



Tuesday, July 8, 1980  
Board of Variance - 7:00 p.m.

503

BOARD OF VARIANCE  
MINUTES

---

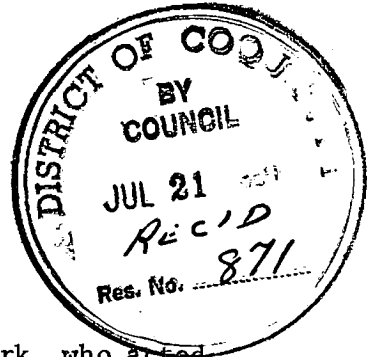
A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, July 8th, 1980 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman  
Mr. B. Aabjerg  
Mr. B. Hansen

Staff present were:

Mr. C. E. Spooner, Building Inspector II;  
Mrs. S. Aikenhead, Assistant Municipal Clerk, who acted  
as Secretary to the Board.



The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. M. and P. Wingelman  
407 Madison Avenue  
Subject: Relaxation of front yard setback requirements

Mr. M. Wingelman, appeared before the Board of Variance to request relaxation of the front yard setback requirements to 21 feet. He informed the Board that the sundeck that is presently on this house has dry rot in it and he is going to have to remove it and while he is doing this he would also like to construct an open carport at the south side of the front of the house which would intrude into the front yard setback to a depth of 21 feet from the front property line. He stated that they presently enter their carport from the laneway of their property which has a very steep incline and is very dangerous to back in or out of. He also stated that his present carport is very shallow and will only hold one small car. His extra car must be parked on the street.

He stated he would be taking the existing sundeck and carport down and building this new one with a driveway coming off Madison Street. He stated that several years ago he had put an addition on the house at the back and this has taken up quite a bit of the rear yard and this is another reason he does not want to have to build a garage in the back of the property.

There was no opposition expressed to this application.

2. Nanaimo Enterprises Ltd.  
518 Roxham Street  
Subject: Relaxation of side yard setback requirements"

Mr. P. Artuso, representative of Nanaimo Enterprises, appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow the eaves of this existing home to come to three feet seven inches from the property line.

Mr. Artuso explained that the trusses for this home were shipped out to the site and erected on this home and the Building Department had not caught the error until after the roof was up and they were then told that the roof overhang intruded into the side yard setback.

There was no opposition expressed to this application.

3. H. and S. Pedersen  
228 LeBleu Street  
Subject: Relaxation of side yard setback requirements

Mr. Pedersen requested relaxation of the side yard setback requirements to 0.8 feet from the side yard property line. He informed the Board that he has a very small house which is non-conforming as to siting and he would like to make a 7'5" addition at the front of this home. He stated that he has to do roof repairs and some electrical work and while he was at it he would also like to add this addition on to the home.

Mr. Pedersen was informed that the Building Department have stated in their comments that they have no objection to this appeal provided the exterior of the addition closer than two feet to the property line is finished with non-combustible material. Mr. Pedersen informed the Board that this would be done.

There was no opposition expressed to this application.

4. C.K. Yu  
848 Westwood Street  
Subject: Relaxation of side and front yard setback requirements

Mr. C. K. Yu appeared before the Board of Variance requesting relaxation of side yard setback requirements to four feet from the side yard property lines on both sides and front yard setback relaxed to twenty-four feet from the front property line.

Mr. Yu informed the Board that he had bought this thirty-three foot lot and when he had tried to obtain house plans for this lot he was not able to find any plans under twenty-five feet in width. He further informed the Board that he did not want to go to the expense of having architecturally drawn plans and there does not appear to be any stock plans available for a lot of this size.

Mr. G. Csintalan, of 846 Westwood Street, presented to the Board of Variance a letter of objection to this application. This letter is signed by M. Jones, of 852 Westwood Street, and J. Kirby, of 844 Westwood Street. This letter is attached hereto and forms a part of these Minutes.

Mr. Csintalan informed the Board that he also objected to this application and stated that the other homes in the area are reasonably new and they have all managed to meet the setback requirements. He stated that he would have preferred to have a bigger home as well, but as the setback requirements were six feet from the side yard property line he complied with it and he did not feel there was any hardship in this application.

Mr. L. Postnikoff, of 850 Westwood Street, appeared before the Board of Variance and also expressed his objection to this application.

There was no further opposition expressed to this application.

5. L. Biro  
550 Delestre Avenue  
Subject: Relaxation of side yard setback requirements

Mr. L. Biro appeared before the Board of Variance and requested relaxation of the side yard setback requirements to one foot from the side yard property line.

Mr. Biro informed the Board of Variance that he has a sundeck which is approximately six feet in height and as he has a trailer, he would like to build a carport next to his sundeck, which would be eleven feet in width, thirty-six feet in length and ten feet high. He stated that this would provide cover from the weather for his house trailer and his three quarter ton van.

On a question from the Board, Mr. Biro assured the Board that at a later date he would not attempt to close this in to make a garage out of it.

Mr. H. Tilt, of 546 Delestre Avenue, the neighbour that would be most affected by this structure, informed the Board of Variance that he had no objections as long as this carport was built properly and conformed to the appearance of the other structures in the area. He stated he did not want a corrugated shed type structure and he was very concerned about the appearance of the finished carport.

Mr. Biro informed the Board that this structure would consist strictly of the pipe supports and a roof and there would be no sides on the structure at all.

There was no further opposition expressed to this application.

6. Engineered Homes  
2746 Beach Court  
Subject: Relaxation of front yard setback requirements

Mr. Gary Meyer appeared on behalf of Engineered Homes to request relaxation of the front yard setback requirements to twenty-three feet. He stated that as this home is sited on a cul-de-sac, the arc in the cul-de-sac cuts into the front yard and they are having difficulty siting the home leaving the required rear yard setback and they would request relaxation to twenty-three feet. He informed the Board that the problem appears to be the garage as it juts into the front yard setback. He stated the rest of the house conforms to the by-law.

