trunk Road and Irvine Street for use as a prefabricated Housing scheme. We are all well aware of the apparent deception which is being attempted either by the members of Council or the developers. When the same developers tried several months ago to have the area zoned for a Mobile Home Park we, the residents of the area expressed their almost unanimous opposition and were somewhat re-assured when council tabled the motion indefinitely. The re-naming of the scheme to avoid our opposition seems to have succeeded in many cases. Just one of the many cases comes to mind to illustrate my point. When I discussed the new scheme with a neighbour he said that he felt that a prefabricated housing development was far superior for this location to a "Mobile Home Park". He said that he had read the notice in the legal column and was certain that this new scheme was nothing to do with Mobile Homes. When I explained the intention of the developers he was very upset and not only signed the petition against the proposal, but I believe he is here tonight to speak to council. We find it almost unbelievable that the Council would go to such an extent to accomodate a highly profitable commercial venture with no thought given the residents of the area who bought their homes with assurance from the planning department that the district was to remain a low density residential area.

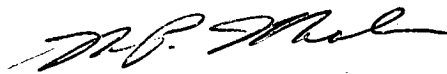
As part of my submission I attach a copy of a short brief which we have prepared and would ask the council to consider it very closely before voting on this proposal. I have a few more points to bring before council. As I understand it the developement consists of 110 mobile home sites. There will, according to the plan, be an average of 4,000 square feet per site, not including roadways walkways or common facilities. However, this does not seem to be exclusive of the 25 foot buffer zone. Therefore if the 25 foot zone is to be honoured the average size must automatically be reduced by this amount. The number of parking spaces proposed will be 98 adjacent and 12 attached giving a total of 110. There will be 55 spaces provided

/2.....

for visitors. Would the developers have us believe that any Home owner with two cars will be refused admittance or will they be allowed to park in the visitors area or alternatively will they park on the already overcrowded streets.

I could continue at great length but will close with one request. I ask that council unanimously turn down this ridiculous proposal.

Yours very truly,



W. P. Whalen

870 Greene St.
Cognitlam

CONGESTED STREET.

SCHOOLS:

THIS PROBLEM IS MOST OBVIOUS. PRESENT SCHOOLS ARE ALREADY FILLED TO CAPACITY. HOW CAN A SUDDEN INCREASE OF SOME 150 CHILDREN BE ACCOMODATED IN AN ALMOST OVERNIGHT SITUATION.

WE SHOULD REALIZE IT COULD TAKE A MINIMUM OF TWO YEARS BEFORE CLASS-ROOMS CAN BE BUILT TO ACCOMODATE THIS SUDDEN INCREASE.

SURELY THIS AREA OF THE MUNICIPALITY WHICH HAS HAD MORE THAN ITS SHARE OF SHIFTS, CAN NOT BE EXPECTED TO AGAIN SUFFER A LOWER STANDARD OF EDUCATION BROUGHT ABOUT BY THE SHIFT SYSTEM.

PLAYGROUNDS, PARKS:

AGAIN, THE CHILDREN ARE THE ONES TO SUFFER IN A PROPOSED TRAILER PARK SUCH AS THIS DEVELOPMENT. AS THERE ARE NO PARKS OR PLAYGROUNDS IN THE ADJACENT AREA, THE MEAGRE ONE OR TWO ACRES, FOR SOME 150 CHILDREN, IN THE CENTRE OF THE DEVELOPMENT SURELY IS A VERY LOW STANDARD IN THIS ENLIGHTENED AGE. THIS RATHER LOW LYING LAND HAS BEEN A SOURCE FOR DRAINAGE PROBLEMS AND IS NOT PARTICULARLY SUITABLE AS AN AREA FOR LARGE NUMBERS OF CHILDREN TO PLAY.

COMPATIBILITY TO THE EXISTING AREA:

IF WE EXAMINE THE DEVELOPMENT AS PROPOSED WE FIND IT CERTAINLY IS MEDIOCRE IN CONCEPT AND WILL NOT ENHANCE THE EXISTING STREET AND WILL PROBABLY DESTROY THE RESIDENTIAL CHARACTER.

A DEVELOPMENT OF SOME ¹¹⁰~~80~~ UNITS SO CLOSELY JAMMED TOGETHER CAN ONLY FAIL WHEN THE TRAILER PARK IS SO DEVOID OF ANY DESIGN SIGNIFICANCE; PARTICULARLY WHEN THE PROBLEMS OF TRAFFIC, SCHOOL AND PLAYGROUNDS FACILITIES ARE UNSOLVED.

FINALLY:

THEREFORE, WE STRONGLY URGE COUNCIL TO REJECT ANY MAJOR DEVELOPMENT, PARTICULARLY A TRAILER COURT OF SUCH MAGNITUDE ON THE DEWDNEY TRUNK ROAD.

SURELY IT IS IN THE BEST INTEREST OF THE MUNICIPALITY TO KNOW PRECISELY WHERE THE MAJOR ROADS ARE TO GO AND THE AREA HAS SOME COMMUNITY FACILITIES SUCH AS SCHOOLS AND PARKS, BEFORE ALLOWING MAJOR DEVELOPMENTS TO PROCEED.

September 8, 1971

The Mayor and Municipal Council of the Corporation of the District of Coquitlam,
1111 Brunette Ave., Coquitlam, B.C.

Gentlemen:

Re: Proposed Rezoning of Property on the South-East
Corner of Dewdney Trunk Road and Irvine St. to
Mobile Home Park Development

On behalf of the ~~340~~ ³⁴⁰ residents and taxpayers of the District of Coquitlam who signed this petition I wish to make it known to you that we take the strongest exception to the reclassification and proposed rezoning of the fourteen acres of land on the South-East corner of Dewdney Trunk Road and Irvine St.

Our first concern, and it should be a major concern to all in the District, is that since trailers depreciate rapidly in value, within a very few years the development would assume a shabby and run-down appearance. It is well known that the average life span of a trailer is approximately ten years.

Moreover, unreasonable traffic congestion will be created with such a development on the very edge of the only route of access to and egress from the eastern section of the District. In fact I have it as of today from our Planning Dept. that Dewdney Trunk Road will be closed when the underpass for the railway is built and they do not yet know where the new outlet will be.

Children have little respect for boundary markers. It is most unlikely that they will confine themselves at all times to the limited recreation area provided in the trailer park. In search of freedom from the confines of the park they will undoubtedly spread out over neighbouring areas, appropriating them for their own use, heedless of the protests of the respective owners. In fact the manager of a trailer park located in Coquitlam with whom I spoke today confirmed that this is exactly the situation that obtains. In this case there is also no nearby park, as is the case at Dewdney & Irvine.

This "development" is the breach in the dike. Once having admitted trailer parks to the area, they will inevitably spread down Dewdney Trunk Road locating on other large tracts of vacant land adjacent to the road, depreciating property values throughout a broad area.

As the developers are looking forward to having the use of this land "in perpetuity" other than just "until September 1, 2021", it behooves the rest of us to look ahead at least ten or twenty years or more. It is most unlikely that the Municipality would make

periodic checks of the development over the years and force the older, deteriorating trailers to move out of the area. Neither is it likely that effective measures would be taken to prevent run-down trailers from moving into the development. It is possible that if the area fell into disfavour in future years and demand for space slackened, then junked and abandoned trailers might be left on their pads, necessitating rezoning of the area as a Municipal Garbage Dump.

As a result of the transient nature of the occupants of mobile home parks the population pattern is constantly shifting, putting an additional strain on local schools in their attempt to forecast requirements. Indeed, I have it on good authority that the unpredictable number of children at any given time creates more difficulties for school planning than any other form of high density dwellings, including apartment blocks.

We were accused after the first public hearing March 11, 1971, of "even going to Ranch Park for help". The residents of Ranch Park have shown by their response that they are well aware that such proposed developments are on their very doorsteps. Moreover, if it is of concern only to the immediate area then "private hearing" would be a more appropriate term. We make no apology for bringing a serious matter that affects all of the residents of Coquitlam, tax wise, school wise and road wise (as well as aesthetically) to their attention, and for giving them as much information as possible in the limited time available. We received our notices Thursday, September 2nd, before the long weekend and during the holidays just before school opening, hardly a suitable time to hold a public hearing. Indeed, in the Land Use Contract it was proposed to hold this hearing " at 7:15 September 6th (Labour Day) or September 7th prior to the Council meeting".

In closing, I should like to draw your attention to the editorial in last Thursday's "Enterprise", the local newspaper, entitled "It's an Oversight in Council Policy", re: residents not being adequately informed of proposed projects. It goes on to say, and I quote a quote, "people worry already about creeping or clandestine planning changes, and this revelation has not reassured them". This editorial should be required reading for all residents of Coquitlam.

In this case we have tried to offset the "oversight in Council policy" by getting information to as many people in as many areas of this District as we could in the limited time available. On the other hand, I submit that Council did not even inform but in fact misinformed the residents of the adjacent properties.

It is time the residents of Coquitlam woke up to what is happening within their boundaries, and if we have by our efforts encouraged them to think of the whole District of Coquitlam instead of in terms of narrow, parochial, regionalism as has been the custom in the past, then we have performed a double service; preventing undesirable developments and fostering the realization that we are indeed a united District of Coquitlam.

Respectfully submitted,

Vera A. Anderson.

Thursday, October 21st, 1971
Public Hearing - 7:30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Gymnasium of the Mundy Road School, 2200 Austin Avenue, Coquitlam, B.C., on Thursday, October 21st, 1971 at 7:30 p.m. to deal with applications to amend Zoning By-Law No. 1928 and amending By-Laws.

Members of Council present were Mayor J. Ballard, Ald. R.E. Boileau, Ald. J.W. Gilmore, Ald. R.B. Stibbs and Ald. J.L. Tonn. Also present were the Municipal Planner, Mr. D. Buchanan and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in the Columbian on October 15th and 16th, 1971 and in The Enterprise on October 14th, 1971.

The Public Hearing was called to deal with By-Law No. 2033, 2034, 2012, 1954 and 2035.

CANCELLATION

The Mayor announced that in view of the highly contentious issues before the Public Hearing and upon advice received, the Public Hearing was cancelled until all members of Council could be present.

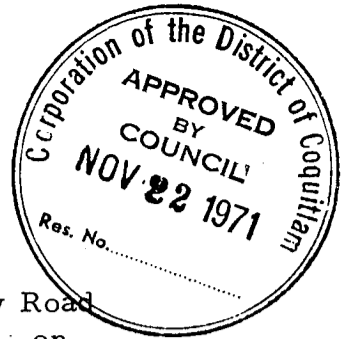
The Mayor further advised that a new date for the Public Hearing would be established at the Council Meeting to be held October 25th, 1971 and parties interested would again be notified of the Public Hearing to deal with the items on the agenda this evening.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

CHAIRMAN

Tuesday, November 9th, 1971,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Gymnasium of the Mundy Road Elementary School, 2200 Austin Avenue, Coquitlam, B.C. on Tuesday, November 9th, 1971 at 7.30 p.m. to deal with applications to amend Zoning By-Law No. 1928, as well as to deal with a Land Use Contract.

Members of Council present were Mayor J. L. Ballard, Ald. L. A. Bewley, Ald. R. E. Boileau, Ald. J. W. Gilmore, Ald. G. W. McKenzie, Ald. R. B. Stibbs, Ald. J. L. Tonn. Also present were Mr. D. M. Buchanan, Director of Planning and Mr. T. Klassen, Deputy Municipal Clerk.

The Public Hearing was advertised in the Columbian on November 3rd, 1971 and November 4th, 1971 and also in The Enterprise on November 4th, 1971.

MOVED BY ALD. BOILEAU
SECONDED BY ALD. BEWLEY:

That Mayor J. L. Ballard act as Chairman of the Public Hearing and that Mr. T. Klassen act as Secretary to the Public Hearing.

CARRIED

ITEM #1 - Reference No. Z47/71

"The District of Coquitlam Zoning Amendment By-Law No. 2033, 1971"

This item dealt with the rezoning of property located in the 400 block Lakeview Street, at the rear of 464 Mundy Street, for the purposes of duplex development.

Mr. Peterson, who resides at 462 Lakeview Street addressed the Hearing and stated that he was opposed to the rezoning of this property for the above use. Mr. Peterson presented a petition signed by 46 people opposing the rezoning. A copy of this petition is attached hereto and forms a part of these Minutes:

Mr. Peterson went on to state that should this rezoning be allowed, he thought there were two or three other people in the area who were ready to apply for rezoning as well and, as a result of this statement, Council asked the Municipal Planner to review the criteria for duplex development, which he did, together with the proposed modifications of the criteria presently under study by the Advisory Planning Commission.

The Planner stated that this application was recommended for referral to a Public Hearing by the Advisory Planning Commission and that the application meets the new suggested duplex criteria.

Mr. Goesen of 459 Lakeview Street also objected to the rezoning and stated that this property has no access to a rear lane. He asked if this duplex were allowed, would he be able to change his existing house to a duplex.

Tuesday, November 9th, 1971,
Public Hearing, cont'd.

Mr. Tremblay, the applicant, suggested to the Hearing that possibly the objectors should look at the plans for the proposed duplex which he had available.

ITEM #2 - Reference No. Z65/71

"The District of Coquitlam Zoning Amendment By-Law No. 2034, 1971"

This item dealt with the rezoning of property located on the north side of Harper Road, east off Coast Meridian Road, and would be used as the Municipal watertank site.

Mr. Chetney asked that the proposed boundaries of the watertank site be explained, the type of storage facilities and what will be the future development for water storage in the area.

Mr. Hockey explained the boundaries of the watertank site and stated they are those of Lot 17, situated on the north side of Harper Road. Mr. Hockey also stated it is on this property that the first of two 250,000 gallon tanks would be erected to serve the water extension scheme presently underway and also went on to state that the location of the two watertanks would not in any way obscure vision, even when future development took place in the area. Mr. Hockey also stated that these would be prestressed concrete tanks which would be architecturally treated and that they would not be towers. Mr. Peacock, of Associated Engineering, stated that the 250,000 gallon tank would be 52 feet in diameter and 22 feet high.

Mr. Hockey, at this point, outlined the area which would be served by the presently contemplated scheme using maps and charts.

A Mrs. Ford, who lives on Hazel Drive, rose to oppose the rezoning as she stated that this would not serve people above Highland Drive and felt that it would be very simple to place these storage tanks at a higher elevation so that more people could be served. In answer to this, Mr. Hockey stated that due to several technical reasons, Hazel Drive will have to be serviced by a second stage and that this is only the first of several stages to service property in this area with water.

Mr. James, who lives at 3261 Mason Avenue, inquired as to where the pumping station would be placed and Mr. Hockey stated that the first stage pump would be placed just above Galloway Avenue on Coast Meridian Road on municipal road allowance. Mr. James asked the Engineering Supervisor whether this would be going in the front of his property and Mr. Hockey stated that at present it is not contemplated to be located at that location. Mr. Peacock of Associated Engineering Services stated that it is not known when the pump would be needed, and until such time, design detail cannot be finalized.

Tuesday, November 9th, 1971,
Public Hearing Minutes, kont'd.

ITEM #3 - Reference No. Z69/70

"The District of Coquitlam Zoning Amendment By-Law No. 2012, 1971"

This item dealt with the rezoning of property located on the northwest corner of Cartier and Schoolhouse Street to allow for the construction of a resthome.

Mr. Gordon Stene of Lynden Fonseca & Associates, Architects, represented the developers and showed to the Public Hearing an artist's conception of the proposed resthome.

Mr. Stene went over the background of their application and stated that the developers had purchased the property some four years ago and had contemplated several different types of projects for the area and had come to the conclusion that this development would suit the site best. Mr. Stene stated that the building had been designed under the Provincial Government specifications for personal care homes. Mr. Stene went on to state that in the Provincial Handbook on design of such homes, it is recommended that they be close to shopping and in areas of activity where the residents can observe children and other surrounding activities.

Mr. Stene went on to state that the location of the proposed home is close to shopping, is close to bus service and that it is centrally located to the Lower Mainland for people who want to visit or for people who wish to travel.

A lady in the audience inquired of the architect, how they propose to build on the fill which has been placed on this lot and Mr. Stene stated that in his opinion there would be no problem as this is mostly gravel and he can see no problem whatsoever with footings for the proposed building. He also went on to state that the gross floor area of the proposed is half of what an apartment would have, were they to proceed with construction with that type of development on this property.

Ald. Gilmore inquired of the architect as to whether or not this was a private hospital and the architect stated that yes it would be a private facility and would be operated for profit. He went on to state, however, that they have a letter on record with the Municipality that if the Welfare Department are interested in placing persons in this facility, they would be most happy to enter into negotiations in this regard.

Mr. G. Richardson who lives on Charland Avenue stated that he represents the Rochester Ratepayers Association and his group had not been notified of this proposal and felt that they did not have time to look into the proposal and make a submission at this time. He also stated that it should have been the responsibility of the developers to seek out the ratepayers in the area and to ascertain their feelings with regard to the rezoning.

Ald. Tonn informed Mr. Richardson that he had informed Mrs. Fraser, the Secretary of the Rochester Ratepayers Association of the first Public Hearing which was held October 21st, 1971 and subsequently cancelled, of the proposal and, therefore, their group had received notification of the proposal.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

ITEM #4 - Reference No. Z 97/70

This item dealt with a land use contract for the development of a prefabricated housing scheme on the southeast corner of Dewdney Trunk Road and Irvine Street.

Mr. Max Mundy, representing the developers, gave a short history of the events leading up to this Public Hearing, and stated that they believed they had covered the area of the plans and specifications for the development they proposed at the previous Public Hearing and stated that he could assure the people that if Council see fit to allow the developers to proceed with the project, that all people in the area would be happy with the final outcome.

The Municipal Planner went through the proposed land use contract, clause by clause, and gave explanations of items included in the contract. The Planner stated that were there to be any major changes in the contract at a later date, these changes would have to come back to a new Public Hearing.

Ald. Gilmore inquired of the developer, if they do plan to file a Strata Plan and the developer stated that they would. Ald. Gilmore then stated that there is no stipulation in the contract to guarantee that a Strata Plan would be registered and the developer agreed that this was so.

Mr. Mundy, speaking on behalf of the developer, stated that once this contract is signed, the agreement would be registered in the Land Registry Office and would take precedence over any Strata Plan subdivision. He also stated that before a Strata Plan can be registered, each strata lot must be substantially complete.

The Planner stated that it is probably in the interests of the developer to register a Strata Plan so that the Home Acquisition Grant and the Home Owner's Grant will apply.

Ald. Gilmore stated that it is highly questionable as to whether or not the Municipality would be able to impose a lump sum assessment on the whole project should the Strata Plan not be filed.

Mr. Mundy, speaking on behalf of the developers, stated that they have no intention to do otherwise than to register these Strata Titles Plan.

A Mrs. Sheila Jones of 859 Baker Drive read to the Public Hearing a 12 page brief with regard to the proposed land use contract, outlining her objections. A copy of this brief is attached hereto and forms a part of these Minutes.

A Mr. Whalen of 870 Greene Street read a brief to the Council in which he stated that he felt it was the obligation of Council to re-open the whole model of the land use contract to another Public Hearing and, therefore, asked Council to adjourn this Hearing in order that all of the public may be heard on the broadest terms of reference.

A copy of Mr. Whalen's brief is attached hereto and forms a part of these Minutes.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

Mrs. V. Anderson of 2986 Dewdney Trunk Road addressed the Hearing and expressed her opposition to the land use contract and also submitted a written brief, a copy of which is attached hereto and forms a part of these minutes.

On the subject of the possible adjournment of this Public Hearing as suggested by Mr. Whalen in his brief, the Members of Council made the following motion to fully clarify the situation:

MOVED BY ALD. GILMORE
SECONDED BY ALD. MCKENZIE:

That all persons who wish to speak tonight on the subject of the proposed land use contract would be heard and they would in no way be limited to speaking only on the provisions contained in the proposed contract itself, but would be allowed to speak on the whole concept of a prefabricated housing scheme in the area proposed.

CARRIED UNANIMOUSLY

Another lady rose to object to the rezoning and stated that she had visited the sales lot of the developers and priced one of their double wide trailers which measures 68 feet by 12 feet and had determined that it was priced at \$10,995.00, together with \$4,000 for the plot of land, meant that the actual square footage cost for this type of housing was \$18.35 per square foot. She further stated that she had obtained the square footage costs for some smaller condominium housing and had found this to work out to \$16.40 per square foot. She stated, therefore, that this does not work out to be low cost housing. She also stated that in her opinion, this type of housing was not good for families with children as the area which they have for study, recreation purposes within the trailer itself are very restricted.

