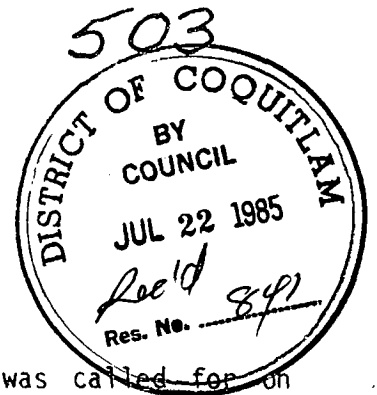




MAILLARDVILLE REDEVELOPMENT COMMITTEE

MINUTES



A meeting of the Maillardville Redevelopment Committee was called for on Tuesday, July 9, 1985 at 4:00 p.m. in the Council Committee Room. Present were Brian Robinson, Chairman, Tomina de Jong, Long Range Planner, and Richard White, Chief Building Inspector.

B. Robinson requested T. de Jong to draft a letter to the UBC School of Architecture regarding a possible design project through students, as was mentioned at the June 4th meeting of the Committee.

After brief discussion, it was decided to cancel the meeting due to lack of attendance.

It was decided that the next meeting of the Maillardville Redevelopment Committee would be at the call of the Chair or early Fall.

NOTE: Attached information materials available on July 9th include excerpts from Council Committee Minutes of June 24th and a xerox compendium of photographs as selected by Committee members, as candidates for design theme preparation.

503

OCTOBER 24, 1985

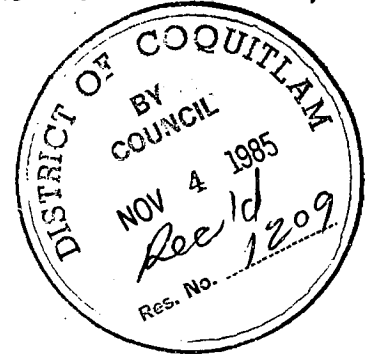
MAILLARDVILLE REDEVELOPMENT COMMITTEE

MINUTES

A meeting of the Maillardville Redevelopment Committee was held on Thursday, October 24, 1985, at 7:00 pm., in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman  
Mr. J. Aussant  
Mr. R. Bonneau  
Mr. F. Bouvier  
Mr. M. Labossiere  
Mr. F. McDonald  
Mr. F. Roset



STAFF:

Mr. D.M. Buchanan  
Ms. T. de Jong, Long Range Planner

GUEST:

Ald. W. LeClair

SUMMER REVIEW

T. de Jong reported briefly to the Committee on matters of interest occurring over the last few months. She advised of:

- 1) Land Use Committee and Council resolutions regarding the proposed commercial development at 230 Blue Mountain, and the subsequent lack of followup on the part of the architect for that project;
- 2) the letter to the UBC Architectural School regarding a design theme and the lack of response to it; and
- 3) the development proposal for 16 units just north of the Caisse Populaire.

Excerpts from the minutes of June 18, 1985 were reviewed at Alderman Robinson's request.

BILL 62 AND HERITAGE AREA PLANNING

Mr. Buchanan presented a brief to the Committee on both the implications of Bill 62 and general information regarding heritage area planning, arising from the recent PIBC Conference. There was considerable discussion with Committee members regarding official plans, design themes and development permits as a result of Mr. Buchanan's brief. Alderman Robinson questioned the implications of new legislation regarding non-conformities as it may affect older communities such as Maillardville. Alderman Robinson also highlighted the proposed legislated changes affecting development cost charges.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF OCTOBER 24, 1985

At this point, Alderman R. LeClair entered the meeting.

BILL 62 AND HERITAGE AREA PLANNING cont'd

Mr. J. Aussant distributed pictures of Kimberley, B.C. as an example of a successful design theme and community revitalization and reported on a discussion with Mr. Martin Thomas, Administrator for the Provincial Downtown Revitalization Program.

1200 BLOCK BRUNETTE AVENUE (SOUTH SIDE)

Alderman LeClair brought to the Committee a letter of complaint from several residents in the immediate neighbourhood, a letter of complaint regarding the houses at 1206 and 1212 Brunette Avenue. He indicated this item was to come before the Land Use Committee and he brought the matter before the Maillardville Committee for information and comment.