On a question from the Board, Mr. Meyer stated that this house was 1,637 sq. ft. and a split level home.

There was no opposition expressed to this application.

7. N. and A. Ilich  
854 Runnymede Avenue  
Subject: Relaxation of side yard setback requirements

Mr. Ilich appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4.10'.

Mr. Ilich stated that he had purchased this home seven years ago and it has a double carport below the sundeck and under the kitchen area of the home. Mr. Ilich informed the Board that he would like to close in the carport and put garage doors on same for two reasons. Firstly, to conserve energy, as in the winter time they find the kitchen floor extremely cold and secondly, for security and privacy.

There was no opposition expressed to this application.

8. Career Holdings Ltd.  
1197, 1201, 1203 and 1205 Parkland Drive  
Subject: Relaxation of front and rear yard and site coverage requirements
- 

Mr. George Hayhoe and Mr. Fernandez, Architect, appeared on behalf of Career Holdings to request relaxation of the front and rear yard setback requirements and site coverage requirements on the above noted properties.

A letter from Career Holdings dated June 20th, 1980 which explains their application is attached hereto and forms a part of these Minutes.

Career Holdings had requested the following setbacks and site coverage requirements for their properties:

Lot 5 - front - 10';  
Rear - 16'4"; *1215*  
Coverage - 46.34%;

Lot 11 - front - 10'; *1203*  
Rear - 12';  
Coverage - 46.34%;

Lot 12 - front - 10' *1201*  
Rear - 13';  
Coverage - 42.12%;

Lot 14 - front - 10'; *1197*  
Rear - 12';  
Coverage - 44.2%.

Mr. Fernandez and Mr. Hayhoe informed the Board that the site coverage percentages appear to be a great deal more than the by-law allows for simply because the carport areas must be included in the site coverage calculations. If the carport areas were excluded from the site coverage calculations, the site coverages for the homes only would be as follows;

Lot 5 - 35.4%;  
Lot 11 - 35.6%;  
Lot 12 - 30.6%;  
Lot 14 - 35%.

On a question from the Board, Mr. Fernandez stated that the other homes along this street all have the 10' front yard setback as they are zoned Mobile Home Park. Mr. Fernandez stated that they wouldn't have this problem of trying to site these homes on the lot if they were allowed to go two storeys in height but they have made a commitment to the residents of the area that they would not build more than single storey homes on the lakefront properties.

Mr. Fernandez further informed the Board that as they must include parking on the property for two cars because of the narrow street, they would have to reduce the size of the house if the site coverage requirements cannot be relaxed. He stated that these homes are not that large and it would not be feasible to build smaller homes in this area.

On a question from the Board as to price of the homes, Mr. Hayhoe stated that he was not sure what the price would be but it could be somewhere in the area of \$65,000.

The Secretary also informed the hearing that she had received two calls from neighbours in this area who were concerned that these homes would be more than one-storey homes. Mr. Fernandez and Mr. Hayhoe assured the Board that these homes would only be one storey in height.

There was no opposition expressed to this application.

9. J. and L. Darlingh  
282 Mundy Street  
Subject: Relaxation of side yard setback requirements

Mr. and Mrs. Darlingh appeared before the Board of Variance to request relaxation of the side yard setback requirements to one foot from the side yard property line.

Mr. and Mrs. Darlingh informed the hearing that they had purchased a 7' x 10' metal shed which they wished to place on their property and the only feasible location for this shed was directly behind their carport and next to their home.

On a question from the Board, Mr. Darlingh stated that they were not able to locate this shed at the rear of their property as there is a ten foot wide easement along the back of their property line and they are not allowed to build any structures on same and the rest of the yard is taken up with garden and fruit trees which he did not wish to remove.

There was no opposition expressed to this application.

10. I. Alexander  
1529 Thomas Avenue  
Subject: Relaxation of side and front yard setback requirements

Mrs. Alexander appeared before the Board of Variance to request relaxation of the front yard setback requirements to 3.07 metres from the front property line and side yard setback requirements relaxed to 1.27 metres from the side yard property line.

Mrs. Alexander informed the Board that she wished to make an addition to the front of her home which would enlarge her bedroom area. She stated that this addition would come no further into the front yard setback than the rest of her home, it would more or less just be filling in the jog in the front of the home. She also stated that at the side she wished to add a carport, kitchen and sunroom, but this did not require any relaxations.

Mrs. Alexander was informed that the Planning Department's comments had stated that the location of the proposed carport-kitchen would seriously hinder and possibly even destroy any future subdivision potential of this property as the future lot on the corner would be reduced to approximately 42' in width, less than the by-law minimum of 45'. Mrs. Alexander stated she was not aware she was able to subdivide this property and she was advised to be in touch with Mr. Scott in the Engineering Department.

There was no opposition expressed to this application.

11. E. A. Garrison  
100 Warrick Street  
Subject: Relaxation of front yard setback requirements

Mr. Garrison appeared before the Board and requested relaxation of the front yard setback requirements to nineteen feet.

He stated that he has applied for subdivision of his property and that the Engineering Department have requested a road alignment that will encroach into his front yard leaving him with a nineteen foot front yard setback.

Mrs. Smith, of 2237 Cape Horn Avenue and another neighbour in the area appeared before the Board and questioned the road alignment in this area. They were informed they should be in touch with the Subdivision Supervisor to answer these questions as the Board did not have information on this.

There was no further opposition expressed to this application.

12. P. and Y. Ages  
1412 Cartier Avenue  
Subject: Relaxation of rear yard setback requirements

Mr. and Mrs. Ages appeared before the Board of Variance and requested relaxation of the rear yard setback requirements to four feet.

Mr. Ages informed the Board that he wished to build a garage at the rear of his home and as his house is located on the slope the garage would be considerably lower than the house and he would like to have a walkway from his house to the roof of the garage where they would have a sundeck located. According to the zoning by-laws, because the garage is attached to the home he requires a twenty foot rear yard setback and he was informed that if he did not have this walkway attaching the garage to the house he would only require the four foot setback which he now has.