A lady in the audience inquired of Ald. McKenzie that how can Council permit mobile or prefabricated buildings in the District when the School Board will not allow the use of portable classrooms. Ald. McKenzie stated that the School Board does use limited numbers of portable classrooms as it is the policy of the Board that they would rather build permanent structures. Ald. McKenzie went on to state that some of the School Board offices are portable prefabricated units and that to his knowledge 80% of the housing starts in the U.S. were of mobile or prefabricated units and that the Federal and Provincial Governments are both now urging more of this type of development in Canada.

Mr. Jim Slater stated that he sells the units proposed to be placed on this development and it is now a fact that the depreciation factor which was present previously on mobile home is not applied to the same extent at this time.

Mr. James stated that in his opinion, this development would be good because mobilehome parks can be relocated at low cost when a higher or better use is found for the property, whereas permanent housing is very expensive to relocate. He went on to state that the area where this is being proposed will eventually most likely have a higher use because of the overflow which will most likely come as a result of the expansion of the City of Port Coquitlam and, therefore, the prefabricated housing scheme could be considered an interim use of the property.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

A Mrs. Burgess who resides on Greene Street stated that you can't have both, namely an interim or temporary use and also call it, the proposed development, a permanent development. She went on to state that private homes must have a one to five ratio of land to building and wondered why an exception should be made for these developers who are essentially placing single family dwellings on smaller lots.

A Mr. Whalen addressed the Hearing and asked Council what their position was with regards to this contract and he wondered particularly if Council were not committed to approving the contract because of the work and time put in by the developers. Mr. Whalen went on to state that he felt the United Mobile Home Owners Association had a good plan in comparison to the one being proposed tonight and that the plan presented by the developers does not help the people presently living in the District of Coquitlam. Mr. Welta of the United Mobile Home Owners Association addressed the Hearing and stated that the expected life of a mobile home has been determined to be from 37 to 40 years as shown by a study recently done in the United States. He went on to state that he does not know of too many homes which have the same life expectancy.

Mrs. Godidek, 2928 Dewdney Trunk Road, read a brief to the Public Hearing, a copy of which is attached hereto and forms a part of these Minutes.

Mr. Hodson, representing the developers, stated that they have visited the Honourable Dan Campbell in Victoria and had been told by him that one of the reasons for the Strata Title legislation was so that full taxation could be levied on mobile homes.

At this point Ald. McKenzie suggested to the Public Hearing that possibly the balance of the items on the Agenda should be proceeded with and that further representations would be received once the Agenda is completed.

MOVED BY ALD. MCKENZIE
SECONDED BY ALD. GILMORE:

That the Public Hearing proceed to the next item on the Agenda and that further representation on the Hoing Land Use Contract be received from anyone wishing to speak once the complete Agenda for the Public Hearing has been completed.

CARRIED

ITEM #5 - Reference No. Z 71/70

"The District of Coquitlam Zoning Amendment By-Law No. 1954, 1971"

This item dealt with the rezoning of property located on the southwest corner of Blue Mountain Street and Austin Avenue to RM-3 for purposes of establishing a Senior Citizens' Housing project.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

Mr. Booth, representing the Blue Mountain Senior Citizens Housing Society addressed the Hearing and stated the background to their application and made reference to the first Public Hearing they had attended as well as reference to the three readings the rezoning by-law had already received.

Mr. Booth then presented a coloured artist's conception of the proposed high rise building and stated that the major portion of the site on which the building would be erected will be landscaped and would be a garden area. He went on to state that the unit as originally envisioned would be 12 stories, ten of which are above the street level on Austin Avenue and that the total number of people to be housed in the development would be 143.

Mr. Booth also went on to state that with regard to commercial development which was suggested for the highrise, the only type of commercial development which would be contained within the development would be a workshop for elderly people and that from time to time sales may be held for articles which were manufactured by the residents of the unit.

Mr. Booth submitted a brief on the proposed project, a copy of which is attached and forms a part of these Minutes and this brief makes reference to signatures which appeared on the original petition submitted by Mr. Howarth and to the manner in which the signatures were obtained.

The Clerk brought to the attention of the Hearing that a petition of some 300 names opposing the project had been received, as well as individual letters from Mr. Brager, Mrs. Rupert and a Mr. McGrath.

Mr. Brager addressed the Hearing and stated that representatives of the Society had called on his home and at other homes during the daytime when the husbands weren't home and also the members of the Society did not seem to have answers to questions put to them.

A Mrs. Rupert also addressed the Public Hearing and stated that she had not been contacted by the Society.

Mr. Payne rose to address the Public Hearing and stated that he was present to represent the Old Age Pensioners Organization of the District and stated that the Senior Citizens Home is the soundest investment this community can make. Mr. Payne went on to state that old age pensioners like to feel independent and, therefore, like a facility which will provide them with such independence. He also stated that the people in Christmas Manor enjoy life to the full and that homes such as this are needed as the old age pensioners cannot afford to keep their homes in the District as taxes, water rates, etc. are climbing steadily, whereas the income of these people does not rise. He also stated that the proposed development would be good as workshops would be provided within the project to allow the residents to remain active.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

Mr. Denis Howarth of 850 Austin Avenue addressed the Council and stated that most residents in the area opposed the rezoning for a Senior Citizens' High Rise in this area as can be seen from the almost 300 residents who signed the petition of opposition which has already been submitted to Council.

Mr. Howarth went on to state that Council had seen fit to advise residents in the District of Coquitlam every two years by means of a pamphlet of the contemplated apartment zones in the District and had consistently rejected all applications which had not been in conformity with this circulated plan.

Mr. Howarth also stated that in his discussions with people in the area, it had become evident to him that there are three different areas of thinking as to the rezoning. These being:

1. Those people who don't want to live anywhere near a high rise structure and, therefore, are opposed to this application.
2. Those people who are opposed to this application because it is not consistent with the planning of the District of Coquitlam.
3. Those people who are not opposed to the rezoning as they feel it will strengthen their hand for the rezoning of their property in the general area for commercial or apartment development.

Mr. Howarth also informed the Hearing that if this rezoning were approved, the pressure which already exists for rezoning of property on the north side of Austin Avenue to multiple family structures would increase greatly and there is the possibility that such rezoning would be approved. He stated that in his opinion, all future senior citizens high rise structures should be built in those areas designated for high rise structures in accordance with municipal planning.

Mr. Howarth stated that in his opinion, the church should sell the property which they propose to develop, possibly to the Parks Board for a park, and that they then purchase a location which would be much safer and more agreeable for senior citizens in a proper RM-3 area. Mr. Howarth stated that after all arguments had been placed before the Hearing tonight he would like to present a brief on the planning of senior citizens' housing in the Greater Vancouver area and more particularly in the District of Coquitlam. A copy of this brief is attached hereto and forms a part of these Minutes.

Mr. Nelson, 935 Austin Avenue, stated that in his opinion the Council are presently considering a type of rezoning similar to that which the Vancouver Golf Course had applied for across the street and which had been turned down just recently.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

A lady who lives at 1752 King Albert Avenue spoke in favour of the rezoning and stated that if it is inevitable that the area in question eventually go for multiple family structures, why not let the senior citizens have their home at this time.

Ald. Gilmore questioned whether or not we might just possibly be taking care of the existing need for senior citizens homes with those presently under construction in the Greater Vancouver area or already in operation. He felt possibly this full question should be studied in more depth.

Mr. Chappell stated that he understands that approximately 75% of those persons presently residing in Christmas Manor did not live in Coquitlam prior to taking up residency in the senior citizens structure and felt that the need within the Municipality should be established and people from outside should not be brought in to low rental housing projects situated in Coquitlam.

Mr. Chappell also requested what advice the Council had received from the Advisory Planning Commission in regard to this application. The Municipal Planner read the resolution that the Advisory Planning Commission had passed on March 3, 1971 which recommended approval in principle of the proposed project.

Mr. Vallance inquired of the Municipal Planner what his recommendation to the Planning Commission was and he replied that his original recommendation to the Society was that they consider low rise housing. Mr. Buchanan went on to state that he had never made a direct recommendation on this application to the Advisory Planning Commission.

Mr. Clare, who resides on Rochester Road, stated that he had just recently moved into this area and one of the reasons behind his decision was because of the planning which had indicated no apartment projects in this area and he feels that spot zoning is bad. He went on to state that the intersection of Blue Mountain and Austin Avenue is a very important one and that all this structure would give would be to add more congestion.

Mr. Payne, in answer to a statement made earlier, stated he felt there were enough people in Coquitlam itself to fill the proposed projects.

Mr. Rupert, who lives in the area, stated that the senior citizens are not the issue behind the opposition at this Public Hearing, that the only issue is whether a high rise structure should be allowed in this particular area.

Mr. Graves of 512 Blue Mountain Street, stated that the Municipality has always respected its official plan and that there still is area available for high rise development and did not feel that a new area should be added.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

A Mr. Brager of 928 Charland Avenue also brought up the point of a 20 foot lane allowance in the vicinity of the church being deeded over to the church and wondered about a buffer zone being provided. The Municipal Planner stated that while there is a tentative application for the cancellation of this lane, it is in the very early stages and that all adjacent property owners would have to be contacted before any action was taken.

Mr. McGrath of 909 Charland Avenue stated that as well as this proposed structure, there are plans for an addition to the church plus an additional 100 parking spaces and he is opposed to the whole concept.

A Mrs. Rupert of 445 Joyce Street requested to know where the access roads to the development would be and Mr. Booth informed her that the existing exits to the property would also be the exits and entrances to the new development. Mrs. Rupert stated, therefore, that access and egress from the development would be going on to a busy four lane road which could only add to the congestion at this corner and she questioned whether Charland Avenue would become one of the main accesses to the development.

The gentleman who resides at 927 Charland Avenue stated that he was opposed to the project and stated that all the cars on the project would be parking adjacent to his fence and that as his sundeck overlooks this area he could not even enjoy using this facility because of the activity on the church property.

Mrs. Fairweather who lives on Rochester Avenue stated that she could see no harm in this project coming to anyone in the District and informed the meeting that in her opinion the traffic on Austin Avenue from Christmas Manor project has created no problem in that area and as well the landscaping on this proposed project would be very attractive and will add to the aesthetics of the whole area.

The owner of 844 Austin Avenue rose to express his opposition to this project and stated that if this project were proceeded with he would be making application for rezoning of his property. He went on to state that he also felt this was not the best area for this type of development as there is no bus transportation in the area and also the intersection is going to be a very busy area and all the people from the project would have to cross Austin Avenue and Blue Mountain Street in order to reach the park or shopping facilities.

Mrs. Fairweather, addressing the Hearing again, stated that we are trying to push the old people out and the old people like to be in busy areas where they can see people, where they are close to shopping and where they are close to parks and such facilities.

Mrs. McGrath addressed the Hearing and stated that she is also opposed to the rezoning to allow this senior citizens' high rise project.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

Mr. Doug Wylie who resides on Dennison Avenue rose to object to the rezoning and stated that while all people in this area are sympathetic to senior citizens housing, they are opposed to a high rise in this area.

At this point, several people in the audience rose to express their opposition, among them the residents of 770 Austin, 833 Austin, 814 Austin, and 421 Ashley.

Mr. Vallance addressed the Hearing and stated that the Society should go to Council and request to purchase land from the Municipality and suggested that possibly one area would be the Municipal property in the Poirier Street section of the Municipality.

The owner of 930 Dennison Avenue also addressed the Hearing and stated that Council have established policies for the locating of apartment buildings, and these policies should be followed.

At this point it was decided to proceed with the balance of the Agenda and to return to this item after all other items have been disposed of and anyone wishing to speak could remain and do so at that time.

ITEM #6

"The District of Coquitlam Zoning Amendment By-Law No. 2035, 1971"

This item dealt with the rezoning of properties located in the Laval Square area and was being undertaken to assure a maximum control over increases in density in the area.

There was no opposition expressed to this rezoning.

ITEMS #7 and #8

"The District of Coquitlam Zoning Amendment By-Law No. 2, 1971"

"The District of Coquitlam Zoning Amendment By-Law No. 3, 1971"

This item dealt with the rezoning of property located on the west side of Pipeline Road, north of Westwood Racing Circuit, to Gravel Pit Resource (A-2) and also dealt with the establishment of an M-4 zone to allow for an asphalt and concrete plant to be constructed.

Mr. R. Kjelson rose to address the Hearing and stated that a meeting has been promised to consider the future of the whole gravel industry in the District and felt that no more rezoning should take place until after this meeting has been held and until after the new Council takes office in January.

ITEM #9 - Reference No. Z 40/71

"The District of Coquitlam Zoning Amendment By-Law No. 4, 1971"

This item dealt with the rezoning of property located at 1404 and 1408 Brunette Avenue to allow for construction of an apartment of not less than four stories.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

Mr. Hansen, the architect for the project, stated that he had submitted preliminary plans to the Planning Department and informed the Hearing that this apartment would be a low rental housing project to be financed by the C.M.H.C. He went on to state that the amount of financing available for this type of housing was 90% of the actual cost at a very low interest rate and that the apartments in the project would be limited to persons within certain income ranges.

Mr. Hansen went on to state that the project would be an eight storey high rise building which would cover approximately 15% of the land area and that a swimming pool and playground would be provided within the project. He went on to state that the developers felt this to be their own private urban renewal scheme in the area and that the rental rates for apartments would be somewhat less than other apartments in the area.

On Question from the Council, Mr. Hansen stated that the Provincial Welfare service has the right to check from time to time on the rent being charged and on the income of the people who are living in the project to determine whether or not they are eligible. He went on to state that as he understood it, the income limitation for residents would be \$6,400 per year, however, some exceptions could be made for persons seeking short term accommodation.

Mr. Hansen stated that the project would have sixty suites and these suites would be composed as follows: two 4 bedroom suites renting at \$225.00 per month; nine 3 bedroom suites renting at \$165.00 per month; twenty-four 2 bedroom suites renting at \$140.00 per month; twenty-five 1 bedroom suites renting at \$100.00 per month.

Mr. Hansen stated that this is a firm proposal and that the project would be sponsored by the New Westminster County Coöperative Housing Society which is a non-profit society and that they currently have their application before the C.M.H.C. and the C.M.H.C. are awaiting further developments from the Municipality before proceeding with the application.

ITEM #4 - Reference No. Z97/70

At this point the Council returned to further consideration of the Land Use Contract for prefabricated housing scheme on the southeast corner of Dewdney Trunk Road and Irvine Street.

Mr. Hodson representing the developers, at this point read a letter from a Mr. J. H. Gilmour, architect and planner, who had studied the proposal and had submitted an opinion to the developers on the area for such a development and in this letter Mr. Gilmour had expressed only one reservation and that was there was not a park close to the development.

Mr. Hodson stated that each individual lot would have enough space available for the number of cars owned by the residents of that lot and that parking for other vehicles such as boats and trailers would be in a separate area and this area would not be included in the 10% recreational area to be provided. With regard to the tax appeal section of the agreement, Mr. Hodson stated that the only reason this was inserted was to be sure that if the individual units could not be assessed, the developer would have some right of appeal on assessments as do all persons in the Municipality.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

Mr. Whelan addressed the Hearing and stated that Mr. Gilmour's letter was not before the Council at the Public Hearing considering the Land Use Contract but was at the Public Hearing at which time a mobilehome park was being considered and, therefore, Council should not consider this letter at this Public Hearing.

Mrs. Jones stated that the average size of the lots must be 4,000 square feet and she realizes that some will be larger and there is no limitation to how small the lots can be. She also wondered whether any letter had been received from Victoria on whether or not this type of development could be undertaken under the Strata Titles Act and, if so, whether taxation in the regular manner would be allowed.

Mr. Weltz again addressed the Public Hearing and stated that in his opinion, under the Municipal Act, that taxation of these types of units would be permitted and went on to state that the United Community Services Report prepared on statistics compiled in 1968 and since that time great changes have taken place in the needs and wants of the community.

Mr. James stated that in his talks with the Royal Bank, he has been given to understand that N.H.A. mortgages are available on a 20 year basis for this type of housing.

Mrs. Mary Weltz addressed the Hearing and stated that she presently works in the Bank and that N.H.A. are approving loans for mobilehomes on a 15 year basis.

Mrs. Burgess brought to the attention of Council that it was her understanding that separate areas in the development were intended to be set aside for families with children but she felt that this could never be maintained as the owner of an individual lot could sell at any time and there was no control over the prospective purchaser. She went on to state that if the people in the area of Blue Mountain and Austin Avenue did not want the Senior Citizens' High Rise in that area, that she would gladly see it located on the property presently being considered for this prefabricated housing scheme.

Ald. Tonn inquired of the group whether they would oppose a co-operative mobilehome park in this area and some of the people stated that they would possibly not oppose such a development but would want to see plans before making any commitment.

ITEM #5 - Reference No. Z 71/70

At this point the Mayor called for full representations with regard to the Blue Mountain Senior Housing Society application for rezoning and there was no further opposition expressed.

Tuesday, November 9th, 1971,
Public Hearing Minutes, cont'd.

PLANNER'S REPORTS

The Municipal Planner submitted a brief to the Public Hearing dealing with the items on the Agenda, the first being dated October 20th, 1971, the second being dated November 9th, 1971, and a copy of these two briefs are attached hereto and form a part of these Minutes.

ADJOURNMENT

There being no further representation with regards to items on the Agenda, the Mayor declared the meeting adjourned at 1.08 a. m.

CHAIRMAN

Address on Item #5
Public Hearing of November 9, 1971
On matters of proposed rezoning
In Coquitlam, B.C.

I am Denis Howarth, living at 850 Austin Avenue, six doors from the proposed rezoning.

Mr. Chairman, Members of Council, Ladies and Gentlemen:

This is a hearing to determine whether a property, now zoned and used for a church assembly, and located in one of the prime single-family residential areas of Coquitlam, should be rezoned for apartment use, to permit construction of an RM-3 high-rise, a high-rise which cannot by law be less than four, and has been planned to be as many as twelve, storeys tall.

Most residents of the affected area oppose such a rezoning, as I have reported to the members of Council. Almost three hundred of these residents have written to Council expressing their opinion that a high-rise apartment zone at that location would be unwise and improper.

These people recognize that Council is fully as aware as they are, probably much better aware, of the general arguments against sticking an apartment into a thriving single-family area. Council has been the originator of good policies to guard against the abuses that result from spot rezoning. It has established apartment development areas in Coquitlam and adhered to them; it has advised all the residents of Coquitlam, at two year intervals, of what these areas are; it took note of the vehement feeling expressed against the Golf Club's 1969 application for spot apartment zoning in this same neighbourhood, and has consistently rejected since then every proposal to rezone commercial or apartment in the area west of Blue Mountain Street and east of the Cariboo apartments.

The residents recognize very well that Council would never have considered such a rezoning proposal as this had it not, for wholly plausible reasons, thought it a special case. But to the neighbours of the projected building it is very far from being a special case. From having talked to most of them I know that they divide into three groups. There are those who are opposed because they do not want to live anywhere near such a tall building, whatever its design or its tenantry. There are those who are opposed because they wish rezoning to be consistent, so that all alike can profit or fail to profit by it. And there are those, less responsible, but perhaps not less clear sighted, who are not opposed because they think such a building will set a precedent for commercial apartment rezoning of their own properties. And despite the clear intent of all the planning bodies presently concerned with this matter, it probably will set such a precedent. The argument that led Council in 1969 to rezone the corner of Golf Course property across from Christmas Manor for a high-rise was that such a building would not change the quality of the neighbourhood, a quality already irrevocably determined by Christmas Manor; the other argument was that the Golf Club needed the money. The Golf Club needs money now, and has a

piece of property smack on the middle of Austin that it no longer requires for fairways. Private persons need money too. Just across the street from this proposed high-rise, on the north of Austin, pressure for rezoning already exists, and if this project is approved that pressure will immediately become intense. The residents greatly and reasonably fear that in the minds of a future Council the arguments of the rezoners will be undefeatable. So the evidence is that among property owners, prospective buyers, developers, and zoning speculators, all the evil consequences will flow from this rezoning that both Council and the Advisory Planning Commission, in regarding this as an isolated, special case, hoped to avoid.