1400 BLOCK BRUNETTE AVENUE (SOUTH SIDE)

Alderman W. LeClair brought to the Committee a letter from Mr. Poul Hansen regarding a proposed multiple-family development on the south side of Brunette Avenue, a letter questioning by-law requirements. Alderman LeClair asked for direction from Committee members as to whether multiple-family development is to be encouraged in the area. Alderman Robinson summarized the response of the Committee members, stating that the Committee supports the notion of any new residential development in general, provided that development occurs with a French-Canadian heritage design theme. Alderman Robinson indicated that character in design was more important to the Committee members than matters of density. Mr. J. Aussant questioned Alderman LeClair as to the Maillardville Committee's role, vis-a-vis the Land Use Committee, in commenting on such projects as the one raised by Alderman LeClair. Alderman LeClair indicated he felt the Maillardville Committee's role was to make suggestions to the Land Use Committee and that the general comments just made regarding the south side of Brunette Avenue comprised useful input to the Land Use Committee.

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF OCTOBER 24, 1985

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Fern Bouvier spoke to the need for a definition of the French-Canadian heritage design theme to be articulated by someone architecturally trained. Both Mr. Aussant and Mr. Bouvier reported knowing possible volunteers for this task.

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Alderman Robinson reported that Council is unlikely to approve the suggested \$10,000 allocation for a Maillardville area cleanup program because of other budget circumstances. Committee members expressed unanimous disappointment at this news and discussed the need for a local area cleanup program.

BILCULTURAL SOCIETY DEVELOPMENT PROPOSAL

J. Aussant reported on progress with the proposed townhouse development just north of the Caisse Populaire. He indicated an architect had been appointed, Mr. Norm Davis, and that units were being presold.

Upon reviewing the discussion of the meeting thus far, the following resolutions were concluded:

MOVED BY F. ROSET  
SECONDED BY F. MCDONALD

- 31 That both Mr. Aussant and Mr. Bouvier be encouraged to solicit drawings proposing a French-Canadian heritage design theme from volunteer contacts and also that T. de Jong similarly approach again the UBC Architectural School on this matter.

CARRIED UNANIMOUSLY

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF OCTOBER 24, 1985

MOVED BY F. BOUVIER  
SECONDED BY J. AUSSANT

COUNCIL  
ACTION

*See Co. Res  
12/10/85*

- 32 That Council be advised of the Maillardville Redevelopment Committee's continuing concern with derelict buildings along the south side of Brunette Avenue, a concern recently restated in the letter drafted to Alderman LeClair by G. & A. Marchessault. It is asked Council direct appropriate staff to attend to this concern expeditiously.

CARRIED UNANIMOUSLY

MOVED BY J. AUSSANT  
SECONDED BY M. LABOSSIERE

- 33 That staff invite Mr. Martin Thomas, Administrator, Downtown Revitalization Program, to attend an evening meeting of the Maillardville Redevelopment Committee, together with the Land Use Committee and Design Panel of Coquitlam, to discuss that revitalization program and its applicability to Maillardville.

CARRIED UNANIMOUSLY

It was decided the next meeting of the Committee would be at the call of the Chair and contingent upon the availability of Mr. Martin Thomas and others for the proposed discussion on the Downtown Revitalization Program.

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

Attachments:

- 1. Brief by D. Buchanan regarding Bill 62 and Heritage Area Planning
- 2. Letter regarding 1200 block Brunette Avenue
- 3. Letter regarding 1400 block Brunette Avenue

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Maillardville  
Redevelopment Committee      DEPARTMENT:      DATE: Oct. 24/85

FROM: D.M. Buchanan      DEPARTMENT: Planning      YOUR FILE:

SUBJECT: Bill 62 and Heritage Area Planning      OUR FILE:

When Alderman Robinson first spoke to me about appearing before the Maillardville Redevelopment Committee, he had wanted me to concentrate on Bill 62. However, the original meeting of a week ago had to be postponed due to a conference in Victoria of the Planning Institute of British Columbia, which focussed on both of the subject matters. I am therefore in a better position to give the Committee background.