He stated that as his lot is extremely small - 87' by approximately 89' - to locate the garage 20' back from the rear property line he would have to put the garage at the side of his house almost in the middle of his yard and he felt this would be a hardship.

Mr. Vilac, of 1410 Cartier Avenue, informed the Board that he has lived in this area for 27 years and he was in favour of this application as this would be the only logical location for Mr. Ages' garage. He stated that because of the topography of the land, it would not be feasible for Mr. Ages to put his garage anywhere else on this lot.

There was no opposition expressed to this application.

13. D. and P. Linhart  
1007 Quadling Avenue  
Subject: Relaxation of front yard setback requirements

Mr. Linhart appeared before the Board of Variance requesting relaxation of the front yard setback requirements to 13.4' from the front property line.

Mr. Linhart informed the hearing that this house is approximately 40 years old and is quite small for his family. He stated he would

like to extend the sundeck and convert the carport to a garage, at which time he would move his workshop from inside the house to this garage and turn his workshop area into a recreation room. He stated the house is only 900 sq. ft. on the main floor and as he has three children he would like to have a recreation room for them.

There was no opposition expressed to this application.

CONCLUSIONS

1. M. and P. Wingelman

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is, front yard setback relaxed to 21'.

CARRIED UNANIMOUSLY

2. Nanaimo Enterprises

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is, side yard setback relaxed to 3'7".

CARRIED UNANIMOUSLY

3. H. and S. Pedersen

MOVED BY MR. HANSEN  
SECONDED BY MR. AABJERG:

That this appeal be allowed as per application, that is, side yard setback relaxed to .8' and further that the exterior of the addition closer than 2' to the property line to be finished with non-combustible material.

CARRIED UNANIMOUSLY

4. C. K. Yu

MOVED BY MR. HANSEN  
SECONDED BY MR. AABJERG

That this appeal be denied.

CARRIED UNANIMOUSLY

5. L. Biro

MOVED BY MR. HANSEN  
SECONDED BY MR. AABJERG:

That this appeal be allowed as per application, that is, side yard setback relaxed to 1'.

CARRIED UNANIMOUSLY



6. Engineered Homes

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That this appeal be allowed, as per application, that is, front yard setback relaxed to 23'.

CARRIED UNANIMOUSLY

7. N. and A. Ilich

MOVED BY MR. HANSEN  
SECONDED BY MR. AABJERG:

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.10'.

CARRIED UNANIMOUSLY

8. Career Holdings Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That these appeals be allowed as follows:

Lot 5 - front yard setback relaxed to 10', rear yard setback relaxed to 16.4', site coverage relaxed to 46.34%.

Lot 11 - front yard setback relaxed to 10', rear yard setback relaxed to 12', site coverage relaxed to 46.34%.

Lot 12 - front yard setback relaxed to 10', rear yard setback relaxed to 13', site coverage relaxed to 42.12%.

Lot 14 - front yard setback relaxed to 10', rear yard setback relaxed to 12', site coverage relaxed to 44.2%.

CARRIED UNANIMOUSLY

9. J. and L. Darlingh

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is, side yard setback relaxed to 1'.

CARRIED UNANIMOUSLY

10. I. Alexander

MOVED BY MR. HANSEN  
SECONDED BY MR. AABJERG:

That this appeal be allowed as per application, that is, front yard setback relaxed to 3.07 metres and side yard setback relaxed to 1.27 metres.

CARRIED UNANIMOUSLY

11. E. A. Garrison

MOVED BY MR. HANSEN  
SECONDED BY MR. AABJERG:

That this appeal be allowed as per application, that is, front yard setback relaxed to 19'.

CARRIED UNANIMOUSLY

12. P. and Y. Ages

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is, rear yard setback relaxed to 4'.

CARRIED UNANIMOUSLY

13. D. and P. Linhart

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is, front yard setback relaxed to 13.4'.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the Board of Variance meeting adjourn. 9:45 p.m.

CARRIED UNANIMOUSLY

Gay R. Brews CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 07 08

ITEMS #1 TO #3 INCLUSIVE

The Planning Department has no objection to these appeals as they would appear to be local issues.

ITEM #4

The Planning Department is of the opinion that standard house plans are obtainable for 33' wide lots which allow for the normal 6' side yard setbacks. Furthermore, the majority of the other lots in this area are also 33' in width and the other homeowners seemed to have little difficulty in complying with the setback requirements. The Planning Department would therefore recommend against this appeal.

ITEM #5

The Planning Department has no objection to this appeal as it would appear to be a local issue.

ITEM #6

The Planning Department would object to this appeal as the home proposed for this lot can be accommodated within the setback constraints by either "reversing" the plan or adjusting the home south and eastwards on the lot. We would therefore recommend that the applicant revise the proposed house location so that it would conform to the setback requirements of the Zoning By-law.

ITEM #7

The Planning Department has no objection to this appeal as it would appear to be a local issue.

ITEM #8

These lots are within Phase I of the River Springs Development (previously Oxbow Lake Estates). Board members may recall that this development originally began as a Mobile Home Park and all the original buildings in Phase I were constructed as one-storey units in keeping with setback requirements in Mobile Home Park Regulations. When the development changed to the new RS-5 zoning to

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 07 08

ITEM #8 con't

allow the construction of more conventional single-family dwellings, there were several lots within Phase I which were vacant. These lots were rezoned to the new RS-5 category which required more stringent setback requirements. The lots in question are some of those lots.

The Planning Department has no objection to a relaxation of the siting requirements subject to it being relaxed only to that which was required of other buildings in Phase I, (i.e. 10').

With regard to the appeal on lot coverage, I can advise that the majority of dwellings in Phase I were constructed under the Mobile Home Park Regulations with a maximum allowable lot coverage of 32%. The Planning Department feels that lot coverage requirements should not be relaxed beyond the allowable 35% for the principal building, in view of the size of the lots in this area and the need to limit lot coverage to maintain an adequate amount of open space. This is felt to be particularly important when the size of the lots is in the 4,000 square foot category.