Council established the principle that RM buildings should be in RM areas. Both Le Foyer Maillard and Christmas Manor are in apartment areas, and all future senior citizens' high-rise apartments should be in apartment areas. There is nothing that demands an exception should be made here. The church can sell its now subdivided lot, perhaps to the Parks Board-- we would like a park there; the church can sell its lot and purchase a location in every way safer and more agreeable for the senior citizens it plans to serve, a location where the building will not become a disruptive catalyst to its neighbourhood, and where the neighbours are already assured that they themselves can at any time profitably sell for apartments.

This, as I understand it, is the argument of those who oppose this zoning request, an argument that I expect other speakers will elaborate. After the arguments on zoning have been heard, I should like to present to Council and this meeting the result of research I have done on the present situation in planning senior citizens' housing projects in Greater Vancouver and particularly in Coquitlam. This presentation will be short, and germane both to this rezoning proposal and to any future plans for old age housing that come before Council. Thank you.

Dennis Hawthorn

The Background to Planning Housing Projects
for the Aged in Coquitlam, 1971¹

Prior to 1966, little had been done in Canada about providing specialized low-rent housing for poor persons over age 65; only 8000 living units for old people had been built in all of Canada under the federal financing provisions of what is now Section 15 of the National Housing Act.² But in 1966 a Canadian Conference on Aging was held in Toronto, and the Senate of Canada issued the Report of its Committee on Aging. The Senate report noted that the National Housing Act had recently been amended to facilitate financing of a range of privately sponsored projects, and recommended "That Central Mortgage and Housing Corporation conduct a sustained educational campaign to make everyone concerned aware of the opportunities, under the NHA as amended, to provide new and converted housing of many varieties for the use of older people".³

To finance a private non-profit housing project in British Columbia requires that the sponsoring society donate 10% of the total cost, typically through providing the land. The provincial government makes an outright grant of 33% of the cost, and requires that residents of the project have restricted incomes, not over \$500 total assets and \$200 a month income for single persons. The CMHC, when satisfied as to the usefulness and adequate design of the project, provides the remainder of the cost through a federal mortgage, and sets rental limits.⁴

There are three such old age housing projects in Coquitlam. The Earl Haig Society built 18 cottage type units, housing 22 people, at

¹ This report was occasioned by a proposal by the Blue Mountain Senior Housing Society to erect an apartment at Austin Avenue and Blue Mountain Street in Coquitlam for the non-profit housing of old age pensioners. This proposal would have necessitated a municipal rezoning of the affected property, and so became the subject for public debate from July 1971, when the proposal first became widely known, up to the date of this report, November 9, 1971. The author is a close neighbour of the proposed project who, in the course of investigating it, became aware that the relevant considerations in planning old age housing are often unknown both to private societies wishing to make a contribution to the field, and to municipal planners.

² Then Section 16. In addition, 167 public housing units financed under Section 35 were designated for old people. Senate of Canada, Final Report of the Special Committee of the Senate on Aging (Ottawa, 1966), p. 40.

³ Report of the Senate on Aging, pp. 40-43.

⁴ Typical current rentals for a high-rise project are those of the L. J. Christmas Manor: \$65 per month for a bachelor suite, \$75 for a one-bedroom suite (designated for couples), \$115 for room and board, shared bath. Rentals for the Earl Haig Society's self-contained cottage units are lower, in the range of \$40 for a single person and \$50 for a couple.

Austin and Laurentian in 1962. The Bicultural Society initiated Le Foyer Maillard on Alderson near Nelson, a seven-storey building providing room and board for 132 people, which opened in 1969 and took six months to fill up. The Burquitlam Lions sponsored L. J. Christmas Manor on Austin close to North Road, nine storeys, a mixture of room-and-board accomodation and self-contained suites, for 186 residents. It opened in February 1971, took over four months to fill up, has a fairly quick turnover in vacancies for room and board, and a growing waiting list for suites, as its existence becomes known beyond the municipality. Private projects financed through a CMHC mortgage can impose no local residency requirements, while municipally sponsored projects⁵ like the two recently completed ones in Burnaby do.

Because the last several years have seen a boom in construction of senior citizens' housing in Greater Vancouver, the current need for further construction is changing rapidly and is difficult to assess. Vancouver itself seems still to have a shortage of units, while Burnaby may have an excess. Overall, according to the Vancouver Housing Association, there is little further demand for boarding accomodation, some for self-contained suites in well located projects, and a great unfilled need for facilities providing personal care at reasonable cost.⁶ The rapidity of change in this field led Mayor Prittie of Burnaby, in a meeting of the Greater Vancouver Regional District Board in August, to call the situation chaotic, as reported in the Columbian.⁷ He said, "There is evidence that, when present projects are completed, Burnaby may have a surplus of senior citizens' public housing", and noted that the location of projects affects demand: "We have a surplus of applications for our high-rise under construction near Kingsway and Edmonds, but our North Burnaby development has too few applications." As a result of his remarks, the Greater Vancouver Regional District authorized a study of senior citizens' housing projects throughout the district. This study is now being conducted by Mr. Burns of CMHC.⁸

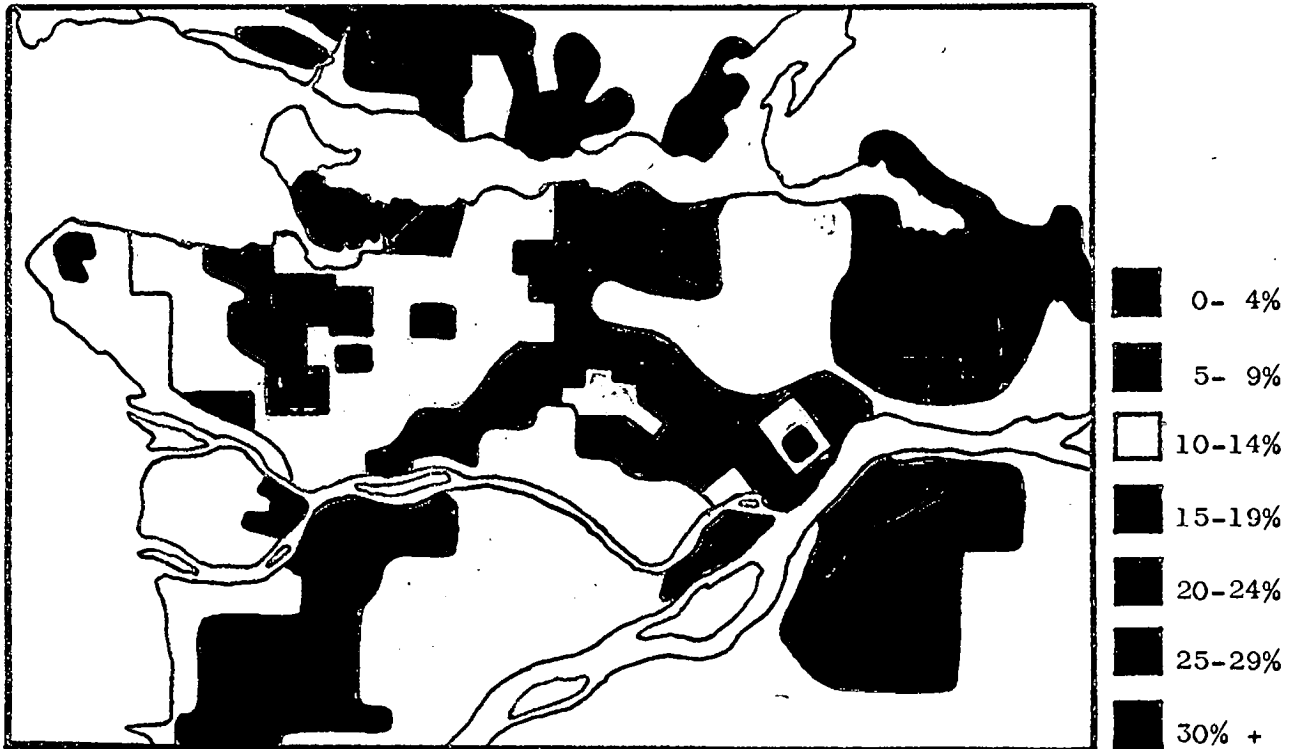
⁵ Financed under Section 35 of the National Housing Act.

⁶ From a conversation with Mr. Stratton, borne out by conversations with the managers of existing projects and by the nature of their waiting lists. The cost of providing personal care to residents, because no level of government offers operating subsidies, is high. A non-profit personal care home recently opened in Burnaby charges \$220 per month, and a rest home in Coquitlam charges a minimum of \$10 a day. Ordinary housing projects make it a condition of admission that the aged resident be able to look after himself.

⁷ "Senior Citizens' Housing 'Chaotic'", 26 August 1971, p. 3.

⁸ The Regional District requested the Vancouver office of CMHC to compile a factual report listing the existing housing projects by type, with details of their financing, location, design and date of construction, municipal residency qualifications for admission, distribution of the ages and sexes of the tenants, vacancy rate, waiting list, and relative demand for single and double units, having regard to the fact that the District may wish to institute a single central registry for housing applications, and noting that it is CMHC policy to assist planners with information but not to recommend on the need for construction. At present the Vancouver Housing Association maintains a registry for a number of

To understand how location affects demand, one must know where most aged people live. In Canada, 7.6% of the population is aged over 65, but this aged population is not evenly distributed. In British Columbia, 10.2% of the population are over 65, in Greater Vancouver 11.1% are, and in the City of Vancouver 13.4% are.⁹ Even within the city, people of retirement age are clustered downtown or in older residential areas.



Percentage of Population over Age 65
by Census Tracts in Metropolitan Vancouver in 1966

The accompanying map shows the distribution of old people in Greater Vancouver as a percentage of the overall population.¹⁰ The yellow areas contain percentages close to the median for British Columbia and Greater Vancouver. The redder spectrum colours indicate areas with higher concentrations of old people and the green and blue indicate areas with less. There are three areas in the lower mainland where the

private projects in Vancouver, and the B. C. Housing Management Commission one for a number of public housing projects throughout the province.

⁹ Gordon Edward Priest, "An Investigation of the Elderly in the Urban Environment with Special Reference to their Housing", M.A. thesis, Simon Fraser Univ. 1970, p. 29. Canada has a low proportion of aged compared to other western countries: Australia 8.4%, United States 9.3%, West Germany and Denmark 10.6%, United Kingdom 11.9%, Sweden 12%. Report of the Senate on Aging, p. 2.

¹⁰ The map is from Priest, p. 32, derived from the breakdown of population characteristics by tracts of metropolitan areas in the 1966 census; the argument on its relation to low-rental housing applications follows Priest.

proportion of aged residents passes 30%: the central business district, the Riverview-Valleyview Hospital complex, and White Rock (off the map). The proportion of aged shades off on either side of the central business district, and there are other concentrations of aged in Dunderave, in central Vancouver with peaks between Broadway and Sixteenth and in Kerrisdale, and in central New Westminster. In contrast, the suburbs have abnormally low concentrations of old people, being places where the young go to settle, while the family homes they leave are closer to the city core. Burnaby has a low proportion of old people, and Coquitlam an even lower; while within these municipalities South Burnaby has a higher proportion than North Burnaby, and Maillardville a higher proportion than the rest of Coquitlam.

Not all areas with many old people produce many applications for low-rental housing. The typical applicant for low-rent accomodation is a widowed woman in her seventies without independent means. But the aged in the central business district are largely single men, and in Kerrisdale they are comfortably well-off families who own their own homes. However, in areas with few aged people of any type, there will of course be little demand for special housing projects.

The overall aged population of Canada is housed as follows.¹¹

Population over Age 65 (1961 Census):

In own household	
Owners (houses)	50%
Renters (houses, apartments)	23%
Not in own household	
Living with relatives	15%
Lodgers, employees, etc.	8%
In institutions	4%
	<u>100%</u>

Some 50% own their own houses, and another 23% maintain their own households in rented accomodation. The rest live in the households of relatives, or lodge, or, a small percentage, are institutionalized. This table suggests that 31% or more of the aged population of any area might be candidates for some kind of apartment dwelling; a 1968 study suggests that the figure for Burnaby might be 39%.¹² There are about 1710 people over age 65 in Coquitlam. Some 600 therefore might be candidates for apartments of all types,¹³ but only a few of these will

¹¹ Table derived from that in the Report of the Senate on Aging, p. 124, transformed by the statistical information on pp. 38-39.

¹² The total of renters and lodgers, perhaps increased by some of those living with relatives. The Burnaby study is Proposed Senior Citizens' Housing (Corporation of the District of Burnaby, 1968), cited by Priest, p. 54.

¹³ In 1966 there were 2788 persons over 65 in Coquitlam (Vancouver census tracts 160-163), of whom 1328 were in the Riverview-Valleyview Hospital complex (census tract 163). Dominion Bureau of Statistics, Census of Canada, 1966 (Census Tract Series) (Ottawa, 1968). To the 1460 aged in the rest of the municipality I have applied a 3.2% annual growth rate, which accords with the estimated population growth of metropolitan Vancouver for those years, a total growth of 17% by 1971.

be poor enough to qualify for low-rental housing.

Since the income restrictions are set so low, most of the residents of low-rental senior citizens' housing are persons receiving the provincial welfare supplement, which together with the federal old age pension and old age assistance can bring the monthly income of an indigent single person to \$174. This gives an easy indicator of how many poor old age pensioners there are, and where they are. In September the number of pensioners in Coquitlam receiving the provincial welfare supplement was 316.¹⁴ At the same time, there was existing low-rental accomodation for 340. This suggests that any future low-rental project must draw its residents from outside the municipality.

Now, what constitutes good location of an old age housing project, with particular reference to a suggested site at Austin and Blue Mountain? Some much-quoted authorities say that such projects should be located in neighbourhoods that are already familiar to the residents.¹⁵ Against that, Mr. Nauss of CMHC has lately heard the argument, which he has no way of verifying, that some old people want to move to the Vancouver suburbs to be near their families. In any case, the neighbourhood should not be one where the old person, past the active socializing of his working life, has no existing attachments and no way of forming new ones except with his neighbours in a gerontological ghetto.¹⁶

A good neighbourhood for aged people should have a fair amount of bustle and vitality to it, a common daily life into which the aged resident can be integrated. And it should of course be near essential commercial, recreation, and transportation facilities, since the aged as a group suffer from reduced mobility and few any longer own cars.¹⁷

A pretty good place for an aged person to live would be between Woodward's and Moody Park in New Westminster. There is a department store with supermarket, a shopping district with a movie theatre and

Of the resulting estimate of 1710 people, 600 people is 35%.

¹⁴ Coquitlam Social Welfare Department. It would be an easy thing to determine how closely this figure relates to the actual residents of low-rental projects, and whether these persons were drawn to the municipality by the existence of such projects or were pre-existing residents of Coquitlam.

¹⁵ See, for example, Robert L. Wilson, Urban Living Qualities from the Vantage Point of the Elderly (Chapel Hill, 1960), and his sources.

¹⁶ In seeking opinion on the rezoning question, I had occasion in August to visit most houses in the residential area west of Blue Mountain Street. In doing so, while I noted many residents of retirement age, I found that most residents were home-owners with no wish to avail themselves of a senior citizens' housing project, and I heard no evidence that any had relatives who would both seek and be eligible for admission to such a project. Presumably, therefore, the tenants of any such project would lack previous ties to the neighbourhood.

¹⁷ See the works by Wilson and by Priest, and a chief source cited by Priest: Paul L. Niebanck, Housing the Elderly in Older Urban Areas (Univ. of Pennsylvania, 1965).

book and record stores, a good public library, a medical-dental building, and the park with Century House right in it. There are few slopes in the immediate area; slopes are a severe barrier to aged people. There is good public transport to downtown New Westminster and Vancouver. And the area is fringed with old residential areas where the person is likely to have friends. It is not perfect: there is too much traffic on some of the streets, and slopes to negotiate in going to church.

As to a site at Austin and Blue Mountain, the first thing to note is that very steep slopes and long distances effectively isolate the aged person without a car on two sides, cutting him off from the Lougheed Mall down Austin and Maillardville down Blue Mountain. There is a park three blocks up, and a small commercial district across the intersection. There would be a church right alongside, for residents of that denomination. The municipal social centre and anything like a library is far away. There is nothing to do in the neighbourhood except walk about the grounds or streets, or buy necessary things.

A recent study by Gordon Priest¹⁸ rated eleven randomly chosen Vancouver senior citizens' housing projects on the basis of their distance from essential facilities, finding that only five of these fell within acceptable limits. The others he suggested imposed long-term physical and psychological burdens on the residents of the projects. Applying his distance formula to these two hypothetical sites, the New Westminster one would rate very well, while the Austin and Blue Mountain site, compared to the eleven projects studied by Priest, would rate third worst.¹⁹

When the need for housing has been established, and the location chosen, the next consideration is to choose the type. The high-rise apartment is in favour now as servicing the greatest number of residents for the land and construction costs. Formerly the cottage type of project was preferred as being more agreeable to the inhabitants. Some

¹⁸ Allen G. LeFevre and Gordon Priest, "Locating the Senior Citizen Housing Development", Unpublished paper, Simon Fraser Univ. 1969. Incorporated in Priest's 1970 thesis.

¹⁹ The formula for comparing sites involves counting the number of average-sized blocks from the site to an essential facility, doubling any blocks that have steep (over 5%) slopes, halving any traversible by bus, and multiplying the resulting "exertion" distance by a factor representing the average number of times per month that a senior citizen will use that facility. The numbers obtained for all the facilities are added, a total over 57 indicating a relatively bad site and one below that a relatively good one. Supposing there to be 12 "average-sized" blocks to a mile, the number of blocks, weighted for exertion, to the listed facilities are, from these two sites respectively: corner store (multiply by a factor 3.80) 1½, 1½; supermarket (x 3.26) 1½, 3½; drug store (x 1.50) 2½, 4½; clinic (x 0.20) 2½, 7; bank (x 1.08) 3, 3½; church (x 3.50) 6, ½; library (x 1.00) 1, 21; social centre (x 2.00) 1½, 26; park (no multiplier) ½, 3; bus (no multiplier) 2, 21. The total "spatial cost" number for the New Westminster site is 46, and for the Austin and Blue Mountain site 128. The numbers obtained by Priest for the Vancouver sites are 20, 23, 24, 51, 55, 77, 79, 84, 100, 143, 148.

comparative research exists on this subject, though it is slight,²⁰ and no research is a substitute for the imagination of the planner, a self-inquiry into what type of building he would himself choose to live in, old or young.

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²⁰ See, among the list of sources: Beyer and Nierstrasz, Housing the Aged in Western Countries, for a survey of housing types particularly in Western Europe, with numerous plans and photographs; Carp, A Future for the Aged, for a lengthy study of a single high-rise project in San Antonio, Texas, and its effect on its tenants; Barker, California Retirement Communities, for analysis of a trend towards construction of entire communities for the middle-class elderly in parts of the United States; Dept. of National Health and Welfare, New Dimensions in Aging, for a report on a range of existing imaginative programs in the housing and care of the elderly in Canada and the United States; the booklets of the Vancouver Housing Association, for details of the organization of housing projects; and the Central Mortgage and Housing Corporation booklet Housing the Elderly, for current standards in the design of housing units.

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"Senior Citizens' Housing 'Chaotic'." The Columbian, 26 August 1971, p. 3.

Conversations with: Mr. J. R. Insley, Earl Haig Society; Mr. H. Viens, Manager of Le Foyer Maillard; Mr. Clarke, Manager of L. J. Christmas Manor; Mr. William Booth, Blue Mountain Senior Housing Society; Mr. Nauss, Central Mortgage and Housing Corporation, Vancouver; Mr. Stratton, Vancouver Housing Association; Mr. Sutherland, B. C. Housing Management Commission; Mr. Bombadiere, Coquitlam Social Welfare Department; Mr. Robert Prittie, Mayor of Burnaby.

Distribution of this paper:

Messrs. J. L. Ballard, L. A. Bewley, R. E. Boileau, J. W. Gilmore, C. W. McKenzie, R. B. Stibbs, J. L. Tonn, Council of the District of Coquitlam.

Mr. Robin Burns, Central Mortgage and Housing Corporation, Vancouver.

Mr. Robert Prittie, Mayor of the District of Burnaby.

Mr. J. E. M. Robinson, Advisory Planning Commission of Coquitlam.

Mr. William Booth, Blue Mountain Senior Housing Society, Coquitlam.

Mr. Daniel R. J. Campbell, Minister of Municipal Affairs for British Columbia.

Mr. Philip A. Gagliardi, Minister of Rehabilitation and Social Improvement for British Columbia.

Denis Howarth
850 Austin Avenue
Coquitlam, B.C.