BILL 62

This Bill was given its initial reading in May or June of 1985 and left in that state for consideration of amendments at the fall sitting of the legislature. This sitting is likely to take place in November or Decemer, possibly going into 1986.

Bill 62 - 1985 is the last of a series of proposed Bills dealing with the "planning" section of the Municipal Act. It is in this section that all the municipalities outside the City of Vancouver receive most of their enabling powers dealing with planning matters. The explanatory note with the Bill indicates that the proposal is

"designed to streamline community planning, deregulate land use controls, especially in rural areas, enable faster and more flexible responses to development proposals, and to ensure greater certainty for land investors and local residents. The legislation reduces the discretionary authority exercised by municipal officials by requiring greater accountability for planning decisions by local Councils and Boards. The amendments also retain and clarify a number of existing provisions in the Municipal Act and introduce new measures to deal with several long-standing concerns respecting development in flood-plains, the regulation of intensive agriculture, safe development of land subject to natural hazards, and equitability and flexibility in the sharing of development costs between local government and land developers".

Maillardville Redevelopment Committee . . .

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I will concentrate on three aspects which I think are the most significant for the Committee:

- a) Official Community Plans - Official Community Plans go beyond the Community Plan Map, together with its background reports, with which the Committee may be familiar. An Official Community Plan is passed by By-law and involves a Public Hearing and states the broad objectives and policies of Council respecting the form and character of the existing and proposed land use and servicing. The idea is to identify anticipated housing needs over a period of at least five years, as well as the approximate location and amount of different kinds of land uses, the approximate location of areas suitable for future gravel extraction, areas where development should be restricted because of hazardous conditions, the approximate location and phasing of major highways and trunk services, as well as other public facilities, including schools, parks and waste treatment/disposal sites, as well as other matters which are required or authorized by the Minister.

Bill 62 also provides that the Official Community Plan can allow for temporary commercial and industrial uses and specify the general conditions regarding issuance of permits for those uses. This is already part of the Municipal Act, having recently been put in there by a recent amendment.

I will deal with development permit areas subsequently. These are also to be part of the Official Community Plan.

In conclusion, for the Maillardville Redevelopment Committee's mandate, it can be said that the Official Community Plan could state policies regarding Maillardville as part of the larger community of the District of Coquitlam. The words "character of existing and proposed land use" could relate to specific objectives and policies regarding the special character of Maillardville.

- b) Development Permit Areas - Currently, development permit areas are set up by a schedule to the Zoning By-law. Bill 62 would make the establishment of development permit areas part of the Official Community Plan. The original intent of the Bill as initially put forward was to limit these areas to lands where protection of the natural environment, protection of development from hazardous conditions, and protection of heritage sites or redevelopment of urban commercial areas was involved. As we learned at the PIBC Conference, an amendment is now being considered to allow for



Maillardville Redevelopment Committee . . .

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b) cont'd

development permits in other areas relating to the general form and character of buildings therein. The Official Community Plan has to describe why such areas are being established and what the objectives of such designation are.

c) Development Permits - The purpose of a development permit area is to establish where a special permit is required directly from Council prior to any development taking place. In Coquitlam, all commercial, multiple-family and some adjacent lands have been included, plus certain industrial areas. This has meant that any buildings in those areas are subject to review of building plans and the final approved plans become the basis of development permit issuance.

Recently, we have been looking at having those plans become more preliminary in nature to reduce initial costs as part of the development process. Prior to Bill 62 being introduced, we were going to come forward with a by-law amendment such that a development permit would be applied for at the time of a rezoning application, well before any building permit application which would come later in the process. If Bill 62 is adopted as now proposed, little would change except that amendments which do not affect the general form and character of a building would be possible at the time of the issuance of the building permit. Some judgement would be involved to decide whether an amendment related simply to details or would change the general character of the development.

One important thing as far as the Committee is concerned would be to try, in concert with the Design Committee, to identify what is meant by "French-Canadian character" with the experience we have now had with the B.C. Telephone building on the south side of Brunette Avenue. A more explicit statement as to guidelines for building character within the Official Community Plan is probably warranted. We were being constantly told at the Conference that design guidelines had to be as explicit as possible and not be vague and uncertain. This aspect also relates back to the intent as far as establishment of development permit areas and why one would establish such an area in Maillardville.