ITEM #9

The Planning Department is of the opinion that the shed should be located in a location which would comply with the setback requirements of the Zoning By-law. It appears that a location which would comply with the siting requirements is certainly possible and should not cause the applicants any undue hardship. The Planning Department therefore recommends that the shed be located in accordance with the setback requirements of Zoning By-law No. 1928.

ITEM #10

The Planning Department has no objection to this appeal as it appears to be a local issue. We would, however, draw to the applicant's attention the fact that the location of the proposed carport/kitchen will seriously hinder, and possibly even destroy, any future subdivision potential of the property as the future lot on the corner would be reduced to approximately 42 feet in width, which is less than the by-law minimum of 45 feet.

ITEM #11

The District of Coquitlam Subdivision Committee, at their meeting of 1980 06 03, reviewed a request for subdivision by the applicant. The Committee found the subdivision acceptable subject to, amongst other things, securing Board of Variance approval of the proposed setbacks of the existing home in relation to the proposed new street property line. An appeal was necessitated in this particular instance as our detailed review of the subdivision revealed that the

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 07 08

ITEM #11 con't

road had to be adjusted slightly to the north, thereby reducing the existing home's front yard setbacks to those indicated on the site plan attached to this appeal. The Planning Department recommends in favour of this application.

ITEM #12

The Planning Department has, in the past, made the interpretation that structures such as those proposed could be sited in a similar location as this proposal and be connected to the principal building as long as the "connecting feature" is only an ornamental feature, such as a covered breezeway. In this particular case, the applicant has gone considerably further than simply attaching the garage to the home with a covered breezeway. The connector will be utilized as a walkway to the top of the garage with enclosed side walls. The Planning Department therefore objects to this application and would recommend that the "walkway connector" be eliminated completely or modified to be just a covered breezeway with the sides of the walkway removed.

ITEM #13

The proposed additions to the carport will increase the non-conformity of the building, however, as the carport is already in existence, the Planning Department has no objection to this appeal as it appears to be a local issue.

Respectfully submitted



Neil Maxwell  
Planning Assistant

NM/ci

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 80 07 08  
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:  
SUBJECT: BUILDING DEPARTMENT COMMENTS TO JULY 8, 1980 OUR FILE:  
BOARD OF VARIANCE

- ITEMS 1 & 2 The Building Department has no objection as the Building Bylaw does not appear to be involved.
- ITEM 3 The Building Department would have no objection provided the exterior of addition closer than 2' to property line is finished with non-combustible material. Note the appeal regarding the garage should be withdrawn as the garage is approximately 32' from rear of dwelling unit.
- ITEM 4 The Building Department has no objection as the Building Bylaw does not appear to be involved.
- ITEM 5 The Building Department would have no objection to this appeal provided the carport posts and roof overhang are not closer than 2' to the property line.
- ITEMS 6 to 8 inc. The Building Department has no objection to these appeals as the Building Bylaw does not appear to be involved.
- ITEM 9 The Building Department would have no objection to this appeal provided the building and overhang is not closer than 2' to the property line.
- ITEMS 10 to 13 Inclusive The Building Department has no objection to these appeals as the Building Bylaw does not appear to be involved.



C.E. Spooner,  
Building Inspector

July 8th 1980

*17th St #4*

Board of Variance

District of Coquitlam

1111 Brunette Ave.

In reference to an application affecting the property at 848 Westwood Str.:

The undersigned is not in favor of relaxing existing front and side yard setback requirements.

Name

Address

Signature

*Mercedes Jones*

*852 Westwood St.*

*James Lindy*

*844 Westwood St*

*Career Holdings Ltd.*

*/T.M.#8*

~~5584 BERRISFORD STREET, BURNABY, B.C. V5H 2G1~~

TELEPHONE (604) ~~434-1374~~  
~~434-1128~~

5367 Kingsway, Burnaby, B. C. V5H 2G1

435-3321

June 20, 1980.

District of Coquitlam,  
Board of Variance,  
1111 Brunette Avenue,  
Coquitlam, B. C.  
V3K 1E9

Dear Members of the Board:

Re: Strata Lots 5, 11, 12 and 14,  
Sections 12 & 13, Township 39, N.W.D.  
Strata Plan 939

We are requesting relaxation of the front and rear yards of the above lots and the site coverage ratio, for the following reasons:

These lots are located in what was Phase 1 of the Oxbow/River Springs development and were rezoned from RMH-1 (mobile homes) to RS-5 (Strata small lot) zoning along with the balance of the River Springs development.

The reason for rezoning these lots in Phase 1 was, that they were the only lots not built on when the balance of the project was rezoned. As we were no longer manufacturing houses and wanted to build "onsite", we felt we had to rezone these lots as well. Mobile home zoning would not allow for onsite construction.

During the rezoning procedure, we agreed that these particular lots (they face the Lake) would be restricted to single storey bungalows. As the lots are rather small, we are faced with set back and site coverage restrictions that make it impossible to construct a reasonable and marketable home under the RS-5 requirements.

The set backs we are requesting would mean that the proposed houses would fit in nicely with the existing houses, as the existing ones have a ten foot front yard and a rear yard generally in line with the flood plain line (less than twenty feet and more than ten feet).



District of Coquitlam,  
Board of Variance.

- 2 -

June 20, 1980.

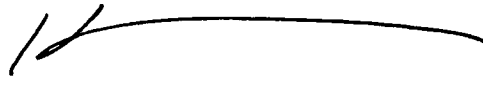
We have attempted to market these lots over the last year and have been unsuccessful due to the restrictive requirements and therefore, we would appreciate your favourable consideration of this application.

Thanking you,

We remain,

Yours truly,

CAREER HOLDINGS LTD.