Denis Howarth

• B R I E F •

SUBJECT: PROPOSED PREFABRICATED HOME PARK or
PREFABRICATED HOUSING SCHEME or MOBILE HOME PARK, on
DEWDNEY TRUNK ROAD at IRVINE STREET, described as Lots
A & B of Blocks 2 & 8 of District Lot 378, Group 1,
Plan 4403, New Westminster District, which land has
been designated as a Development Area under By-Law 1967 of
the Municipality of Coquitlam,

AND the DRAFT of a LAND USE CONTRACT betw
ween GAVIN ESTATES LTD., and the CORPORATION of the
DISTRICT OF COQUITLAM.

PRESENTED AT THE PUBLIC HEARING, at MUNDY ROAD ELEMENTARY SCHOOL,
COQUITLAM, B.C. on November 9, 1971.

PRESENTED BY: Mrs. Sheila Jones,
859 Baker Drive,
Coquitlam, B.C.

The Honorable Mayor and Aldermen, and fellow citizens of the District of Coquitlam.

May I thank our Council for authorizing, by letter, dated Oct. 12, 1971, my receipt of the draft of the Land Use Contract for a Prefab Home Park on Dewdney Trunk Road at Irvine Street, and suggesting my review and comments on the basis for an agreement between Gavin Estates Ltd. and the Municipality, with the invitation to present a brief on the subject at the Public Hearing. (The Hearing was re-scheduled from Oct. 21st to Nov. 9, 1971.)

I will preface my comments on the subject by saying that at the previous Public Hearing, on Sept. 8th, 1971, I had an overwhelming feeling of frustration - a mixture of anger and helplessness, and began to doubt the value of attendance at a Public Hearing. The atmosphere created on Sept. 8th, and the comments made by several gentlemen, suggested that there was continuing animosity between Council and citizens of this municipality; there was the all too frequent and strong suggestion that we citizens are something less than knowledgeable, and that our motives are entirely selfish while those of the proponents of this scheme are humanitarian. And even more insulting, the recurring implications were that we women can't possibly know anything of importance about municipal affairs. Heaven help me, I almost felt like joining Women's Lib. For shame Gentlemen!

Therefore, thank you for this opportunity to show that we women can dig out facts, present them coherently, and proudly stand up to be counted.

Yes, what I have to say does relate directly to this proposed Land Use Contract and to the basis for such an agreement.

REFERENCE MATERIAL: First, may I ask your Worship, the Mayor, and each Honorable member of Council, if you have read the report, dated January 1971, entitled, MOBILE HOME LIVING IN THE LOWER MAINLAND, prepared by the Social Policy and Research Dept.,

United Community Services of the Greater Vancouver Area? In the light of information given at the previous Public Hearing, there is a great deal of food-for-thought in this research project.

DEFINITION-KIND OF PARK? - Before looking at the relevant findings and recommendations, let us consider one point which suggests that our Council has not digested the implications of this Mobile Home Study, nor the questions raised at the previous Public Hearing. I refer to the continuing use of the term "Prefabricated Home Park or Housing Scheme, in the proposed contract and in related correspondence. I note, however, that some members of Council, some municipal personnel, and many citizens call it a Mobile Home Park, and the developers, on Sept. 8th, repeatedly referred to the cost of their "trailers" and to "Mobile Homes." In precise reference to this terminology, I'll quote from the report that certainly seems to be clear.

QUOTE: A mobile home is plant manufactured, but it should be differentiated from prefab and package housing... Prefab and package housing are built on the site with plant manufactured elements... A mobile home is built as a complete dwelling and only minor additions can be made to it, unquote.

Further, according to the British Columbia Health Act, a mobile home is "a structure manufactured as a unit, intended to be occupied in a place other than that of its manufacture, and designed for dwelling purposes." This is important because this Health Act is the only provincial legislation with some force to control standards in Mobile Home Parks, even though it only refers to public health aspects.

Although I do not have a legal definition of a mobile Home Park, these statements reaffirm our belief that these independent units designed for permanent occupancy, and ready for occupancy when they arrive at the site where they are to be set up, and

placed on permanent foundations are, in reality, not prefabricated homes, but are "mobile homes" to be placed in a "Mobile Home Park."

I would therefore ask why this proposed development is not called by the appropriate name, Mobile Home Park, so that the implications are clearly understood? All present and future Standards and Legislation would therefore refer to this and any subsequent similar developments in specific terms. Do we need loopholes? Is it because "prefab home" sounds more like a conventional home? Or like "low-cost housing?" Or is it related to the B.C. "Strata Titles Act?" We were repeatedly referred to this Act, on Sept. 8, 1971, as assurance that this development would be "fully taxable," like a condominium. This development is neither like a conventional home nor a condominium; and it is not low-cost housing.

In the proposed Land Use Contract, both terms, "Prefab Home Park" and "Mobile Homes," are used. For example, on page 2, item 3, the plans of the development ~~work~~ as Schedule A, are entitled "Prefab Home Park," but under item 5, the dwellings are referred to as meeting the standards relating to "Mobile Homes" of the Canadian Standards Association such that the Building By-Law does not apply. Are you bending this way and that just to find areas for agreement rather than using realistic means to ensure safe, and socially and physically healthy environments in our Mobile Home Parks? If such guarantees are not provided by legal means, or if the term Prefab precludes the application of controls to this proposed development, or if the false hope for increased tax revenue over expenditures is the only consideration, then the way is being paved for potential over-crowding and slum-conditions with all the related social and financial problems. These are heavy costs; both in human life and in money for increased health, welfare, educational and other public services.

I would even be impertinent enough to ask, whose "rights" are being preserved; those of the citizens who will live in these Mobile Homes, or those "rights" of the land owners, land developers and land brokers? As you well know Gentlemen, the first responsibility of Council is to act in the best interests of all the citizens whom it represents.

FINDINGS OF THE MOBILE HOME STUDY:

The aim of the Research Study of the United Community Services was to determine whether or not Mobile Homes could help to solve the housing shortage in the Lower Mainland by increasing a "choice of housing" in those municipalities which allow Mobile Home Parks. (7 of the 12 Lower Mainland municipalities do not allow these parks.)

The over-all conclusion drawn from this Study & Recommendations is yes, Mobile Home Parks could relieve a housing shortage, BUT under quite different circumstances than exist today, and with far greater and more explicit regulations than are covered in this proposed Land Use Contract or in related Federal, Provincial or Municipal Legislation.

Obviously, a municipality such As Coquitlam, must not plunge into this kind of private housing scheme on an experimental or trial-and-error basis. There is far too much evidence that a great deal can be learned from current experiences in Mobile Home Park developments, locally and in other parts of Canada & in the U.S.A. It requires a lot more study and care than has been given to date.

Let me emphasize that this Study of Mobile Home Living was done by skilled research people, for human, not monetary or profit considerations.

STANDARDS & CONTROLS: One basic and somewhat alarming finding is that in Canada and in the U.S.A. where this life-style (Mobile Home Parks) is growing rapidly, there is an outstanding lack of

basic standards and controls; i.e. legislation, on a national or local level, and no adequate means of ensuring good calibre Mobile Home Parks.

1.
In this regard, the Study recommended^{1.} that the Provincial Government be asked to draw up model by-laws for mobile home sites for the guidance of municipalities and regional districts. The by-laws would include standards of density, spacing, occupancy, utility services, landscaping, play areas, access, private and public open space.

2. Recommend to municipalities and regional districts that they make special provision in their zoning by-laws and plans for mobile home sites, as distinct from trailer courts, with due reference to the proximity of utility services, stores, schools, etc. Mobile homes should not be scattered randomly in residential areas, and their inclusion in other than residential areas should be subject to very close scrutiny.

In considering the site of this proposed development, on Dewdney Trunk Road, and by examining the proposed Land Use Contract, I find little assurance that these recommendations could be safely by-passed or adequately covered in such a contract. Also of note, it is well known, and stated clearly in the Study, that even the very limited controls existing to-day are not enforced in the great majority of the present Mobile Home Parks.

Regarding planning for sites, and proposed zoning, a Council letter to property owners, dated Dec. 15, 1969, offered a "land use plan," particularly with apartment construction in mind, as a "policy guide over the next two years" to give us "knowledge of ~~the~~ the policies of Council and confidence in the future." Change is inevitable, but there have been so many recent conflicts between Council and groups of concerned citizens over zoning changes, land-use changes, and admitted poor apartment planning, that we wonder about confidence in the present, let alone in the future. Where is the credibility gap? Why must we overflow Council

Chambers, as on Sept. 8, 1971, submit our protestations with over 350 legitimate signatures on short notice and still have to attend Council meetings regularly and re-organize our efforts for several Public Hearings? Because we feel that the best interests of the people of Coquitlam are not of foremost consideration!

I am not questioning your integrity, Gentlemen of Council, only your apparent willingness to proceed without due care and attention to the quality of life as the first priority. We want to help you determine what kind of municipality we shall live in with pride and comfort, and with respect for the rights of all adults and children.

It is not my purpose to re-hash our many concerns as expressed at the previous Public Hearing . I will repeat, however, that the various items contained in the recommendations re Standards and Controls continue to raise many questions relating to density, spacing, private and guest parking, utility services including water rates (not mentioned on Sept. 8th), access and egress, traffic flow, traffic congestion, private and public open spaces, recreational facilities inside and outside the site area, etc.

In the proposed Land Use Contract, for example, density is only described as an average of 4,000 square feet of land per dwelling; there is no minimum lot or unit area requirement. The twenty foot distance between dwellings, according to the B.C. Health Act, does not indicate much except a place to park a car. What about space for additions to the original structure such as patios, gardens? *and other amenities to make them attractive and livable?* The proposed contract states in item 5 that the standards relating to Mobile Homes of the Canadian Standards Association replace the Building By-Law in reference to the dwellings, but that the structural soundness of all canopies and dwelling units shall be certified by a B.C. registered structural engineer; therefore, may I ask, do you know what these national

(C.S.A.) standards cover and are they adequate? We trust that future buyers would be protected. Or do we need a Canadian equivalent to Ralph Nader?

To return to density, some cities and municipality planners are recommending 5,000 square feet of land per dwelling, seven units per acre, far more than ten percent for common indoor and outdoor recreation space; all to prevent crowding and to ensure greater comfort and higher health and safety standards. Likewise, the greater numbers of pre-school children in mobile home parks which permit children, suggests more alertness to the need for play space, recreational and pre-school facilities both within and near to the site. Older and retired people also deserve special considerations and facilities. More could be said about these aspects which are of grave concern to social scientists; however, with limited time, let us now look at the financial aspects.

FINANCIAL PROBLEMS: Apparently the municipal tax question was the contentious issue prior to reference to the B.C. "Strata Titles Act," but even so, several questions were not answered to everyone's satisfaction at the Sept. 8th. Public Hearing, and confusion continues, and I would therefore ask if Council has requested and received information, in writing, from Mr. Dan Campbell, Minister of Municipal Affairs, giving official documentation on the various aspects of the Act and how these apply to this proposed Mobile Home development? Surely you agree that we need such documentation and details to enable all of us to start from the same base in considering the important questions of taxation and related matters.

What is the B.C. law and official policy covering such questions as; the basis for assessment of mobile home dwellings and lands, which taxes shall be included, means of appealing assessments, eligibility for the home acquisition grant and the home owner's annual grant, exemption from the sales tax

on trailer purchase, the rights and privileges to be secured for the mobile home owner. With your experience, Gentlemen, you will have additional questions for which you ~~have~~ ^{would request} answers.

Although I would be pleased to learn otherwise, it appears, however, that the main point of the B.C. Strata Titles Act is that the mobile home owner may own the land upon which his trailer is permanently attached, and therefore may receive the acquisition and home owner's grants if "strata" or groups of titles are registered. If so, then the meaty questions about taxation remain the municipality's responsibility to determine. Item 6 of the proposed Land Use Contract suggests this. Moreover, there seems to be a system of taxation, including assessments and appeals, which is different from that for other residential homes. This was not the explanation given at the Sept. 8th. hearing. We were repeatedly told that the dwellings and lands would be fully taxable and totally assessed in the same way as other residential homes and property.

Clarification of eligibility for N.H.A. mortgaging is also required to give a more complete picture .

In relation to taxation, revenues and expenditures, two findings of the Study provoke great concern:

1. Mobile home ownership does not confer long term economic benefits as compared to ownership of a single detached or a condominium unit, since the mobile home depreciates in value rather than appreciating.
2. Public services required by mobile home residents do not differ greatly from those of other residents in regard to roads, water, sewage disposal, police and fire protection.
3. Mobile home living is not a cheap or low cost form of accommodation.

"After five years, the mobile home is worth a little more than one half its original value; after ten years about half its value after five years;" meaning that after ten years the \$10,000 original value reduces to about \$2,500. However, I would

assume that a permanent foundation and "pride of ownership" could reduce this rate of depreciation somewhat. Nevertheless, what does this depreciation mean in relation to the assessment of the mobile home dwelling?

The findings regarding public services which represent a definite and on-going cost to the municipality, therefore, substantiate my previous statement that the higher the density the greater the costs. Regardless of the dwelling depreciation, the cost to the District to service each mobile home unit is about the same as for a conventional home. Therefore, on the basis of eight mobile home units per acre as compared with four single dwelling conventional homes per acre, costs for roads, water, sewage and garbage disposal, police and fire protection, schools and recreational facilities, would be almost twice as much per acre. But tax revenue would be one-quarter more per acre for the mobile home park, according to figures given at the previous public hearing (\$2300 compared with \$1900 per acre. This is on a site of between 13.68 and 14.23 acres depending upon the proposed provincial road allowance.) Therefore, ^{is} this subsidized housing. Council must have the figures showing costs per unit and assessments for conventional homes, town-houses, apartments and mobile homes so that revenues and expenditures can be compared with some degree of accuracy.

I would also mention that the school statistic given at the previous public hearing is quite misleading. The local research study did refer to .5 children per mobile home unit and 1.7 children per family; but it also emphasized four important considerations:

1. the study covered only 485 households in its sample.
2. many mobile home operators restrict the number of children allowed in their parks.
3. the number of pre-school age children is larger than in conventional home families.
4. studies made in other Canadian cities, namely, Edmonton,

Regina and Winnipeg, show a much higher ratio of school-age children in their mobile home parks.

I believe that it costs about \$600.00 a year to educate a child. I have not found statistics showing the additional costs to educate a "disadvantaged child," or the extra costs in social, emotional and health care for children living in restrictive environments. But from my training and experience as a psychiatric social worker, I know that these costs are high. Council should note with great care the explanations given at the previous hearing by a highly qualified psychologist, employed in a Provincial Mental Health Centre. Potential additional public services costs including schooling and special services, cannot be brushed off as non-applicable to this proposed development.

Further, I would ask about costs for maintaining services within the mobile home park after the completion of the development.

Items 12 and 13 of the proposed Land Use Contract state that the Applicant (who is the developer group) agrees "that all services on said lands shall be maintained by the registered owner (s)." Can a commitment made by one group - the developers - be binding upon another group - the future buyers? Also note the one year maintenance bond for items 9 (a), (b) & (c) which are only some of the common utility services ; i.e. sewers, lighting, pavements and the like, ^{"outside the boundaries of said lands"} Are the future owners going to form some kind of cooperative to cover common facilities such as laundry, garbage collection, playground and landscaping maintenance and upkeep of the recreation-storage-laundry building? Will the developer be there with managerial services after the scheme is completed and after the occupants own their own land and ^{are} ~~will be~~ responsible for all services? What all this appears to mean, in reality, is that following completion of the development, ~~or after one year for some services~~, the additional costs for public services within the site would be transferred to the municipality. In short, it would seem that costs would increase while the assessed value of the dwellings decreases and the burden on the municipality

would increase out of proportion to the increased land assessment. Multiply these expenditures if this proposed development and Land Use Contract paves the way for a series of similar mobile home parks. Are you prepared to give this much financial support to this project? Let us stop and consider; our taxes are now among the highest in the Lower Mainland.

Let me make it perfectly clear that I am not discussing low-cost housing which would be subsidized by Federal and Provincial grants. Nor am I arguing against providing well-chosen sites for already-owned mobile homes now located in congested parks and requiring new sites in order to alleviate over-crowding and allied problems. Nor am I concerned about depreciation of the land value of my home. Nor am I emotionally biased against all mobile homes as being ~~over~~-crowded, unsightly and inferior housing". Nor am I against a fair return for money invested. BUT I am concerned about the quality of life that we wish to gain and retain in our municipality for everyone; adults and children.

To answer clearly the previous accusation that opponents to this project "don't like children", it is sufficient to state that every child has a basic right; not only to have the security of parents who care, but also to grow up in a safe, comfortable and healthy environment. And I do insist that my emphasis upon standards, sound planning and great care, refers as much to the welfare of potential mobile home buyers as to the well-being of present property owners.

Furthermore, we do not want the developers to be defacto urban planners. This is our community and we shall determine what the needs and priorities shall be.

HEALTHY URBAN DEVELOPMENT: I hope I have focussed attention upon the quality, location, and public and private services required in Mobile Home Park developments, upon establishing and enforcing standards and controls, ^{through legislation,} and upon obtaining and studying facts and information--facts discussed in this Brief, along with the urgent need for a well defined statement from Victoria to remedy the confusion around areas of taxation. Why have I invested so much time and effort in pointing out the deficiencies in this proposed scheme and

Land Use Contract ? BECAUSE PEOPLE MATTER !

As emphasized by Social Scientists, "low-standard mobile home parks with high density ~~are~~ potential slums". Fortunately, we can avoid continuance of this trend because better information is available. Offering a "free choice of living style" does not mean unrestricted encouragement of all kinds of development.

If we and Council are sincere in our efforts to ensure that there is good standard housing of various types within our municipality and within the reach of most families, we must take the initiative to consider all good forms, including ; realistic low-cost housing, use of municipal lands at reasonable rates, smaller homes on smaller lots, decreased land costs, decreased land monopolies which prohibit fair sale on a competitive market, fewer roads and more efficient use of public services in well-planned subdivisions, and so on. This requires leadership, courage and resourcefulness.

As Judge Peter Spivack, Chairman of the International Advisory Group on Town Planning, recently and aptly said, in part, responsible citizens must make certain that priorities change--from "increased revenue" to "quality of life". The essence of sound urban planning is how happy do people feel about their community---their feeling of pride. We must keep what is good, whether trees, natural parks, or open green spaces, and bring in new and fresh ideas which increase the quality of the environment and the comfort of the people. He warns us not to depend upon employed city planners and not to allow the professional developer to take over our planning. We must decide what kind of community we want to live in, make our wishes known, and keep a constant check on the quality of life in our community. So, here we are, have you listened, and will we have a decisive influence upon what we ~~will~~ get in relation to what we want and need for our families and our fellow citizens?

Respectfully Submitted.

Shula Jones

His Honour Mayor Ballard and the
Council of the District of Coquitlam.

Gentlemen:

I thank you for the opportunity of appearing before Council to present my views on the Prefabricated Housing Scheme presently before Council.

My point will be very brief and hopefully to the point.

I feel that the terms of reference regarding this public hearing are not fair to the very interested members of the public in that there has been a limit placed on the subjects up for discussion. Council has stated that only the terms of the actual land use contract are to be discussed - according to the notice mailed out to the Public.

At the original Public Hearing there were several people, both inside, and outside the Council Chambers who did not have an opportunity to speak to Council. The Council adjourned the meeting to a later date but decided to limit the following meeting to the terms of the contract.

I feel that it is Council's duty to hear all those who are interested in speaking even if it was necessary to have several public hearings.

I would also like to point out to Council that the Developers of the Prefabricated Housing Scheme were given ample opportunity to rebut any statement made by any opponent but the opponents were not given an opportunity to reply again. I feel that this is making a mockery of

public hearings and that the council must reconsider and re-open the whole matter to a full public hearing once more.

I wish to further point out that the supreme court of B.C. seems to concur with this opinion in a case heard by Mr. Justice Wooten, titled Ross Versus Oak Bay, the learned Judge quashed a by-law on the grounds that council must allow great latitude in public hearings in order that all may have their say.

I would ask council to move for an adjournment in order that all of the public may be heard on the broadest terms of reference.

Thankyou



W.P. Whalen

YOUR WORSHIP, COUNCILLORS, LADIES & GENTLEMEN -

RE: THE CONTRACT between the Corporation of the District of Coquitlam and Gaven Estates Ltd., 6401 Kingsway, Burnaby.