Maillardville Redevelopment Committee . . .

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#### HERITAGE AREA PLANNING

I do not intend to get into this subject too far except to say that we heard a lot from various people as to aspects of heritage protection. I certainly have not reviewed the legislation which exists on this subject, although I am told that heritage designation implies full compensation and eventual acquisition of the land by the Municipality if demolition and redevelopment is denied. We did get information on British Columbia Heritage Trust and Heritage Canada. The Heritage Conservation Branch of the Ministry of Provincial Secretary and Government Services administers the Heritage Conservation Act. The Branch does provide consulting assistance to municipalities, heritage societies, and individuals.

Besides the legislation that is involved, and this can also involve amendments to the Zoning By-law to encourage heritage conservation, the whole question of economics comes into it. I learned from presentation on the Strathcona area in South Edmonton that building improvements were objected to by business tenants because of a fear of increased rents. Moreover, the City of Edmonton faced court action on protecting an old building, which eventually led to its demolition and replacement by high-rise apartments.

The first stage is really one of inventory to determine whether existing buildings can be categorized as heritage buildings.

Back in 1974, on page 14 of the Plan Maillardville report, is the following paragraph:

"There are no architectural masterpieces in the Maillardville area, but there are aesthetically interesting structures. Our Lady of Lourdes Church, as well as several houses along Brunette and in the vicinity of Laval Square, have distinctive and exceptional characteristics. Most of the housing, however, is nondescript, and characteristic of any North American suburban."

Since that time, the Mackin House, known as Kincaid Centre, has been purchased by the District of Coquitlam.

I would note that, as part of Plan Maillardville, and this is documented on page 59 of the Technical Annex, there was a special review of the land along Brunette Avenue from Marmont to Schoolhouse. Repair costs and other factors indicated that it was "difficult to recommend the preservation of this historically significant part of Maillardville".

Maillardville Redevelopment Committee . . .

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One approach the Committee might consider is asking a representative of the Port Moody Heritage Society, which is the Society responsible for the heritage of the whole of the area now with the demise of the Coquitlam group, to come before the Committee to discuss the issue of heritage.

Another approach is to ask the Director of the Heritage Conservation Branch in Victoria or one of his staff to attend a meeting of the Committee. I have some pamphlets from the Conference, one called "Preserving Our Past" and the other "Programs & Guidelines". These will give the Committee an idea of the approach in Victoria as to what is possible. I do note that a grant does exist for religious building restoration, on page 8 of the second pamphlet.

#### CONCLUSION

I reported earlier in the year to the Committee on certain initiatives which could be undertaken and the various costs involved therewith. I believe the conclusion of that was that the Committee has requested Council to consider a \$10,000 provision for a Maillardville cleanup program.

We have also discussed other initiatives such as the Downtown Revitalization Program and a 1980 version of Urban Renewal. These kinds of programs need cost-sharing from senior government or represent very substantial outlays by Council of several hundreds of thousands of dollars. As an example, in the area two blocks east of Boundary Road on Hastings Street, Burnaby and the two senior governments, in partnership, acquired land in that area back in the 1960s. This allowed for widening of Hastings Street to the width of other portions of the street to the east and west, however, the land on the south side lay dormant until the last year when sale and development was possible.

We still are considering other matters. There is the question of a housing survey to encourage further efforts by GVRD Housing, however, we understand they were only given approval for one project during 1985 and are not active at the moment in the housing development field.

As final points then, I can say the following:

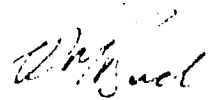
1. Bill 62 - 1985 will present some challenges to us and the Committee in that the Official Community Plan will have to state clearly objectives in terms of the character of Maillardville and design guidelines for new construction related thereto.

Maillardville Redevelopment Committee . . .

Oct. 24/85

2. Some further discussion with either the Port Moody Heritage Society or the Heritage Conservation Branch may be appropriate if the Committee wants to consider the question of heritage conservation further.
3. Funding of any major initiatives by Council in the field of downtown revitalization or urban renewal will require expenditures of considerable monies and probably senior government funding.
4. So far, the GVRD Housing approach does not appear promising unless they become active again in the development field.
5. We are still awaiting a Council decision with regard to the \$10,000 cleanup program; if this is approved by Council, perhaps the Committee can seek contributions from the private sector for a companion paint-up, fix-up program in the area.