K. R. Beedie,  
President.

KRB/js

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

503

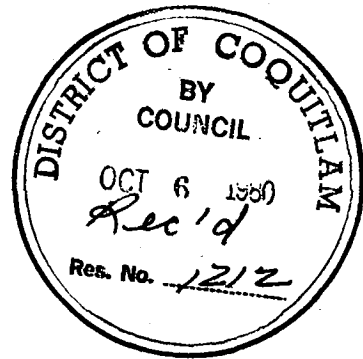
BOARD OF VARIANCE  
MINUTES

---

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, September 9, 1980 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman  
Mr. B. Aabjerg  
Mr. R. Farion  
Mr. B. Hanson  
Mr. J. Petrie



Staff present were:

Mr. C. E. Spooner, Building Inspector II;  
Mr. K. McLaren, Development Control Technician;  
Mrs. S. Aikenhead, Assistant Municipal Clerk, who acted as Secretary to the Board.

The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board. A copy of these comments is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. T. and R. Davidson  
2458 Warrenton Avenue  
Subject: Relaxation of side yard setback requirements.

Mr. Davidson appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build five feet from the side yard property line. He stated that he wishes to put an addition on to his house which would be a family room. He stated that they have five children between the ages of eight and 17 years and they require this extra room. He went on to state that he wishes to close in the existing sundeck located on top of a carport. This is located five feet from the side yard property line.

He informed the Board Members that he has no problems with the neighbours in the area and after speaking with them they are in favour of this project.

There was no opposition expressed to this application.

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

2. D. and M. Hislop  
2035 Blantyre Avenue  
Subject: Relaxation of front yard setback requirements.

Mr. Hislop appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build to within 5.99 meters of the front yard property line.

Mr. Hislop informed the Board that he had moved his house and relocated it on his lot without taking into account the sundeck area at the front. He stated that the original blue prints did not show the sundeck on the front and he had therefore received approval from the Building Department. When the house was moved over and he constructed the sundeck the error was found. He stated that the only portion of the house that is in violation of the Zoning By-law is the posts that support the sundeck. Mr. Hislop went on to inform the Board that it would be a hardship to him if he had to remove the posts as this would also mean removal of the sundeck. He went on to state that as well as being very expensive to remove this, the siding on the second floor of the building does not match the siding on the lower floor and the appearance of the building would suffer.

Mr. Hislop tabled with the Board a letter signed by seven of his neighbours stating they had no objections to this application. A copy of this letter is attached hereto and forms a part of these Minutes.

Mr. Tomassetti of 2027 Blantyre Avenue informed the Board that he was in favour of this application.

Mr. Thompson of 2040 also appeared before the Board and stated that he felt the sundeck improved the appearance of the house and he was totally in favour of the application.

There was no opposition expressed to this application.

3. L. and M. Butters  
515 Appian Way  
Subject: Relaxation of the exterior side yard setback requirements.

Mr. Butters appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to construct a sundeck to within six feet of the exterior side yard property line. Mr. Butters informed the Board that until seven years ago his west property line was an interior property line and the setback requirement at that time was six feet. Mr. Butters informed the Board that his house was built six feet from this property line and then approximately seven years ago the Municipality constructed Whiting Way adjacent to his west property line and this side of his property is now considered an exterior side yard which requires a 12 and a half foot setback. Mr. Butters went on to inform the Board that he wished to build the sundeck the same distance from the west property line as the house and as he has already poured the cement it would be a hardship if he was required to move the sundeck. Mr. Butters further informed the Meeting that he had informed most of his neighbours of his plans and they had no objections to same.

There was no opposition expressed to this application.

4. R. Rinke  
836 Herrmann Avenue  
Subject: Relaxation of rear yard setback requirements.

Appearing for Mr. Rinke was his builder, Mr. G. Jackson. He requested relaxation of the rear yard setback requirements to allow them to build the garage .61 meters from the rear yard property line. Mr. Jackson informed the Board that he had measured in 1.27 meters from the side property line before pouring the forms for this garage and had also measured in 1.28 meters from the rear property line at the north corner of the garage. He had assumed that the lot was square but since that time he has discovered that the lot angles in at the back property line and therefore the one corner of the garage is only .61 meters from the

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

4. R. Rinke. Continued...

property line.

He stated that Mr. Rinke has discussed this problem with his neighbours and they have no objections to the location of the garage.

There was no opposition expressed to this application.

5. P. Hangasmaa  
627 Chapman Avenue  
Subject: Relaxation of building square footage requirements.

Mr. Hangasmaa appeared before the Board of Variance to request relaxation of the building square footage requirements to allow him to build a garage with an area of 1,056 square feet. He stated he had bought this property twenty months ago and he has had several break-ins since that time. He stated he wishes to build a large garage as he has two cars, a boat, a truck and a camper. He would like to put all of these in the garage so they would be in a secure location. Mr. Hangasmaa informed the Board that the dimensions of the garage would be 44 feet by 24 feet and of this area eight feet by 24 feet are proposed for a sauna sometime in the future.

There was no opposition expressed to this application.

6. A. W. Uridge  
579 Cottonwood Avenue  
Subject: Relaxation of side yard setback requirements.

Mr. Uridge appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build his porch steps to three feet from the property line. Mr. Uridge informed the Board that his house is constructed seven feet from the property line and next to his house a four foot wide sidewalk leads up to steps and a landing through which he can gain entry to his family room through the sliding glass doors. He stated that he wishes to build the steps and landing four feet wide which would bring him to three feet from the side property line.

There was no opposition expressed to this application.

7. N. and B. Jebson  
739 Schoolhouse Street  
Subject: Relaxation of side yard setback requirements.

Mrs. Jebson appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build to four feet from the property line. Mrs. Jebson informed the Board that she had polio a few years ago and has since been involved in a car accident and has difficulty going up and down the stairs for washing, laundry and other purposes. She stated that they wish to build an addition on to their house in which she can locate her washer, dryer, freezer and various other household items. She stated the structure would be 10 feet by 20 feet. On a question from the Board Mrs. Jebson stated they did not want to go to the expense of having plans drawn up until they knew whether or not they would get permission from the Board of Variance to do this addition.