3(b)... there being provided 1.5 parking spaces - adjacent 98, twelve covered = 110 which is one parking space per unit, leaving 55 spaces for visitors parking. According to this plan, no arrangement is made for a family with two cars. If there is a second car where is it to go?

3(c) ... not less than 10% of the said land being retained as common recreation space. Of this 1.4 A. what space will be left after buildings for laundry facilities, etc. are erected? Does this space also include storage for boats, camping trailers, etc. or where are these to be stored?

5. ... Since the building By-law does not apply in the case of Mobile Home Parks, we are setting up a double standard for the citizens of Coquitlam as the people living in conventional homes must submit to the building By-law of Coquitlam.

6. The applicant has an opportunity to appoint a single arbitrator to be appointed by the applicant and the District. Has any other citizen of the District any choice regarding who shall decide his taxes in case of a dispute?

10. I question the advisability of any development taking place before the road pattern of this area is settled.

11. Re: Storm Sewers - What is meant by the statement that "the District may, if legally and practically possible, recover a portion of the actual cost of the installation to return to the applicant" etc?

Are any other citizens of the District required to pay for the installation other than what they pay through taxes to the general fund plus payment when they are connected to such sewers.

I am unable to find in this contract any written guarantee that this development will not become a blight upon the District of Coquitlam in future years.

*Respectfully submitted,
Vera A. Anderson*

Dated *October 21, 1971*
Vera A. Anderson

H. G o d i d e k
2928 Dewdney Trunk Road
Coquitlam, B.C.

November 9, 1971.

Re: Application for Mobile Trailer Park on Dewdney Trunk Road.

As a property owner and a taxpayer in the District of Coquitlam I object strongly to the establishment of the proposed Mobile Home Park for the following reasons:

This application was clearly tabled until the Provincial Legislation would allow fair taxation of the trailers, because the taxpayers of Coquitlam are at the present each year at least \$ 116,964.00 (based on 1970 figures) short of taxmoney for the existing 513 Units in the municipality. So, our Council should be more concerned about this deficit, which occurs year after year and has a direct impact on the extremely high millrate, with which we are faced already and which brings many people on the brink of being forced out of their homes. "The SUN" carried recently a comparison of taxes for a \$ 24000.00 home, which showed:

West Vancouver	\$ 389.00 (this community has not allowed any trailers except '74 on Indian Land)
Coquitlam	" 598.00 (513 Units)
Port Coquitlam	" 627.00 (40 Units)

This comparison is even more drastic, when one considers the potential of scenic values and public transportation, which the citizens of West Vancouver have in addition to the much lower taxes.

This implies that our council can ill-afford at this time to experiment with the new application to put the trailers permanently on cement slabs to open the door for some kind of voluntary improvement assessment, for which there is absolutely no certain knowledge if it will ever stand up as legal in our courts if it should be tested once by somebody, if it is not covered by proper legislation.

Beyond that I learned in the Coquitlam Assessment Office today that no research and thus knowledge is available, how the depreciation factor would take place on Mobile Homes of this kind in years to come compared with the conventional homes. A Mobile Home is definitely connected with the Automobile Industry, in which the Models simple loose market value, because of newer and better models, which can make the Mobile Home ~~obsolete~~ of for instance 1970 obsolete within a few years and thus reduce its market value accordingly. So, if the owner of a permanently fixed ^{upside} home can prove in the Courts of Appeal that his Model has had a Depreciation of a certain amount on account of its outdatedness on the market, the assessment has to be reduced accordingly and the tax income for the municipality will drop more rapidly than with the conventional home, which is always assessed by the level of the general building costs. Before definite research and guidelines are available on this, our council should not even consider this application if they are really acting in the interest of the people of Coquitlam, for which purpose they have been elected.

It is high time that Coquitlam follows the example of Richmond, North Vancouver District, North Vancouver City, Burnaby, New Westminster and West Vancouver, which have been farsighted enough to protect their citizens from the tax deficit, which ~~have~~ our many Trailer Parks have brought us.

If there has to be some experimentation, it should now be the turn of these communities as Coquitlam has done more than its share already.

Alderman McKenzie outlined in one previous meeting about this application that he has been sitting on the Regional Housing Committee that there is nothing in between the Apartment living and the high price one-family-dwelling and he is concerned about the 30-40% of the population, who cannot afford the latter. Since it was a Regional Body I can absolutely not see, why the other participating communities should not share this concern and take their turn for a change, but the taxpayers of Coquitlam should be forced again to assume the role of the guinea pig for experimentation. There are other prefabricated homes of the conventional and immobile nature on the market, which could just as well fill the gap Alderman McKenzie is concerned about and would not pose a sticky tax situation for Coquitlam.

I have heard of retired people, which have to give up their homes here in Coquitlam against their wishes, because they cannot afford the high taxes here any longer. What about concern for these people? As I can see this development, it is meant ~~as~~ as an outlet for a Burnaby based Trailer Sales firm to oblige prospective customers with a lot for their purchases, which is otherwise difficult to obtain, and thus promote sales. We are not a rural area any longer and I object strongly that the municipality would allow to let Trailer developments in our residential areas after we invested our life savings in new homes in good faith that we were to live among other single dwellings.

(McKenzie)
(en. 10/24/61)

October 20, 1971

BRIEF TO PUBLIC HEARING OCTOBER 21, 1971 FROM PLANNING DEPARTMENT

ITEM 1 - Z-47-71 (DUPLEX)

I now list the criteria employed in reviewing rezoning applications for duplexes in one-family housing areas.

- (a) Lot Size - The minimum lot size for a duplex has been set at 8,000 square feet in the Zoning By-law. This is a standard suggested by the American Public Health Association and employed throughout the Lower Mainland.
- (b) Usable Area. The whole of the 8,000 square foot area should be usable with no ravines or areas in excess slope being included.
- (c) Secondary Access. Access from a lane or a flanking street is considered desirable for duplex development. On-site parking should not have access to a major street if at all possible.
- (d) Neighbourhood Character. The age and type of housing in an area may be such that no duplexes should be permitted. Where housing in an area has been constructed in the last few years and where many vacant lots exist, duplexes are considered premature.
- (e) Services Available. The Municipal Water supply system and sanitary sewer system should be available to serve any duplex development. Storm sewers may also be required to avoid drainage problems and to complete adjacent roads.
- (f) Other Duplexes. In order to avoid a concentration of duplexes in one-family housing areas, a six hundred foot minimum distance between them has been employed as a guide. This distance is measured along the frontage of a street and not on both sides of a street. Theoretically two duplexes would be permitted on opposite sides of a street within one block.
- (g) Other Potential Sites. More appropriate sites may be available for duplex development in the vicinity. In addition, a surplus of vacant lots may be present creating pressures for further duplexes at a future date.

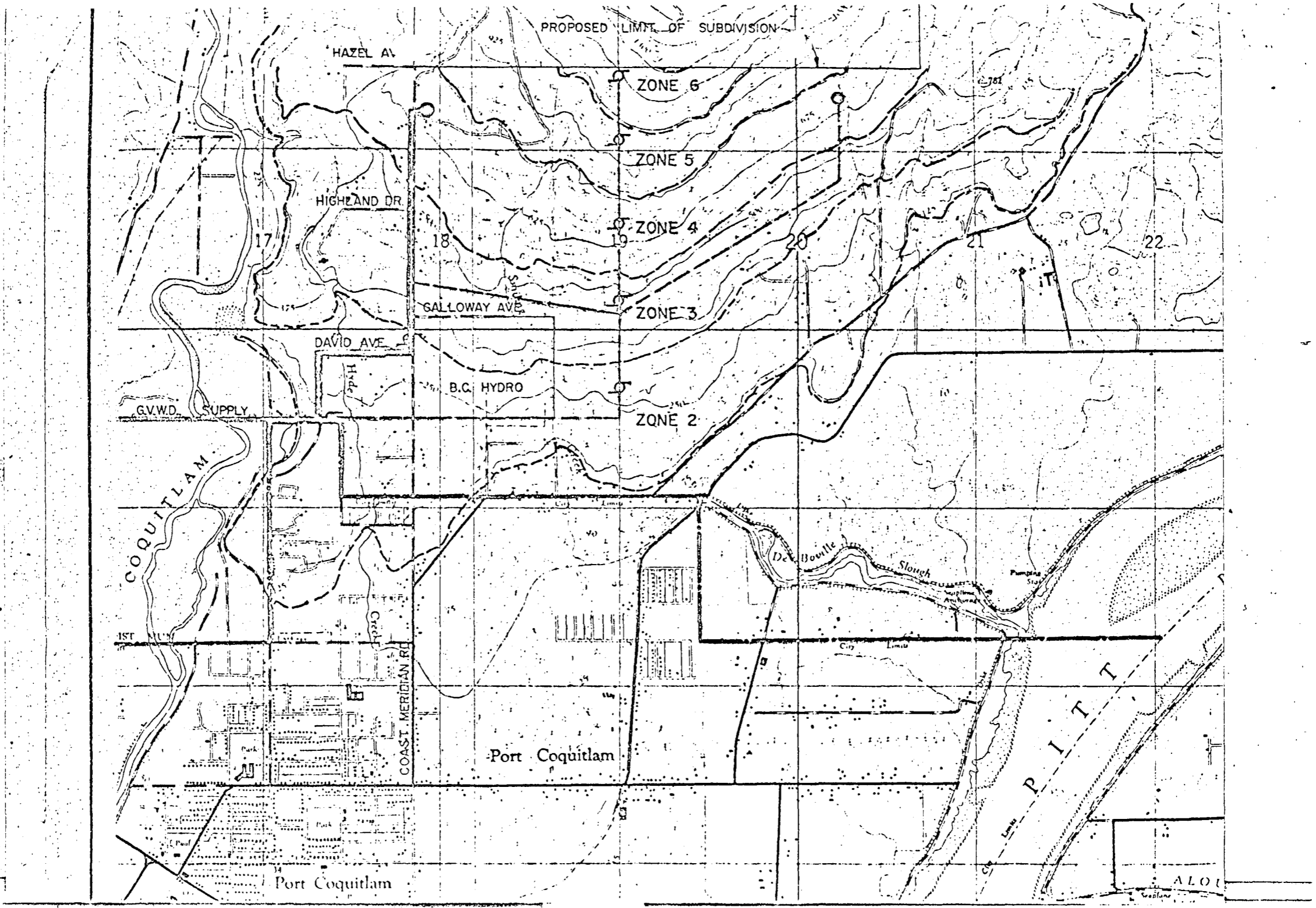
The Advisory Planning Commission have recommended new criteria as follows:

1. Lot Size. The lot shall include 8,000 square feet of usable area, not including ravines or areas in excess slope.
2. Access and Parking. Required on-site parking shall not have access to an arterial or collector street, and shall preferably be provided in the rear yard.
3. Services Available. The municipal water supply system and sanitary sewer system should be available to service any duplex development. Storm sewers may also be required to avoid drainage problems and to complete adjacent roads.
4. Neighbourhood Character. Any duplex development should enhance the general standard of housing in the area.
5. Other Duplexes. In order to avoid a concentration of duplexes in one-family housing areas, a 600 foot distance between them has been employed as a guide. This distance is measured along the frontage of a street and not on both sides of a street.

Furthermore, on the particular application on September 18, 1971, under Resolution 2396, the Advisory Planning Commission recommended referral to a public hearing. The Planning Department's original report to Council raised the questions of criteria (d) and (g) as to whether they were being adhered to in this instance. Also, I note that both accesses are from Lakeview Street and that the lane is not yet available for use. However, the application would meet the new criterion on access proposed by the Advisory Planning Commission.

ITEM 2 - Z-65-71 (WATER TANK SITE)

The concept for provision of water is shown on the map on the following page. Basically, the water tank site allows the Municipality to provide domestic water to Supply Zone 3 west of the northward extension of Burke Mountain Road (not Harper Road but the road extending north of Victoria Drive). There were long negotiations with the land owner which ended up in expropriation procedures being employed by Council. I have asked Mr. Hockey to come to the Hearing to further explain the water supply situation and table elevation and perspective plans.



ITEM 3 - Z-69-70 (REST HOME)

This is a repeat from the last public hearing. We wish to expand our views on this matter:

1. This is a 70 bed rest home with off-street parking for 18 cars, the standard being one space per 4 beds.
2. The location of senior citizens and other persons who are partially bed-bound seems ideal in that:
 - a) It is vertically separated from the townhousing area to the east.
 - b) It is close to convenience stores on Brunette Avenue.
 - c) It is close to Rochester Park which is proposed for passive type arboretum park.
 - d) It provides for a site which is part of rather than isolated from the surrounding neighbourhood.
3. In addition, full landscaping of the steep bank areas with plans by a registered landscape architect can mean renovation of the area can take place. This will then encourage renewal of the area to the south and west.

To reiterate, from the social, physical and economic viewpoint, the proposal seems ideal.

ITEM 4 - Z-97-70B (PREFAB HOME PARK LAND USE CONTRACT)

The only comment here is that the latest contract attempts to provide for all contingencies. I can advise further that we now have a letter from the Deputy Minister of the Department of Highways, and I reproduce his comments as follows:

"We have again reviewed the matter and again conclude that the proposed strategy is the optimum one. The problem is that we conclude the CPR grade separation on Route 7 is likely to be constructed some years before the proposed Austin-Bury connection. It is, therefore, necessary to connect Dewdney Trunk to Route 7 in the Kingsway area in the initial stages before the municipalities build the Austin-Bury route."

This means that Dewdney Trunk Road becomes the major arterial street and should be designed as a four lane arterial. The long term plan may still be to link Dewdney Trunk to Austin Avenue in the vicinity of Sharpe or Irvine Streets or in between along Scott Creek, but this is still being reviewed with the Department. I also note that no date can yet be given on underpass construction commencement. Mr. Hockey may be able to add to the description of servicing requirements in the Land Use Contract.

ITEM 5 - Z-71-70 (SENIOR CITIZEN APARTMENTS)

The three main questions I asked on January 13, 1971 after tabling of my report with Council provides a summary of the issues involved with this application from the outset. I quote from Mr. Booth's letter of January 27, 1971:

- "1. Does the Society insist on handling the project on the basis of a society?
2. Does the Society plan to ask the Municipality for a grant?
3. Does the Society propose the erection of a high rise unit?

The answers to your queries might be summarized as follows:

1. A Certificate of Incorporation was issued on the 13th day of January, 1971 in favour of the Blue Mountain Senior Housing Society. The stated object of the Society is as follows:

"To operate as a charitable institution (without profit to its members) for the purpose of owning and managing one or more low rental housing projects for elderly citizens on low income and for families of low income and for such other persons as may be designated by Central Mortgaging and Housing Corporation and the Government of the Province of British Columbia (where such designations are required) and to do all things necessary and incidental to the attainment of that object."

The Board of Directors and members are offering their services together with a valuable piece of property to be used in the interest of the citizens of the District of Coquitlam without profit or benefit accruing to these individuals. This is being done as it is felt that there is a need in the community and that we have the resources at our disposal to partly meet this need. These resources are being offered as a community service. It is the expressed feeling of those persons involved that to make the project meaningful, it must have its "grass roots" in the community administered by an independent society who are geared solely to the provision of a high quality of service to those persons qualifying for same.

The Board have agreed that if the Council establish there is no need for this service the Council may so advise but there will be no transfer of assets, purpose or programmes to the Municipality by the Society.

2. The Society is aware of the grants provided to Christmas Manor (by way of Municipal land valued at, we understand, in the neighbourhood of \$60,000.00 together with an

additional grant of approximately \$15,000.00 to \$18,000.00 for water-main relocation); and of the grant to the Maillardville Foyer; and the small grant to Earl Haig Society.

Although it was not our intention to make a formal approach to Council for grants, we recognize that Council are also aware of the needs of the senior citizens of our community and would, undoubtedly, wish to express their support of our project in a tangible way.

As you will also know, we have been approached by your Department for easements taking considerable portions of our property for road widening. It is our intention to negotiate with you in these matters for your requirements impose considerable restrictions upon us in our plans for development. This, however, is a separate topic and should be dealt with as such.

3. We have considered alternate plans for senior citizen housing and favour the high-rise approach. It is one which offers the greatest benefit to the users and also one which would make the project feasible on a cost sharing basis. It is felt, by the group, that the rezoning will complement the District rather than detract from it. As you will be aware, the property adjacent to the parcel under consideration is zoned commercial (on the other side of Blue Mountain) as is the property across the street on the corner of Blue Mountain and Austin. We are given to believe that an application has already been made by the owners of the property immediately across from us that their land be rezoned to multiple dwelling (hearsay only). The particular site under discussion would appear to be an ideal location for a senior citizens' project inasmuch as it is relatively level, close to park facilities, shopping, bus, and recreation facilities.

I trust the above will provide the basic answers to the questions you recently raised. We would be pleased to discuss these matters further at your convenience and have already indicated to the Assistant Municipal Clerk that we would be pleased to appear at an in-camera meeting of Council.

In our recent discussions, I was pleased to have confirmed by yourself that you had sought legal advice on the restrictive clauses in the Council land sale action transferring the deed to the property on Austin-Blue Mountain from the Municipality to the Blue Mountain Baptist Church and that you were assured by your legal inquiry that there were no legal restrictive covenants on the transfer of title deeds, et cetera, and that the Society was free to do whatever they wished with the property providing it was within the zoning and building by-laws. You will recall that a letter was raised on July 29

by the Church Clerk making reference to the October 4, 1967 application to consider a senior citizens' home under By-law 959 as an accessory building. To this date, no word has been received from Council or yourself other than the verbal statement made to myself the other day. We appreciate the confirmation that you have given verbally but would also appreciate a written statement to this effect from yourself or Council so that we might have it on file for future reference."

I might add that another consideration is whether the proposed use is one of an institutional nature. In the P-2 Zone "convalescent homes, nursing homes, rest homes, and premises licenced under the Community Care Facilities Licencing Act" are permitted under the general term "Private hospital use". However, the proposal does not quite match this definition and RM-3 Multi-Storey Medium-Density Apartment zoning was suggested. We then enter the question of apartment location policy and diversion from the Apartment Plan. On March 3, 1971 the APC recommended as follows:

2310 MOVED BY MR. PATON
SECONDED BY MR. MILNER

That the Commission recommend approval in principle of this application, as regards the suitability of this use on the site, noting however:

1. That this project, unlike normal apartment development, would generate little traffic and no burden on the school system; the Commission would therefore not wish to see this project considered as a precedent for apartment development in this area.
2. That the Commission did not consider the applicant's suggestion that shops be included in the complex, since this aspect is presently not a part of the application.

CARRIED.

Later the accessory use question was accepted for referral to Public Hearing as well as this resolution by Council.

ITEM 6 - LAVAL SQUARE AREA REZONING

The rezoning proposals in this area are based on a report of the Planning Department to Council. These proposals can be summarized as follows:

1. The long term area where apartment rezoning applications will be considered by Council is being zoned to RS-1 permitting only one-family housing. This assures maximum control over increases in density in the area.

2. The remainder of the area is proposed for RT-1 zoning to permit two-family housing on lots of 8,000 square feet or more. This is simply a continuation of the large duplex zoned area to the north-west and west.
3. Certain sites would be left under existing zoning if they have active rezoning applications in progress or are appropriately zoned for current use.

We did note one error on the map - Lot "S $\frac{1}{2}$ 4" on Brunette Avenue west of Schoolhouse was left under existing zoning instead of Lot "Rem. 5" which is zoned Local Commercial C-2. It is our suggestion that the By-law proceed as proposed but that the C-2 zoning of "Rem. 5" and RS-1 zoning of "S $\frac{1}{2}$ 4" be referred to the November Public Hearing.

Respectfully submitted,



D.M. Buchanan,
Planning Director

DMB/ci

November 9, 1971

ADDENDUM TO BRIEF OF OCTOBER 20, 1971 FROM PLANNING DEPARTMENT

ITEM 6 - Z-70-71 (Laval Square Rezoning)

The error mentioned in the prior brief was corrected for the advertising for the public hearing of November 9, 1971. We suggest that the rezoning proceed as presented.

ITEM 7 - Z-76-71 - Gravel Pit Development

This application deals with three parcels of land leased by the Crown (Dept. of Lands) to Jack Cewe Ltd.:

1. The southern parcel is the former Sports Car Club lease, now proposed for gravel pit use.
2. The two other parcels were zoned by By-law No. 1861, but the Municipal Solicitor did not feel that this by-law was legally adopted.

This land also relates the overall agreement with Jack Cewe Ltd. registered in late October; see S.26(b).