DMB/ci



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D.M. Buchanan  
Planning Director

Coquitlam, October 21, 1985

Mr. Bill Le Clair  
Chairman  
Land Use Committee  
City Hall  
Brunette Avenue  
Coquitlam, B.C.

Dear Sir:

Please accept this letter as a formal complaint regarding the following circumstances outlined below.

I have been meeting with several people in our neighbourhood, and they have asked to also write on their behalf.

Here is a brief description of the negative points we find in our neighbourhood. We would like to see the houses on 1206, Brunette Avenue and on 1212, Brunette Avenue, Coquitlam, demolished. We feel strongly about our community, and we feel that "Maillardville" plays an integral part in Coquitlam's History. However, we feel the way things are right now, our neighbourhood is devaluating and is an invitation to various problems (i.e. arson, disturbances of the peace, etc).

We thank you for your cooperation, and we hope to hear from you at your earliest convenience.

Yours sincerely,

George and Alice Marchessault  
(for the Maillardville Neighbourhood)  
1207 Brunette Avenue  
Coquitlam, B.C.

*Jürgen Fahl 1211 Brunette*  
*Gordon, Laraine Smelax 1215, 1223 Brunette*  
*George & Alice Marchessault*  
*Rose & Henri Perreault - 1156 Brunette Ave.*  
*Harry & Peter Jovic (109 Begin Street)*  
*John & Marie Babin 1215 Brunette*  
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*Doretta & Peter & Eric Candelaria 102 Begin St.*  
*Maria Candelaria 102 Begin St.*  
*Paula 1211 Brunette Ave.*



POUL E. HANSEN • ARCHITECT • MRAIC

513 COLUMBIA ST., NEW WESTMINSTER, B. C., CANADA, V3L 1B2. PH. (604) 521-2828

District of Coquitlam  
Land Use Committee  
1111 Brunette Avenue  
Coquitlam, B.C.

IN REFERENCE TO:

JOB NO. 8512

FILE

DATE October 24, 1985

Development - 1400 Block Brunette Avenue  
(south side)

Attention: William Le Clair, Esq.

Dear Mr. Le Clair;

Referring to the District of Coquitlam's zoning by-law and the requirements under the RM-2 (medium density) zoning applicable for the properties mentioned we request permission to appear before your committee to present the following matters for your committee's consideration:

We are concerned with the practicality of the requirement of 3-storey walk-up units with ground floor access, necessitating underground parking and thereby making livability in such units difficult for both elderly people and young people with children. We consider such units impractical and would recommend that units with ground level (covered) parking would be much more practical.

Basically, we are proposing - say - 24 units on a 1-acre site - in 4 buildings containing 6 units each. The ground floor units would be at level or at most, half-split levels to cope with the sloping site and with access directly from the ground floor parking area, suitable for elderly people.

Above the ground floor level units, we are proposing 2-storey units suitable for younger people with a walkway directly up from the parking area.

In principal, our proposal is not much different from the by-law requirement, but in our opinion, much more practical.

We are hoping to be granted the opportunity of presenting these proposals and other matters related to the site with your committee at your meeting on October 28, 1985.

Thanking you in advance for the opportunity,

we remain

Yours sincerely,

POUL E. HANSEN, Architect  
M.A.I.B.C., M.R.A.I.C., S.A.R.A

PEH: rmm

OCTOBER 24, 1985.

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

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 Mr. F. Bouvier  
 Mr. M. Labossiere  
 Mr. F. McDonald  
 Mr. F. Roset

STAFF:

Mr. D.M. Buchanan  
 Ms. T. de Jong, Long Range Planner

GUEST:

Ald. W. LeClair

SUMMER REVIEW

T. de Jong reported briefly to the Committee on matters of interest occurring over the last few months. She advised of:

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- 2) the letter to the UBC Architectural School regarding a design theme and the lack of response to it; and
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MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF OCTOBER 24, 1985

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CARRIED UNANIMOUSLY

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF OCTOBER 24, 1985

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- COUNCIL ACTION
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