There was no opposition expressed to this application.

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

8. L. A. Vea  
633 Smith Avenue  
Subject: Relaxation of rear yard setback requirements.

Mr. Vea appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build to eight feet three inches from the rear yard property line. Mr. Vea informed the Board that his house is presently 940 square feet and has one bedroom and he would like to add on a 16 by 23.5 foot addition plus an eight foot sundeck. Mr. Vea tabled with the Board copies of plans he has had drawn up for this addition.

There was no opposition expressed to this application.

9. Tri Power Industries  
1289 Novak Drive  
Subject: Relaxation of rear yard setback requirements.

Mr. R. Thiessen of Tri Power Industries appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build to 3.2 meters from the rear yard property line. He informed the Board that there appears to be a difference in interpretation between the Building Department and Planning Department as to what you may call a rear yard or a side yard. Mr. Thiessen stated that in this particular case the house will be located 3.2 meters from what he considers to be a side yard but Planning Department have interpreted as rear yard and therefore they are in violation of the Zoning By-law. Mr. Thiessen tabled with the Board similar site plans on which the Building Department have interpreted certain property lines similar to this to be side yard rather than rear yard.

Mr. Thiessen stated he felt there had been an inconsistency of interpretation of the Zoning By-law.

There was no opposition expressed to this application.

10. Nietschmann Dev. corp.  
1185, 1187 Esperanza Drive  
3143, 3202 Toba Drive  
Subject: Relaxation of site coverage requirements.

Mr. W. Roper, Architect for Nietschmann Developments, appeared before the Board of Variance to request relaxation of the site coverage requirements to allow them to build on the Esperanza Drive properties to 36.3% coverage of the property and on the Toba Drive properties to 37.5% site coverage.

Mr. Roper stated that when the site coverage requirements had been worked out they had been presented to Building Department in error as the garage area had not been included in the calculations and this was not discovered until after the homes were built. He informed the Board that it would mean a difference of 58 square feet on the Esperanza Drive properties and 108 square feet on the Toba Drive properties.

The Chairman of the Board of Variance brought to the attention of the architect the comments made by the Planning Department in regard to this application.

There was no opposition expressed to this application.

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

11. F. and S. Harris  
679 Folsom Street  
Subject: Relaxation of front and side yard setback requirements.
- 

Mr. Harris appeared before the Board of Variance to request relaxation of the front yard and side yard setback requirements to allow him to build to 21.3 feet from the front property line and four feet from the side yard property line.

Mr. Harris explained to the Board that he wished to extend his carport another 15 feet into the front yard setback and as well, he wished to close it in, and convert it into a garage and workshop area with a closed in family room above. He stated that the square footage of his home is presently 1,400 square feet.

On a suggestion from the Board of Variance that he extend his carport towards the rear of his home instead of the front, he stated that there was a patio directly behind the carport which he did not want to have to move.

Mr. Drebnicki of 678 Folsom Street appeared before the Board of Variance and stated that he was in opposition to this application as he thought the extension to the carport into the front yard would stick out like a sore thumb.

There was no further opposition expressed to this application.

12. H. M. Hassler  
272, 201 Cayer Street  
Subject: Relaxation of front and rear yard setback requirements.
- 

Mr. Hassler appeared before the Board of Variance requesting relaxation of the front and rear yard setback requirements to allow him to construct a covered sundeck and a carport adjacent to his mobile home. He also informed the Board that he plans in the future to close in the back ten feet or so of the sundeck for a storage room for his tools that he requires for work.

Mr. R. Long, representing the owner and manager of Wild Wood Mobile Home Park, informed the Board of Variance that while the Mobile home park had no objections to the carport coming to within four feet of the front yard property line, they would prefer to see the rear yard setback of ten feet maintained as it makes it easier for maintenance of the properties and for fire safety reasons. Some of the Mobile Homes are quite close together as they don't all have the ten foot rear yard setback that is now required under the Zoning By-law.

Mr. Hassler was asked by the Members of the Board if he would be willing to cut six feet off the rear of the sundeck to allow him to conform to the rear yard setback requirements. Mr. Hassler replied that he would be willing to do this.

There was no opposition expressed to this application.

CONCLUSION:

1. R. and T. Davidson

MOVED BY MR. FARION  
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, side yard setback relaxed to five feet.

CARRIED UNANIMOUSLY

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

2. D. and M. Hislop

MOVED BY MR. AABJERG  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,  
front yard setback relaxed to 5.99 meters.

CARRIED UNANIMOUSLY

3. L. and M. Butters

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is,  
exterior side yard setback relaxed to 6 feet.

CARRIED UNANIMOUSLY

4. R. Rinke

MOVED BY MR. PETRIE  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to .61 meters.

CARRIED UNANIMOUSLY

5. P. Hangasmaa

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG

That this appeal be denied.

CARRIED UNANIMOUSLY

6. A. W. Uridge

MOVED BY MR. HANSEN  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,  
side yard setback relaxed to 3 feet.

CARRIED UNANIMOUSLY

7. N. and B. Jebson

MOVED BY MR. FARION  
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is,  
side yard setback relaxed to 4 feet.

CARRIED UNANIMOUSLY

8. L. A. Vea

MOVED BY MR. FARION  
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to 8 feet.

CARRIED UNANIMOUSLY

Tuesday, September 9, 1980  
Board of Variance - 7:00 p.m.

9. Tri Power Industries

MOVED BY MR. HANSEN  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to 3.2 meters.

CARRIED UNANIMOUSLY

10. Nietschmann Development Corporation

MOVED BY MR. FARION  
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is,  
site coverage requirements relaxed to:

1. 1185 Esperanza Drive - 36.3%;
2. 1187 Esperanza Drive - 36.3%;
3. 3143 Toba Drive - 37.5%;
4. 3202 Toba Drive - 37.5%.