ITEM 8 - Z-75-71 (Asphalt and Cement Plant)

A new M-4 ZONE is being created by this By-law, this rezoning also requiring a regional plan amendment. Basically, Council would be creating a special zone to allow for the uses foreseen in S.26(c) of the overall agreement referred to above.

The M-4 ZONE is rightfully on industrial rather than rural zone, restricting uses to gravel pit development and asphalt-portland cement batching plants. I also note that a housekeeping amendment in the M-1 ZONE has also been made in the M-1 ZONE provisions to strictly prohibit salvage uses, improving the legal draftsmanship in By-law No. 1928.

ITEM 9 - Z-40-71 (Medium-Density High-Rise)

This application is at 1404-1408 Prunette Avenue and involves redevelopment for a 60 unit apartment, of which there are 25 1-bedroom, 24 2-bedroom, 9 3-bedroom and 2 4-bedroom suites on a site of just over one acre. A retaining wall of 13 feet high is required on the south side of the project.

NEW ZONING BY-LAW

We table with Council ten copies of the new Zoning By-law as approved by different Provincial Departments. This may be of use throughout the Public Hearing.

Respectfully submitted

D.M. Buchanan

D.M. Buchanan,
Planning Director

DMB/ci

A REPORT TO THE
MAYOR AND COUNCIL OF THE
DISTRICT OF COQUITLAM
ON THE

BLUE MOUNTAIN
SENIOR CITIZEN
HOUSING SOCIETY
APPLICATION FOR REZONING

October 21, 1971

Gentlemen:

This Thursday you will be presented with many reasons why you should reverse your earlier decision that gave third reading approval to our request for rezoning. We recognize the difficulty of the decision that will be before you -- for we also share in the concerns of our community. As a result of our concern, we have undertaken a community 'fact-finding' survey to determine the actual feelings and opinions of our neighbours.

We hold the view that if a Senior Citizen's High Rise Unit is not desired or required by this community that we would be quite wrong to force the service on the community. However, we feel just as strongly that we would be guilty of not following scriptural precepts if we failed to offer assistance to the aged and needy members of our community. This has been and continues to be the base of our request for rezoning.

This request for rezoning has become of late the subject of much distortion by a few, no doubt well meaning, residents. Fears have been planted in some minds about large commercial apartment complexes and the like. As a result, a petition was circulated against the project and letters were written to council.

As a society, we had the opportunity of contesting the validity of this petition, as it contains many errors. However, we felt it more beneficial to concern ourselves with the needs of our senior citizens and our community than to expend our energy in the winning of arguments or the writing of prose. For this reason, we decided to seek out those pertinent facts upon which we could base our decision to move ahead or retreat.

It seemed logical to invest time and effort in personal visits to all those persons who signed the petition, to make certain that our project had been properly represented. No attempt was made to solicit project approval or to seek signatures of approval. To make the visitation programme meaningful, a letter of introduction preceded the visit. (Appendix A)

Since we were aware that the personalities of the volunteer visitors could conceivably influence the project presentation, we conducted one or two training sessions that stressed the programme concepts. Material was prepared for each visitor. (Copies are included as Appendix B) The instruction to the team of visitors was that they were not to 'sell' the project, but only to answer questions and explain concepts.

We have recorded the results of this visitation programme in summary form for your ease of review. The material presented has been gathered over a period of one week, from the persons who signed the petition presented to you by Mr. Howarth. No persons who were originally in favour of the project were visited.

We are sure that you will be as interested as we have been in the great percentage of persons who have indicated their full support of the project, once they were aware of the full intent and purpose of our plans. Indeed, since there is a clear majority of residents in favour of the project (out of those cited as in full opposition), we feel encouraged to move ahead with the project as we consider this the wish of the community.

To allay any misgivings of persons not in possession of the visitor sheets, we are including copies for the mayor. Upon checking these, it will be seen that many citizens have requested permission to sign the sheet to counter their original signature.

A GENERAL OVERVIEW

The review of our project has been a stimulating experience. We met many fine people (those for and those against the project) and have resolved many mistaken concepts. We also hope that we have become a little better neighbour for it.

We are not unaware, however, that some heavy opposition will be presented at this public hearing. Our team of visitors indicate the following as the major 'sore spots'.

1. Fear of high rise commercial structures and fear of council's attitude toward them.
2. Fear that if this application is not 'squashed' it will be used as the 'thin edge of the wedge' for future high rise development across the street.
3. Adjoining property owners (across the street) wish to sell their properties for high rise units. They expressed the view that they would support the Senior Citizen Project if their properties were rezoned. (This substantiates the fears summarized in #2 above).
4. The unfortunate road widening timing and attendant 'mess' that has been created around the proposed site is a problem that may be aired, but is not at all relevant.

When council hears these complaints, may we remind council of the opinions of the 'silent majority' who have expressed opinions favourable to the project -- that majority which in all probability is not at this public hearing.

HIGH RISES AND THE COMMUNITY

In fairness to the community, our society wishes to go on record as being generally opposed to high rise structures as family dwelling units. We feel we would be doing a disservice to our community if, by our application for rezoning for a senior citizens high rise structure, that it was construed that we supported family unit high rises. We feel that there is a great difference where children are concerned, and do not believe a wholesome environment is provided for children in high rise structures.

Our investigations disclose that high rise structures (to a maximum of 12 stories) are suitable for the aged and for single tenants if adequate social and recreational space is provided. We are also aware of some major U.S. cities that are experiencing social and economic burdens from high rise family units. We would recommend to council that the Planning Department review the ^{PRICE WATERHOUSE} ~~Freshwater-House~~ study on high rises in the Township of York, Ontario before applications for family high rise structures are considered.

Our recent visits disclosed five persons who felt that eight stories was optimum. If, after proper studies are made, this is the optimum number of stories, we are not opposed to accepting such a recommendation from the appropriate officials.

NEED OF THE STRUCTURE

The final decision as to the need and progress in planning will be made by the Federal and Provincial funding sources. Current trends indicate a continuing need. Waiting lists at Coquitlam senior citizen homes are:

Foyer-Maillard	40 men 20 women
Earl Haig Society	8 awaiting suites
Christmas Manor	8 singles 8 doubles

PERCENTAGE SUMMARY OF SURVEY RESULTS

Total number of homes visited	232	
Total "no contact" visits	57	
Total number of personal visits to persons who signed petition	175	
Percentage of persons who expressed one hundred per cent approval of the senior citizen high rise		48 %
Percentage who gave conditional approval (i.e. they approve if only 8 stories, etc.)		16.7%
Percentage who indicated they were neither pro nor con		9.7%
Percentage who indicated definite opposition		25.6%
		<hr/> 100 %

Appendix A

Dear Neighbour:

You will recall being requested to sign a petition a few weeks ago by a distraught resident who became quite concerned about a reported high-rise commercial development that was to be built on the corner of Blue Mountain and Austin Avenue. You were made acquainted with the 'massive parking' situation, the 'traffic congestion problems', and the eyesore this 'commercial complex' would create.

Fears concerning your rights as a citizen were also stirred up by the suggestion that something must be wrong, as you were not given individual notice of the proposed rezoning. It was also suggested that 'encroachment' on single dwelling property was taking place.

Unfortunately, as is often the case, the sponsor of this petition failed to check all of the facts, and as a result, a somewhat slanted document was presented to you.

We have been informed by some of the people who signed the petition that they were swayed in their decision by the 'image' given by the petition sponsor. Several persons expressed annoyance at council and administration, but few have made known their opposition to a non-profit, community-oriented senior citizen project. This is encouraging--for it establishes what the promoters of the project have believed all along--that the people of Coquitlam are true "good neighbours" to those who are in need.

No one would wish to invest funds, real estate and time in a community service venture that was neither needed nor desired by the community--certainly, we would not want to. Still, someone must take the initiative in extending a helping hand to those who need it. This is our sole aim. We would not wish to be guilty of failure to perform a charitable act, when it was in our power to be charitable. Would you?

Several residents of Coquitlam have suggested that we should "tell it as it is", and they have volunteered their services to do just that. One or two residents will be calling on you in the next week. If you have any questions, please do not hesitate to ask. They will be delighted to discuss the project plans and concepts with you

Yours very truly

Board of Directors
BLUE MOUNTAIN SENIOR CITIZENS'
HOUSING SOCIETY

PETITION COMMENT: "While we recognize the mixed pecuniary and the humanitarian motives..."

FACT There are no pecuniary motives. This is a strictly non-profit, contributory venture by your neighbours; residents of Coquitlam who are eager to help those among us who need help.

PETITION COMMENT: "Massive outdoor parking and accessory commercial uses..."

FACT There will be a maximum of 20 parking slots for visitors. (This is a low-rental housing development and experience indicates that only 3% to 4% of residents own cars.) Further, there are no accessory commercial uses being planned.

PETITION COMMENT "...will differ in appearance not at all and in use very little from any other high-rise apartment with sub-joined business activities."

FACT Here the wording of the petition misrepresents the truth. Plans call for recreation facilities, workshops for the men and women residents and related features on the ground floor facing the parking lot. There is no planned entrance from the street.

PETITION COMMENT: "Tall apartment spoils view"

FACT: The apartment will be 66' wide, seated on a 480' frontage. The site will be developed in a beautifully landscaped and terraced park-like setting, leaving a 300' x 300' unobstructed view at the corner. This will greatly enhance the surrounding area as well as the value of adjacent property.

PETITION COMMENT: "Messses up the local traffic pattern."

FACT: There are two entrances to the property at the present time. There will be two entrances when the project is completed. The flow of traffic will be absolutely the same as it is now except that curbs will be installed and the roads improved.

PETITION COMMENT: "Changes a quiet and private quality of the neighbourhood"

FACT We would point out that these are senior citizens, and not motorcyclists or hotrodders.

PETITION COMMENT: "Master plan excluded residential area west of Blue Mountain"

FACT: This property is not zoned "residential". Its zoning designation is P2, or "special institution". This zoning permits the construction of such facilities as hospitals, half-way houses, alcoholic treatment centres, rehabilitation facilities, extended care units, and facilities for the retarded or emotionally disturbed without further recourse through rezoning applications.

BLUE MOUNTAIN SENIOR CITIZEN HOUSING SOCIETY

Organization

Q. What is the Blue Mountain Senior Citizen Housing Society?

A. A non-profit society, incorporated in December 1970 under the Societies Act of British Columbia.

Q. What is the aim of the Society?

A. Our aim, as outlined in the Society's Constitution is:

"To operate as a charitable institution, without profit to its members, for the purpose of owning and managing one or more low-rental housing projects for elderly citizens of low income and for such other persons as may be designated by the Central Mortgage and Housing Corporation and the Government of the Province of British Columbia (where such designations are required) and to do all things necessary and incidental to the attainment of this object."

Q. Is the Society a part of the Blue Mountain Baptist Church?

A. No. The church is a separate organization, its object to minister to the spiritual needs of the community. The church, however, sponsored the project and donated the land for use as a Senior Citizen's Housing Development.

Q. Does the church maintain members on the Housing Society Board?

A. Yes. There is a provision for church members to participate. However there is also a provision to allow community membership.

Philosophy

Q. Why did your group decide to enter the housing field?

A. The government appealed for involvement in the low rental housing field by community agencies (see attached appendix A). Our members felt that if there was a need, and if we could offer a service, that we should make this offer.

Q. Why didn't you decide to involve yourselves in the service areas?

A. We considered erecting a chronic care hospital, but found that another group was planning a similar facility nearby. Also, we questioned whether we were equipped to handle the treatment of illnesses and other social problems at this time. However, we have not discarded this idea.

Q. Why have you planned a high rise structure? Why not smaller units?

A. For two reasons:

a. Funding and capital resources.

b. Maximum benefit to the occupants is best effected this way.

Studies made by persons working in the Federal and Provincial funding offices favour the high rise concept. These structures must be built to last a minimum of fifty years (length of mortgage). The structure is costly. The desire for more than basic minimal standards is, to us, a very real and important factor. To provide "extras" adds considerably to the cost. Grants are pro-rated according to the number of suites or occupants. A high rise structure will provide the following benefits:

- provide the maximum living area with the use of minimum ground area
- provide more recreational space for residents
- provide areas for cafeteria and/or dining room for those who do not wish to cook their own meals
- provide garden areas for hobby gardeners
- provide lovely landscaped grounds with walks, pools, etc.
- a workshop for the men and one for the women

Q. You mentioned workshops; what do you mean?

A. Many men and women remain active for years after retirement. No one wishes to spend their 'twilight' years staring at four walls. We wish to provide a "total living environment" for our residents. This will mean along with other things, the provision of facilities for the hobby carpenter or the amateur painter or the lady who still likes to sew and weave.

Planning and Procedures

Q. Have you been planning this programme for long?

A. Our original application was dated October 4, 1967. When the property was purchased by the church there was a verbal commitment to council at that time that such a community venture would be considered. However, we were not prepared to undertake the project with the full financial burden resting on a few subscribers. The recent government cost sharing formulas open the way and applications were forwarded early this year.

Q. Have you presented your plans to the various government levels? If so, what was their response?

A. Central Mortgage & Housing have viewed the site and approved it as an ideal location for a Senior Citizens' High Rise. Programme planning has been submitted to the Coquitlam Planning Department, the Coquitlam Council, and the Coquitlam Engineering and Legal Departments. Agreement was reached as to the merit of the concept.

Q. Have your plans been presented to the public?

A. A public hearing was held on May 13, 1971. Plans and an artist's sketch were prepared for presentation. Approximately 35 residents were at the meeting. No one spoke against it, and it was therefore concluded that the area residents were in full accord.

Q. Did Council approve your project?

A. Yes. Third reading approval was received on May 25, 1971.

Q. Did your plans include commercial outlets?

A. No, not in the true sense of the word. Residents will be provided with a room to display and sell the items that they make in the hobby shops. This is not really

(cont'd)

a commercial outlet. Some thought was originally given to a small bookroom as a hobby project for the residents, but this was later dropped as it was felt that this could be carried out by vacating a suite rather than creating a special shop.

Q. Why then, was it necessary to apply for a type of zoning that was designed for commercial apartments?

A. We explained the concept and plans we had to the Council. It was felt by the Planning Department that this was the zoning schedule we should apply for. (see appendix B -- memo of March 15, 1971 stating that while we appreciate the commercial zoning feature, we have no intention of entering into a "commercial venture". Also note the statement that "We do not wish to prejudice our original application which requested straight Senior Citizen Housing Zoning.) Nevertheless we did and still do feel that we must provide all of the amenities required for our residents and if this requires special zoning, we make no apologies for it.

Q. We read somewhere that you were considering Day Care Services? Is this correct?

A. This has nothing to do with the Senior Citizens Project (unless the residents wish to participate). The church would like to offer their service, but this comes under the heading of future church activities and not Senior Citizen Housing planning.

Q. A recent newspaper account made mention of a letter of protest sent by your organization to Council. What was this letter?

A. Contrary to Mr. Howarth's remarks in his article, our society approached Council and the Planning Department without malice aforethought and with the sole intent of "giving something" rather than taking anything. (See original letter of November 16, 1970). We gave complete and detailed accounts of all concepts and planning. Several hours were spent before the planners, the council and the Mayor. Nothing was hidden. We therefore objected to the implication that "new information" about the project had caused a reversal of Council's approval of May 25, 1971. We had been led by Council's action to proceed in the retention of architects, lawyers and engineers -- which involved the commitment of considerable amounts of money and time.

Q. Who is liable for the costs incurred?

A. We feel that the Municipality is liable for costs incurred following the May 25th third reading. These were mandatory expenses, required prior to the 4th reading and Federal Grant approval. These costs would not have been incurred if there had been an original negative response.

Q. We understand that some members of Council objected to your plans.

A. No. No one objected to the plans or the concept. When Council understood the full nature of the project they were in complete support, as evidenced by the third reading approval. There was concern expressed by two members over financing of the project, and whether or not it should be managed by government agencies.

Q. What was the outcome of the financial management question?

A. We approached the Federal/Provincial authorities who informed us that municipal councils had no jurisdiction. They also informed us that it was preferred that community organizations sponsor their projects because it had been proven best for the residents. A community organization

is "people conscious" while a government organization all too often becomes "administration conscious". Also, a community organization donates "time" while a government agency must "buy" all services. This increases rental costs for the residents. It is interesting to note that of the total 5308 rooms provided for low rental housing in the lower mainland, all but 936 are privately sponsored. The 936 are in the Public Housing Developments in Vancouver.

Q. Have you any comparative statistics dealing with Senior Citizen Housing in neighbouring districts, and if so, how does Coquitlam rate?

A. Yes. A recent survey (June 1971) was conducted by Burnaby following a request by Columbus Charities Association for land upon which to construct a high rise structure for senior citizens. The results show:

Municipality	No. of Projects	No. of Units	Percentage of total
Vancouver	47	3150	59.6
Burnaby	7	544	10.2
Coquitlam	3	308	5.8
North Van. City	5	277	5.2
Richmond	3	271	5.1
New Westminster	4	270	5.1
West Vancouver	2	181	3.4
Surrey	5	113	2.1
Delta	2	82	1.5
Port Moody	1	72	1.3
North Van. District	<u>1</u>	<u>40</u>	<u>0.7</u>
	80	5308	100%

(Our project is included in the figures cited for Coquitlam.)

Q. Has your society sought a subsidy from council?

A. No. All it has sought is the blessing of Council for the project itself.

Q. Have other societies for Senior Citizen Housing secured subsidies from the Coquitlam Council?

A. Yes.

- 1) Earl Haig Society -- a grant of \$180.00
- 2) Maillardville Foyer -- a grant of \$200.00 per suite.
- 3) Christmas Manor -- a grant of park land on Austin Avenue valued at approximately \$60,000.00 as well as an additional grant of approximately \$15,000.00 for municipal water main relocation.

Zoning

Q. What is the official zoning of your property?

A. P.2. or "special institution".

Q. What does this allow?

A. The building of any institutional type of structure, such as hospitals, etc.

Q. Are you rezoning the entire parcel of land?

A. No, only the portion of land along Austin Avenue. The land has been surveyed and subdivided. The church property which extends to Blue Mountain and Dansey will remain zoned P.2, or "special institution".

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Q. Are you aware of any other similar rezoning changes?

A. Yes. Vancouver Golf Course rezoned the lower 2 acres of the south-west corner of their property for R.M.3 or Highrise development. Further highrises were considered by the Golf Club west of Blue Mountain Street.

Physical Structure & Site Development

Q. What is the size of your property?

A. The portion of land to be re-zoned and upon which the Senior Citizen Housing will stand measures 441.64' x 265' x 215.59' x 129.03' less road allowance right of way.

Q. What land area will be taken up with the proposed building?

A. Approximately 75' x 75' plus walkways.

Q. How much area will be allowed for parking?

A. Sufficient space to accommodate 20 vehicles.

Q. How much area will be developed into ornamental gardens?

A. Approximately 260' x 260'. This is far in excess of the basic minimum requirements.

Q. Your lot is a former gravel pit and has huge banks. How do you plan to landscape it?

A. It will be terraced. Approximately 8' of fill will raise the lawn level midway up the existing bank. (See attached appendix C)

Q. How many stories do you plan for your building?

A. 12.

Q. How many above the Austin Avenue level?

A. 10.

Q. How are you figuring your accommodation?

A. Singles
Doubles
Suites

Q. Will you provide board and room?

A. Yes, we plan to.

Q. Will you have a fulltime caretaker?

A. Yes.

Q. Will there be storefronts facing Austin Avenue?

A. No, it is not our intention to promote commercial ventures.

Q. What type of commercial outlets do you plan, if any?

A. We will provide a small hobby craft sales area facing the parking lot.

Q. Who will operate it?

A. The Senior Citizen residents themselves.

6

Q. Where will they obtain their sale products?

A. From the hobby craft work areas and sheltered workshop located on the ground floor.

Q. What do you mean when you say "sheltered workshops"?

A. There are many people who have suffered some mental or physical set-back (old age could be considered as one, mental illness another, blindness etc. others). If there should be a need for a community volunteer based occupational therapy or rehabilitative workshop and the Senior Citizen facilities could be scheduled to assist this community need, we would be willing to offer our services to their group.

Q. How many traffic entrances will you have?

A. The same as now -- one entrance and exit.

Q. Your proposed development will occupy your church parking lot. How will you provide for church parking?

A. We will develop the unused portion of our property, south of the church.

Q. Will you cut down all the trees?

A. No. We will leave a strip of trees along Blue Mountain Street and will landscape the banks with shrubs, etc. It will be much more aesthetically pleasing than it is now.

The Church and the Community

Q. Do you have any other plans for future buildings?

A. Yes. Our church school has been growing at such a pace that we will have to build a Christian Education building soon. This is one of the reasons that we could not become too financially involved in capital outlays for such projects as the Senior Citizens Housing.

Q. Can any resident participate in these projects?

A. Most definitely -- we are a community church ministering to the needs of all. We would be delighted to have you participate.

Q. What spectrum of services do you provide to the community?

A. May I leave a brochure with you?

SUMMARY OF OPINION POLL TOTALS

BY STREETS

Street	Total visited	Total giving uncond- itional support	Total giving condit- ional support	Total condit- ional & uncond- itional support	Total remain- ing indif- ferent	Total not home	Total remain- ing opposed
Mentmore	10		1	1		5	
Corning	1		1	1			
Delmont	5	3		3		2	
Fairway	4	1		1		2	1
Austin	41	14	14	28	6	4	3
Walker	30	7	3	10	4	9	7
Dansey	32	12	4	16		6	10
Ashley	12	8		8		2	2
Blue Mountain	13	1	2	3		2	8
Sidney	6	6		6			
Donald	15	4		4	3	2	6
Dennison	16	4		4		10	2
Roxham	5					3	2
Joyce	14	10		10		2	2
Charland	9	5	2	7	2		
Rochester	19	9	2	11		8	
TOTALS	232 ⁺	84	29	113	17	57	45

+ Due to the shortness of time, the visitation program had to be curtailed so that we could assemble these figures. The 800 block Rochester Road is missing as are the names of children of residents who signed the original petition. This accounts for the difference between the 283 names on the petition and the 232 recorded here.

PROPOSED SITE PLAN - BLUE MOUNTAIN
SENIOR HOUSING SOCIETY PROJECT

AUSTIN AVENUE

44'

ENTRANCE
ROAD

ENTRANCE
BRIDGE

BANK DOWN TO
GARDEN LVL

GARDEN
ROAD
LEVEL

SUSPENDED
CONCRETE PLAY-
ER AT STREET
ENTRANCE LEVEL

BUILDING CONTAINS
10 STORIES ABOVE
THIS LEVEL AND
2 STORIES
BELOW.

ORNAMENTAL
GARDEN ON FILL
EL. 500'

EL. 498'

BANK
TO
ROAD

PARKING

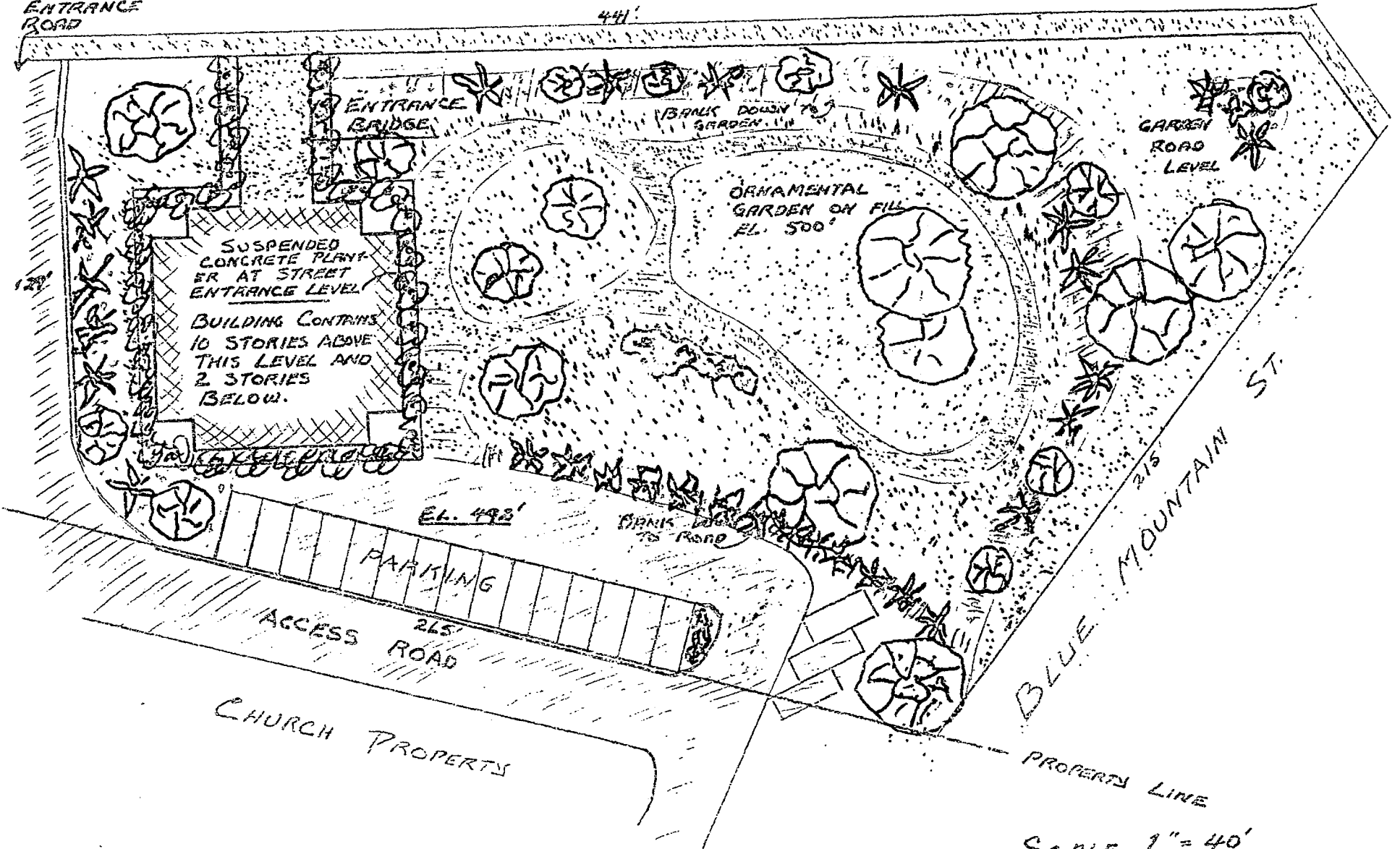
ACCESS
ROAD
265'

CHURCH PROPERTIES

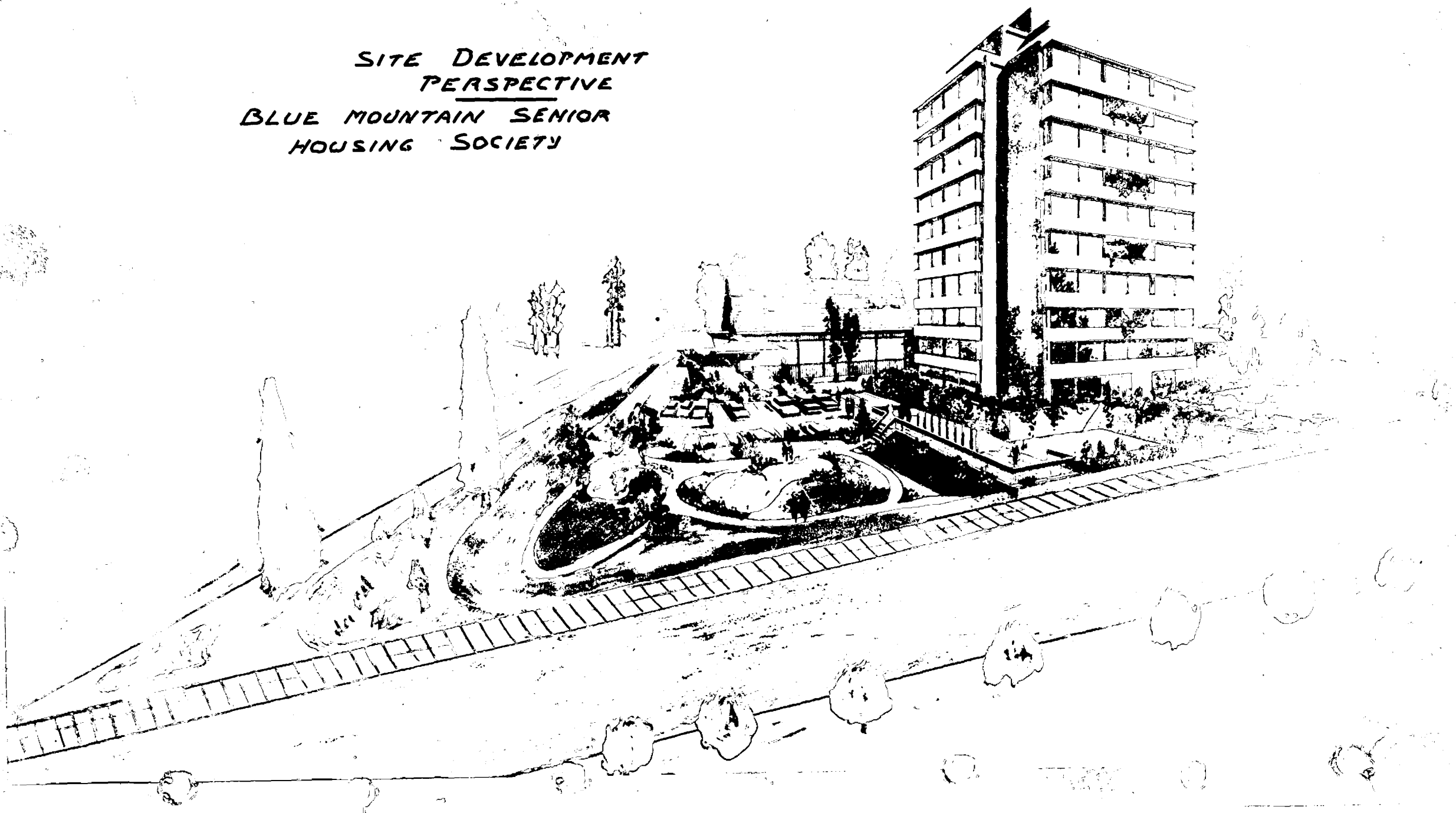
BLUE MOUNTAIN ST.

PROPERTY LINE

SCALE 1" = 40'



*SITE DEVELOPMENT
PERSPECTIVE
BLUE MOUNTAIN SENIOR
HOUSING SOCIETY*



COQUITLAM MINISTERIAL ASSOCIATION

To the Mayor and Council,
District of Coquitlam,
Coquitlam, B.C.

Dear Sirs:-


Re: Blue Mountain Senior Housing Society.

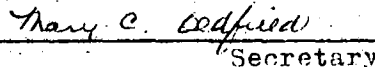
By unanimous motion the Coquitlam Ministerial Association. at its meeting on February 17th, 1971. endorsed the plans for a Senior Housing Project of the Blue Mountain Senior Housing Society.

The Ministerial believes this type of housing would meet a real need and provide adequate service to many of the senior citizens of the community who desire accomodation close to their families. We believe also that the planned activities and involvement in the community will fill a vital need in the lives of our elder citizens.

This motion was also approved at the Association's meeting of September 16th, 1971.

Yours sincerely,


President.


Secretary

October 19th, 1971.

The movers of the unanimous motion of the February meeting
were:

Rev. V. Sangwine	Como Lake United Church
Rev. E. Rode	Good Shepherd Lutheran Church
Mr. D. Johnson	Blue Mountain Baptist Church
Rev. J. Godkin	St. Laurence Anglican Church
Rev. H. Oldfield	St. Stephens Anglican Church
Rev. S. Allen	Blue Mountain Baptist Church
Rev. M. Fowler	Como Lake United Church
Mr. B. Steckwell	Austin Avenue Chapel (Brethern)
Rev. J. McKissick	Church of Christ

Those who moved the September re-affirmation were:

Mrs. M. Stewart	Como Lake United Church
Rev. R. Mantherpe	Oakalla Chaplain
Rev. J. Mechaud	Our Lady of Fatima
Rev. B. Knipe	Port Meedy United Church
Dr. W. Mussen	Church of the Four Square
Rev. D. Gordon	Port Meedy Anglican Church
Rev. R. Maggs	Port Coquitlam United Church

A REPORT TO THE
MAYOR AND COUNCIL OF THE
DISTRICT OF COQUITLAM
ON THE

BLUE MOUNTAIN
SENIOR CITIZEN
HOUSING SOCIETY
APPLICATION FOR REZONING

October 21, 1971

Gentlemen:

This Thursday you will be presented with many reasons why you should reverse your earlier decision that gave third reading approval to our request for rezoning. We recognize the difficulty of the decision that will be before you -- for we also share in the concerns of our community. As a result of our concern, we have undertaken a community 'fact-finding' survey to determine the actual feelings and opinions of our neighbours.

We hold the view that if a Senior Citizen's High Rise Unit is not desired or required by this community that we would be quite wrong to force the service on the community. However, we feel just as strongly that we would be guilty of not following scriptural precepts if we failed to offer assistance to the aged and needy members of our community. This has been and continues to be the base of our request for rezoning.

This request for rezoning has become of late the subject of much distortion by a few, no doubt well meaning, residents. Fears have been planted in some minds about large commercial apartment complexes and the like. As a result, a petition was circulated against the project and letters were written to council.

As a society, we had the opportunity of contesting the validity of this petition, as it contains many errors. However, we felt it more beneficial to concern ourselves with the needs of our senior citizens and our community than to expend our energy in the winning of arguments or the writing of prose. For this reason, we decided to seek out those pertinent facts upon which we could base our decision to move ahead or retreat.

It seemed logical to invest time and effort in personal visits to all those persons who signed the petition, to make certain that our project had been properly represented. No attempt was made to solicit project approval or to seek signatures of approval. To make the visitation programme meaningful, a letter of introduction preceded the visit. (Appendix A)

Since we were aware that the personalities of the volunteer visitors could conceivably influence the project presentation, we conducted one or two training sessions that stressed the programme concepts. Material was prepared for each visitor. (Copies are included as Appendix B) The instruction to the team of visitors was that they were not to 'sell' the project, but only to answer questions and explain concepts.

We have recorded the results of this visitation programme in summary form for your ease of review. The material presented has been gathered over a period of one week, from the persons who signed the petition presented to you by Mr. Howarth. No persons who were originally in favour of the project were visited.

We are sure that you will be as interested as we have been in the great percentage of persons who have indicated their full support of the project, once they were aware of the full intent and purpose of our plans. Indeed, since there is a clear majority of residents in favour of the project (out of those cited as in full opposition), we feel encouraged to move ahead with the project as we consider this the wish of the community.

To allay any misgivings of persons not in possession of the visitor sheets, we are including copies for the mayor. Upon checking these, it will be seen that many citizens have requested permission to sign the sheet to counter their original signature.

A GENERAL OVERVIEW

The review of our project has been a stimulating experience. We met many fine people (those for and those against the project) and have resolved many mistaken concepts. We also hope that we have become a little better neighbour for it.

We are not unaware, however, that some heavy opposition will be presented at this public hearing. Our team of visitors indicate the following as the major 'sore spots'.

1. Fear of high rise commercial structures and fear of council's attitude toward them.
2. Fear that if this application is not 'squashed' it will be used as the 'thin edge of the wedge' for future high rise development across the street.
3. Adjoining property owners (across the street) wish to sell their properties for high rise units. They expressed the view that they would support the Senior Citizen Project if their properties were rezoned. (This substantiates the fears summarized in #2 above).
4. The unfortunate road widening timing and attendant 'mess' that has been created around the proposed site is a problem that may be aired, but is not at all relevant.

When council hears these complaints, may we remind council of the opinions of the 'silent majority' who have expressed opinions favourable to the project -- that majority which in all probability is not at this public hearing.

HIGH RISES AND THE COMMUNITY

In fairness to the community, our society wishes to go on record as being generally opposed to high rise structures as family dwelling units. We feel we would be doing a disservice to our community if, by our application for rezoning for a senior citizens high rise structure, that it was construed that we supported family unit high rises. We feel that there is a great difference where children are concerned, and do not believe a wholesome environment is provided for children in high rise structures.

Our investigations disclose that high rise structures (to a maximum of 12 stories) are suitable for the aged and for single tenants if adequate social and recreational space is provided. We are also aware of some major U.S. cities that are experiencing social and economic burdens from high rise family units. We would recommend to council that the Planning Department review the ^{PRICE WATERHOUSE} ~~Freshwater-House~~ study on high rises in the Township of York, Ontario before applications for family high rise structures are considered.

Our recent visits disclosed five persons who felt that eight stories was optimum. If, after proper studies are made, this is the optimum number of stories, we are not opposed to accepting such a recommendation from the appropriate officials.

NEED OF THE STRUCTURE

The final decision as to the need and progress in planning will be made by the Federal and Provincial funding sources. Current trends indicate a continuing need. Waiting lists at Coquitlam senior citizen homes are:

Foyer-Maillard	40 men 20 women
Earl Haig Society	8 awaiting suites
Christmas Manor	8 singles 8 doubles

PERCENTAGE SUMMARY OF SURVEY RESULTS

Total number of homes visited	232	
Total "no contact" visits	57	
Total number of personal visits to persons who signed petition	175	
Percentage of persons who expressed one hundred per cent approval of the senior citizen high rise		48 %
Percentage who gave conditional approval (i.e. they approve if only 8 stories, etc.)		16.7%
Percentage who indicated they were neither pro nor con		9.7%
Percentage who indicated definite opposition		25.6%
		<hr/> 100 %

Appendix A

Dear Neighbour:

You will recall being requested to sign a petition a few weeks ago by a distraught resident who became quite concerned about a reported high-rise commercial development that was to be built on the corner of Blue Mountain and Austin Avenue. You were made acquainted with the 'massive parking' situation, the 'traffic congestion problems', and the eyesore this 'commercial complex' would create.

Fears concerning your rights as a citizen were also stirred up by the suggestion that something must be wrong, as you were not given individual notice of the proposed rezoning. It was also suggested that 'encroachment' on single dwelling property was taking place.

Unfortunately, as is often the case, the sponsor of this petition failed to check all of the facts, and as a result, a somewhat slanted document was presented to you.

We have been informed by some of the people who signed the petition that they were swayed in their decision by the 'image' given by the petition sponsor. Several persons expressed annoyance at council and administration, but few have made known their opposition to a non-profit, community-oriented senior citizen project. This is encouraging--for it establishes what the promoters of the project have believed all along--that the people of Coquitlam are true "good neighbours" to those who are in need.

No one would wish to invest funds, real estate and time in a community service venture that was neither needed nor desired by the community--certainly, we would not want to. Still, someone must take the initiative in extending a helping hand to those who need it. This is our sole aim. We would not wish to be guilty of failure to perform a charitable act, when it was in our power to be charitable. Would you?

Several residents of Coquitlam have suggested that we should "tell it as it is", and they have volunteered their services to do just that. One or two residents will be calling on you in the next week. If you have any questions, please do not hesitate to ask. They will be delighted to discuss the project plans and concepts with you

Yours very truly

Board of Directors
BLUE MOUNTAIN SENIOR CITIZENS'
HOUSING SOCIETY

PETITION COMMENT: "While we recognize the mixed pecuniary and the humanitarian motives..."

FACT There are no pecuniary motives. This is a strictly non-profit, contributory venture by your neighbours; residents of Coquitlam who are eager to help those among us who need help.

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FACT There will be a maximum of 20 parking slots for visitors. (This is a low-rental housing development and experience indicates that only 3% to 4% of residents own cars.) Further, there are no accessory commercial uses being planned.

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- provide the maximum living area with the use of minimum ground area
- provide more recreational space for residents
- provide areas for cafeteria and/or dining room for those who do not wish to cook their own meals
- provide garden areas for hobby gardeners
- provide lovely landscaped grounds with walks, pools, etc.
- a workshop for the men and one for the women

Q. You mentioned workshops; what do you mean?

A. Many men and women remain active for years after retirement. No one wishes to spend their 'twilight' years staring at four walls. We wish to provide a "total living environment" for our residents. This will mean along with other things, the provision of facilities for the hobby carpenter or the amateur painter or the lady who still likes to sew and weave.

Planning and Procedures

Q. Have you been planning this programme for long?

A. Our original application was dated October 4, 1967. When the property was purchased by the church there was a verbal commitment to council at that time that such a community venture would be considered. However, we were not prepared to undertake the project with the full financial burden resting on a few subscribers. The recent government cost sharing formulas open the way and applications were forwarded early this year.