CARRIED UNANIMOUSLY

11. F. and S. Harris

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG

That this appeal be allowed with a 4 foot side yard setback  
but maintaining a 25 foot front yard setback.

CARRIED UNANIMOUSLY

12. H. M. Hassler

MOVED BY MR. PETRIE  
SECONDED BY MR. FARION

That this appeal be allowed with a 4 foot front yard setback  
but maintaining a 10 foot rear yard setback.

CARRIED

Mr. Aabjerg and Mr. Hansen registered opposition.

ADJOURNMENT:

MOVED BY MR. FARION  
SECONDED BY MR. HANSEN

That the Board of Variance Meeting adjourn. 10:15 p.m.

CARRIED UNANIMOUSLY

  
CHAIRMAN



PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 09 09

ITEM #1 TO ITEM #9

The Planning Department has no objection to these appeals as they appear to be local issues.

ITEM #10

The Planning Department has consistently recommended against relaxation of lot coverage in the RS-4 and RS-5 zones. These sites are located in the RS-4 zone and the request is for relaxation of the lot coverage. Considerable care was taken in the preparation of the RS-4 zoning regulations to take into consideration the small lot sizes in relation to livability factors such as open space. In general, we would not like to see the lot coverage relaxed on small lot development.

ITEMS #11 & 12

The Planning Department has no objection to these items as they appear to be local issues.

Respectfully submitted,



Ken McLaren  
Development Control Technician

KM/ci

c.c. T. Spooner, Building Inspector

**DISTRICT OF COQUITLAM**

---

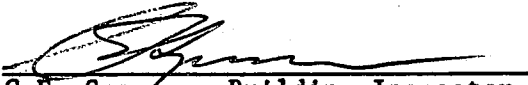
Inter-Office Communication

TO: S. Aikenhead DEPARTMENT: Administration DATE: 1980 09 09  
FROM: C. E. Spooner DEPARTMENT: Building YOUR FILE:  
SUBJECT: BUILDING DEPARTMENT COMMENTS TO SEPT. 9, 1980 OUR FILE:  
BOARD OF VARIANCE MEETING

---

ITEM 1-12:

The Building Department has no objection to these appeals as the Building Code does not appear to be involved.

  
C.E. Spooner, Building Inspector.

CES/ac

To: Board of Variance  
District of Coquitlam

Subject: Application of D. and M. Hislop requesting relaxation of front yard setback requirements at 2035 Blantyre Avenue. Specifically, four supporting posts of dimensions six (6) inches by six inches.

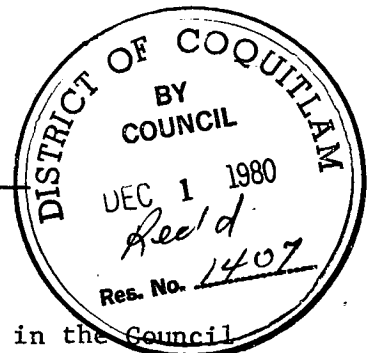
We, the undersigned, lend our support to the above application. The construction in question is neither aesthetically displeasing, nor is it detrimental to the surrounding property values. Rather, the removal of the front deck necessitated by the removal of these columns would leave a structure with the appearance of a two story box. This would have a negative effect on both the aesthetics and value of the property, and a possible adverse effect on surrounding properties.

Jane & Don Havelin ) 2030 COLTON AVE  
Susy & Manuel Rodriguez ) 2040 COLTON AVE  
Ken & Bernice Ferrer ) 2022 BLANTYRE AVE  
Joseph & Gabriele Scully ) 2030 BLANTYRE AVE  
Don Bruce (Donray Const) ) 2045 BLANTYRE AVE  
LOT 186 PLAN 59220  
Frank & Helen Thompson ) 2040 Blantyre ave  
copy  
Mjo Trossetti ) 2027 BLANTYRE

Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

503

BOARD OF VARIANCE  
MINUTES



A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, November 18, 1980 at 7:00 p.m.

Members present were:

- Mr. G. Crews, Chairman
- Mr. R. Farion
- Mr. B. Hansen
- Mr. J. Petrie

Staff present were:

- Mr. K. McLaren, Planning Assistant
- Mr. C. E. Spooner, Building Inspector II
- Mrs. S. Aikenhead, Assistant Municipal Clerk; who acted as Secretary to the Board.

The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board. Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications for the Board. A copy of these comments is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board. A copy of this brief is attached hereto and forms a part of these Minutes.

ITEM #11            J. Concepcion  
                         2958 Fleming Avenue  
                         Subject: Relaxation of front yard setback requirements.

Mr. Jose Concepcion appeared before the Board of Variance requesting relaxation of the front yard setback requirements to allow him to construct a garage that would come to 13 feet from the front yard property line. He stated that due to the shape of his lot he is unable to move the garage any further back on the lot. He stated that the cement slab for the garage floor is already in place.

There was no opposition expressed to this application.

ITEM #1            F. and D. Heath  
                         719 Anskar Court  
                         Subject: Relaxation of side yard setback requirements.

Mr. Heath appeared before the Board of Variance requesting relaxation of the rear yard and side yard setback requirements to allow him to build a pool equipment house to within two feet of the rear and side yard property lines. He stated that it would be a hardship if he had to construct the cabana four feet in from the side yard property line as it would only be three feet from the edge of the pool and would be a hindrance when people were walking around the pool. He stated that the neighbours have no objections to this request and it would be hidden by landscaping.

Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

ITEM #1...

Mr. Spooner, the Building Inspector, pointed out to the Board that building regulations in Coquitlam require a minimum four foot apron around the pool.

Mr. Heath was asked by the Board if he would be willing to move the cabana in to three feet from the side property line, which would still allow him a four foot apron around the pool and in four feet from the rear property line. Mr. Heath informed the Board that while he would prefer the two foot setback on both rear and side yard property lines, he could go along with three feet on the side yard but the four feet in from the rear yard would bring the cabana too close to his diving board and it would interfere with it.