Q. Have you presented your plans to the various government levels? If so, what was their response?

A. Central Mortgage & Housing have viewed the site and approved it as an ideal location for a Senior Citizens' High Rise. Programme planning has been submitted to the Coquitlam Planning Department, the Coquitlam Council, and the Coquitlam Engineering and Legal Departments. Agreement was reached as to the merit of the concept.

Q. Have your plans been presented to the public?

A. A public hearing was held on May 13, 1971. Plans and an artist's sketch were prepared for presentation. Approximately 35 residents were at the meeting. No one spoke against it, and it was therefore concluded that the area residents were in full accord.

Q. Did Council approve your project?

A. Yes. Third reading approval was received on May 25, 1971.

Q. Did your plans include commercial outlets?

A. No, not in the true sense of the word. Residents will be provided with a room to display and sell the items that they make in the hobby shops. This is not really

(cont'd)

a commercial outlet. Some thought was originally given to a small bookroom as a hobby project for the residents, but this was later dropped as it was felt that this could be carried out by vacating a suite rather than creating a special shop.

Q. Why then, was it necessary to apply for a type of zoning that was designed for commercial apartments?

A. We explained the concept and plans we had to the Council. It was felt by the Planning Department that this was the zoning schedule we should apply for. (see appendix B -- memo of March 15, 1971 stating that while we appreciate the commercial zoning feature, we have no intention of entering into a "commercial venture". Also note the statement that "We do not wish to prejudice our original application which requested straight Senior Citizen Housing Zoning.") Nevertheless we did and still do feel that we must provide all of the amenities required for our residents and if this requires special zoning, we make no apologies for it.

Q. We read somewhere that you were considering Day Care Services? Is this correct?

A. This has nothing to do with the Senior Citizens Project (unless the residents wish to participate). The church would like to offer their service, but this comes under the heading of future church activities and not Senior Citizen Housing planning.

Q. A recent newspaper account made mention of a letter of protest sent by your organization to Council. What was this letter?

A. Contrary to Mr. Howarth's remarks in his article, our society approached Council and the Planning Department without malice aforethought and with the sole intent of "giving something" rather than taking anything. (See original letter of November 16, 1970). We gave complete and detailed accounts of all concepts and planning. Several hours were spent before the planners, the council and the Mayor. Nothing was hidden. We therefore objected to the implication that "new information" about the project had caused a reversal of Council's approval of May 25, 1971. We had been led by Council's action to proceed in the retention of architects, lawyers and engineers -- which involved the commitment of considerable amounts of money and time.

Q. Who is liable for the costs incurred?

A. We feel that the Municipality is liable for costs incurred following the May 25th third reading. These were mandatory expenses, required prior to the 4th reading and Federal Grant approval. These costs would not have been incurred if there had been an original negative response.

Q. We understand that some members of Council objected to your plans.

A. No. No one objected to the plans or the concept. When Council understood the full nature of the project they were in complete support, as evidenced by the third reading approval. There was concern expressed by two members over financing of the project, and whether or not it should be managed by government agencies.

Q. What was the outcome of the financial management question?

A. We approached the Federal/Provincial authorities who informed us that municipal councils had no jurisdiction. They also informed us that it was preferred that community organizations sponsor their projects because it had been proven best for the residents. A community organization

is "people conscious" while a government organization all too often becomes "administration conscious". Also, a community organization donates "time" while a government agency must "buy" all services. This increases rental costs for the residents. It is interesting to note that of the total 5308 rooms provided for low rental housing in the lower mainland, all but 936 are privately sponsored. The 936 are in the Public Housing Developments in Vancouver.

Q. Have you any comparative statistics dealing with Senior Citizen Housing in neighbouring districts, and if so, how does Coquitlam rate?

A. Yes. A recent survey (June 1971) was conducted by Burnaby following a request by Columbus Charities Association for land upon which to construct a high rise structure for senior citizens. The results show:

Municipality	No. of Projects	No. of Units	Percentage of total
Vancouver	47	3150	59.6
Burnaby	7	544	10.2
Coquitlam	3	308	5.8
North Van. City	5	277	5.2
Richmond	3	271	5.1
New Westminster	4	270	5.1
West Vancouver	2	181	3.4
Surrey	5	113	2.1
Delta	2	82	1.5
Port Moody	1	72	1.3
North Van. District	<u>1</u>	<u>40</u>	<u>0.7</u>
	80	5308	100%

(Our project is included in the figures cited for Coquitlam.)

Q. Has your society sought a subsidy from council?

A. No. All it has sought is the blessing of Council for the project itself.

Q. Have other societies for Senior Citizen Housing secured subsidies from the Coquitlam Council?

A. Yes.

- 1) Earl Haig Society -- a grant of \$180.00
- 2) Maillardville Foyer -- a grant of \$200.00 per suite.
- 3) Christmas Manor -- a grant of park land on Austin Avenue valued at approximately \$60,000.00 as well as an additional grant of approximately \$15,000.00 for municipal water main relocation.

Zoning

Q. What is the official zoning of your property?

A. P.2. or "special institution".

Q. What does this allow?

A. The building of any institutional type of structure, such as hospitals, etc.

Q. Are you rezoning the entire parcel of land?

A. No, only the portion of land along Austin Avenue. The land has been surveyed and subdivided. The church property which extends to Blue Mountain and Dansey will remain zoned P.2, or "special institution".

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Q. Are you aware of any other similar rezoning changes?

A. Yes. Vancouver Golf Course rezoned the lower 2 acres of the south-west corner of their property for R.M.3 or Highrise development. Further highrises were considered by the Golf Club west of Blue Mountain Street.

Physical Structure & Site Development

Q. What is the size of your property?

A. The portion of land to be re-zoned and upon which the Senior Citizen Housing will stand measures 441.64' x 265' x 215.59' x 129.03' less road allowance right of way.

Q. What land area will be taken up with the proposed building?

A. Approximately 75' x 75' plus walkways.

Q. How much area will be allowed for parking?

A. Sufficient space to accommodate 20 vehicles.

Q. How much area will be developed into ornamental gardens?

A. Approximately 260' x 260'. This is far in excess of the basic minimum requirements.

Q. Your lot is a former gravel pit and has huge banks. How do you plan to landscape it?

A. It will be terraced. Approximately 8' of fill will raise the lawn level midway up the existing bank. (See attached appendix C)

Q. How many stories do you plan for your building?

A. 12.

Q. How many above the Austin Avenue level?

A. 10.

Q. How are you figuring your accommodation?

A. Singles
Doubles
Suites

Q. Will you provide board and room?

A. Yes, we plan to.

Q. Will you have a fulltime caretaker?

A. Yes.

Q. Will there be storefronts facing Austin Avenue?

A. No, it is not our intention to promote commercial ventures.

Q. What type of commercial outlets do you plan, if any?

A. We will provide a small hobby craft sales area facing the parking lot.

Q. Who will operate it?

A. The Senior Citizen residents themselves.

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Q. Where will they obtain their sale products?

A. From the hobby craft work areas and sheltered workshop located on the ground floor.

Q. What do you mean when you say "sheltered workshops"?

A. There are many people who have suffered some mental or physical set-back (old age could be considered as one, mental illness another, blindness etc. others). If there should be a need for a community volunteer based occupational therapy or rehabilitative workshop and the Senior Citizen facilities could be scheduled to assist this community need, we would be willing to offer our services to their group.

Q. How many traffic entrances will you have?

A. The same as now -- one entrance and exit.

Q. Your proposed development will occupy your church parking lot. How will you provide for church parking?

A. We will develop the unused portion of our property, south of the church.

Q. Will you cut down all the trees?

A. No. We will leave a strip of trees along Blue Mountain Street and will landscape the banks with shrubs, etc. It will be much more aesthetically pleasing than it is now.

The Church and the Community

Q. Do you have any other plans for future buildings?

A. Yes. Our church school has been growing at such a pace that we will have to build a Christian Education building soon. This is one of the reasons that we could not become too financially involved in capital outlays for such projects as the Senior Citizens Housing.

Q. Can any resident participate in these projects?

A. Most definitely -- we are a community church ministering to the needs of all. We would be delighted to have you participate.

Q. What spectrum of services do you provide to the community?

A. May I leave a brochure with you?

SUMMARY OF COMMENTS — BY STREET

Street	Total no. of signers	100% for	Did not sign. For it.	Was mis- signed. For it.	O.K. if 8 stories or less	Agree but fear future council action	O.K. if our property rezoned also.	Approve concept but fear traffic problem	Not fer, not against	Opposed, fear "thin edge of wedge"	Anti high rise of any sort	Anti Church no specific reason	Not at home, moved, etc.
Mentmore	10					1			2	1		1	5
Delmont	5	1		2									2
Corning & Roxham	6						1					2	3
Fairway & Charland	13	1		5		2			2			1	2
Austin	41	13	1		3	4	7		6		3		4
Walker	30	2		5		3			4	2			5 9
Dansey	32	5		7		2				2			9 6
Ashley	12			8									2 2
Blue Mountain	13			1				2			2	2	4 2
Sidney	6	1	2	3									
Donald	15			4					3		2		4 2
Dennison	16			4									2 10
Joyce	14		2	8								2	2
Rochester	19	9					2						8

SUMMARY OF OPINION POLL TOTALS

BY STREETS

Street	Total visited	Total giving uncond- itional support	Total giving condit- ional support	Total condit- ional & uncond- itional support	Total remain- ing indif- ferent	Total not home	Total remain- ing opposed
Mentmore	10		1	1		5	
Corning	1		1	1			
Delmont	5	3		3		2	
Fairway	4	1		1		2	1
Austin	41	14	14	28	6	4	3
Walker	30	7	3	10	4	9	7
Dansey	32	12	4	16		6	10
Ashley	12	8		8		2	2
Blue Mountain	13	1	2	3		2	8
Sidney	6	6		6			
Donald	15	4		4	3	2	6
Dennison	16	4		4		10	2
Roxham	5					3	2
Joyce	14	10		10		2	2
Charland	9	5	2	7	2		
Rochester	19	9	2	11		8	
TOTALS	232 ⁺	84	29	113	17	57	45

+ Due to the shortness of time, the visitation program had to be curtailed so that we could assemble these figures. The 800 block Rochester Road is missing as are the names of children of residents who signed the original petition. This accounts for the difference between the 283 names on the petition and the 232 recorded here.

PROPOSED SITE PLAN - BLUE MOUNTAIN
SENIOR HOUSING SOCIETY PROJECT

AUSTIN AVENUE

44'

ENTRANCE
ROAD

ENTRANCE
BRIDGE

DRAIN DOWN TO
GARDEN

GARDEN
ROAD
LEVEL

ORNAMENTAL
GARDEN ON FILL
EL. 500'

SUSPENDED
CONCRETE PLANT-
ER AT STREET
ENTRANCE LEVEL

BUILDING CONTAINS
10 STORIES ABOVE
THIS LEVEL AND
2 STORIES
BELOW.

EL. 492'

DRAIN DOWN
TO ROAD

PARKING

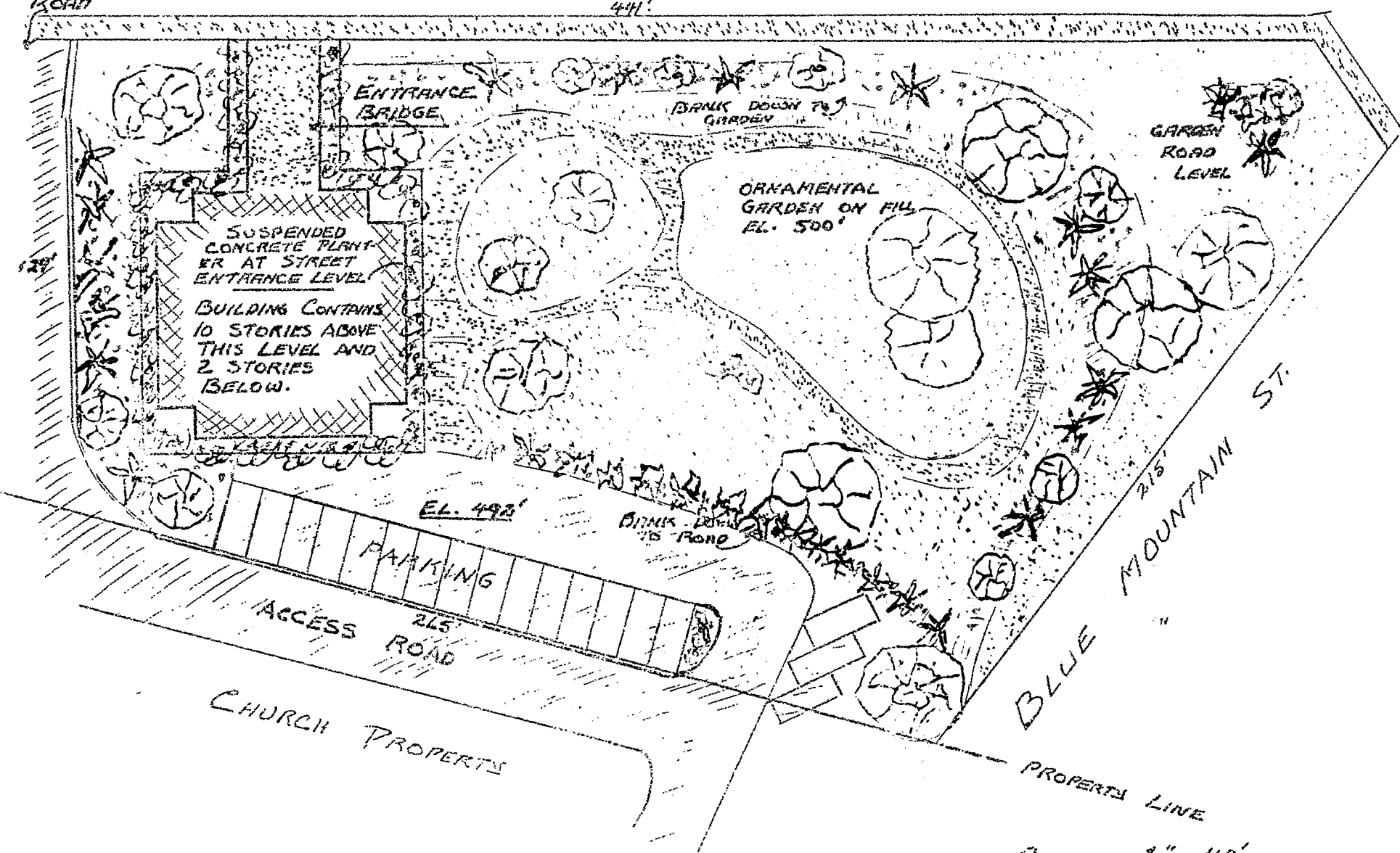
ACCESS
ROAD

CHURCH PROPERTIES

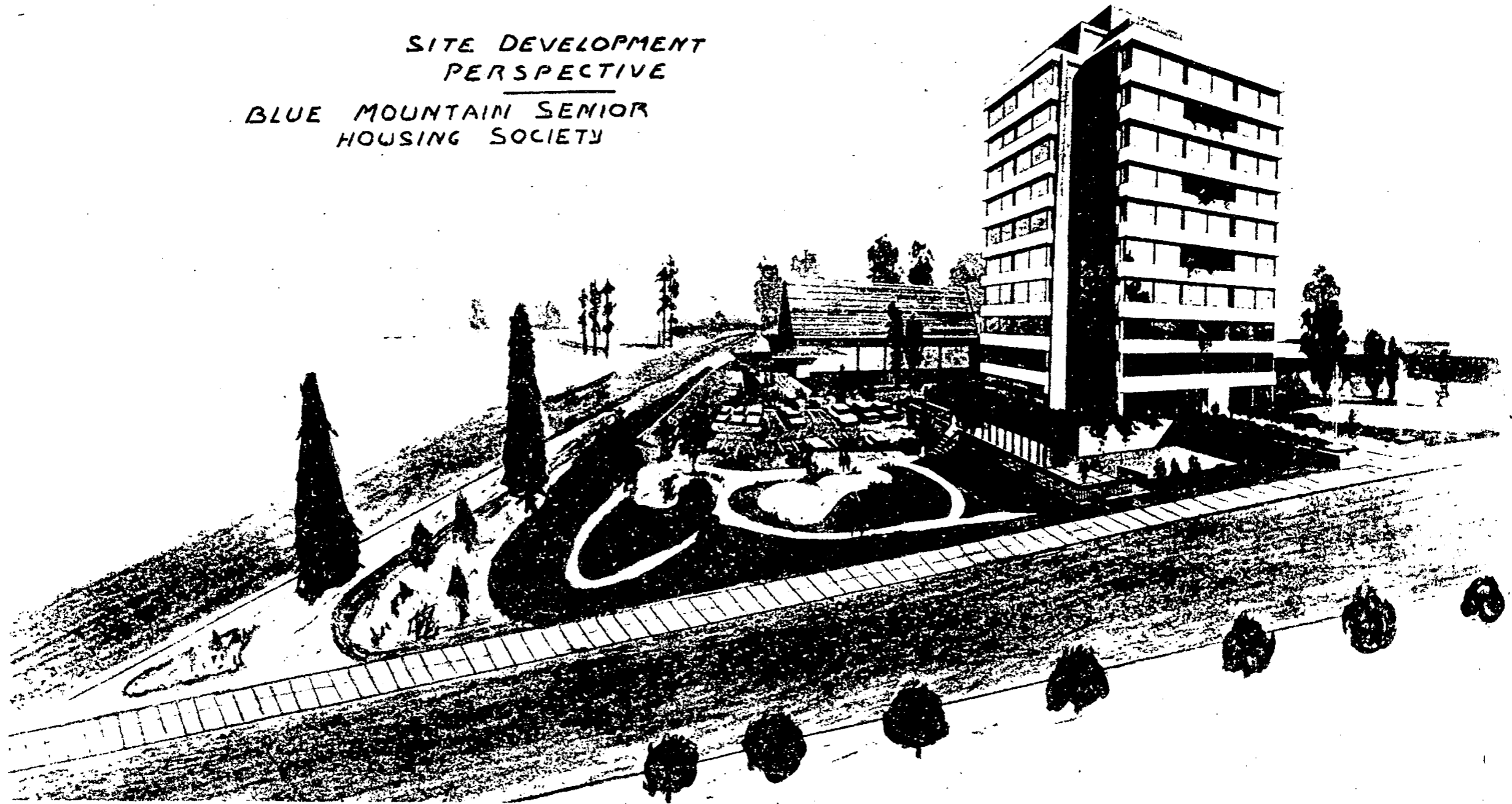
BLUE MOUNTAIN ST.

PROPERTY LINE

SCALE 1" = 40'



*SITE DEVELOPMENT
PERSPECTIVE
BLUE MOUNTAIN SENIOR
HOUSING SOCIETY*



COQUITLAM MINISTERIAL ASSOCIATION

To the Mayor and Council,
District of Coquitlam,
Coquitlam, B.C.

Dear Sirs:-

Re: Blue Mountain Senior Housing Society.

By unanimous motion the Coquitlam Ministerial Association, at its meeting on February 17th, 1971, endorsed the plans for a Senior Housing Project of the Blue Mountain Senior Housing Society.

The Ministerial believes this type of housing would meet a real need and provide adequate service to many of the senior citizens of the community who desire accomodation close to their families. We believe also that the planned activities and involvement in the community will fill a vital need in the lives of our elder citizens.

This motion was also approved at the Association's meeting of September 16th, 1971.

Yours sincerely,


President.

Mary C. Bedford
Secretary

October 19th, 1971.

The movers of the unanimous motion of the February meeting were:

Rev. V. Sangwine	Como Lake United Church
Rev. E. Rode	Good Shepherd Lutheran Church
Mr. D. Johnson	Blue Mountain Baptist Church
Rev. J. Godkin	St. Laurence Anglican Church
Rev. H. Oldfield	St. Stephens Anglican Church
Rev. S. Allen	Blue Mountain Baptist Church
Rev. M. Fowler	Como Lake United Church
Mr. B. Stockwell	Austin Avenue Chapel (Brethern)
Rev. J. McKissick	Church of Christ

Those who moved the September re-affirmation were:

Mrs. M. Stewart	Como Lake United Church
Rev. R. Manthorpe	Oakalla Chaplain
Rev. J. Mechaud	Our Lady of Fatima
Rev. B. Knipe	Pert Meedy United Church
Dr. W. Mussen	Church of the Four Square
Rev. D. Gorden	Pert Meedy Anglican Church
Rev. R. Maggs	Pert Coquitlam United Church