There was no opposition expressed to this application.

ITEM #2

C. Scouten  
#1 - 671 Lougheed Highway  
Subject: Relaxation of front, side and rear yard setback requirements and lot coverage requirements.

Mr. K. Scouten, son of C. Scouten, appeared before the Board of Variance on behalf of his father. He requested relaxation of the side yard setback requirements to 5 feet and 0 feet; rear yard and front yard to 6 feet; and site coverage requirements to 47%.

He stated that there had been a double wide mobile home in Bay #1 for quite a number of years and the tenants had now left and Mr. Scouten wishes to put in another double wide. He stated that while the proposed mobile home would be 0 feet from the one side yard property line the trailer next door is 9 feet away from this property line.

Mr. M. Kostur, owner of a trailer park on Brunette Avenue, appeared before the Board and stated that he was in favour of this application. He went on to state that he understood that the existing trailer parks were to continue operating until such time as they were phased out and if a mobile home was removed from the trailer park another one could be placed on the empty pad in its place. Mr. Kostur stated that Mr. Scouten's request should be granted as long the fire regulations are not violated.

Mrs. Atley, Bay #2, 671 Lougheed Highway, stated that there had been a double wide in Bay #1 for 4 - 5 years. She stated she was not in opposition to this application, she had attended the meeting to find out what was being done.

There was no opposition expressed to this application.

ITEM #3

R. and M. Brown  
634 Porter Street  
Subject: Relaxation of side yard setback requirements.

Mr. Brown appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build an addition to his home which would come to four feet from the side yard setback property line..

Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

ITEM #3...

At this point, Mr. Crews, Chairman of the Board, informed Mr. Brown that the Board of Variance had received a legal opinion in 1977 which states that the Board is not required to hear successive appeals relating to the same property except under certain circumstances and he outlined these various exceptions for Mr. Brown.

Mr. Brown then informed the Board that the circumstances in his case had changed since his previous appeals in 1975 and 1977. He stated that earlier this year, while at work, he had fallen off a warehouse roof in Lake City, injuring his hip and leg. He was in hospital for several months and he now has a steel pin in his hip. He will be returning to the hospital for further surgery on his hip sometime in the future. He stated that he is unable to get up and down the stairs without a great deal of difficulty and this was the additional reason for requesting permission to close in their sundeck and convert it to a family room.

Mr. Brown went on to state that his children are 8 and 17 years of age and are involved in various group and youth activities and his wife is also involved in group activities with the church and quite often they have these group meetings at their home. He stated that they have a recreation room that is 30 feet long but they find it extremely cold down in the basement and it does not lend itself to meetings of the youth groups or the adult groups. He stated there was no way they could build to the rear of their home as they would have to demolish part of the roof line and it would be extremely expensive.

Mr. Brown informed the Board that he had letters of support for his application from Mr. and Mrs. Dougall of 636 Porter Street and Mr. and Mrs. Finlayson of 632 Porter Street the neighbours on each side of him. These letters are attached hereto and form a part of these Minutes.

Mrs. Brown appeared before the Board and stated that for her part, what has changed since 1977 is she has become involved with the Youth Resource Team in Coquitlam. She stated she felt there was a need for this and by opening her home to the young people for youth activities she felt she was contributing to the community.

There was no opposition expressed to this application.

ITEM #4

E. and L. Forsyth  
3178 Mariner Way  
Subject: Relaxation of rear yard setback requirements.

Mr. Forsyth appeared before the Board of Variance requesting relaxation of the rear yard setback requirements to allow him to build a patio/sundeck to 4.8 feet from the rear yard property line.

Mr. Forsyth informed the Board that due to the topography of the properties in this area the homes are built towards the rear of the lot and his house is located 25 feet from the rear yard property line.

Mr. Forsyth stated that his reason for not wanting to construct the patio/sundeck at the front of his home was because of the heavy traffic on Mariner Way and the noise emanating from the traffic. He further stated that he had started constructing the patio and was well along with the construction of same when he realized it was classified as a structure and he was subject to the regulations pertaining to buildings. Mr. Forsyth informed the Board that the neighbours on either side of him were in support of his application.

Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

ITEM #4...

There was no opposition expressed to this application.

ITEM #5

E. Faraguna  
1370 Charter Hill Road  
Subject: Relaxation of side yard setback requirements.

Mr. Faraguna appeared before the Board of Variance requesting relaxation of the side yard setback requirements to allow him to construct his home to 4 feet, 4 inches from the side yard property line.

He stated that he had submitted his plans to the Building Department and they had been approved and he went ahead and built and then a Building Inspector informed him that the Buffet in the dining room projected into the side yard setback 1 foot 8 inches. He was told he would have to appear before the Board of Variance to request relaxation of the side yard setback requirements.

On a question from the Board, Mr. Faraguna stated he was not a contractor but was building this house himself with the help of some of his friends.

There was no opposition expressed to this application.

ITEM # 6

F. Gensick  
33, 201 Cayer Street  
Subject: Relaxation of side yard setback requirements.

Mr. Gensick tabled with the Board of Variance a letter from the manager of the Wildwood Mobile Home Park in which she states that the boundaries of each trailer lot are such that  $\frac{1}{2}$  of each garden area belongs to the abutting mobile home. This being the case, Mr. Gensick was informed that he did not have to appear before the Board of Variance as he did have the required side yard setback.

ITEM #7

J. and R. Stewart  
713 Como Lake Avenue  
Subject: Relaxation of rear yard setback requirements.

Mrs. Laurie Fraser, daughter of Mr. and Mrs. Stewart appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 13 feet from the rear property line.

Mrs. Fraser stated that her father had a swimming pool built last summer and he now wished to enclose it in a building and while the pool is 18 feet from the rear property line; they are required to have at least a 4 foot apron around the pool and hence the request for relaxation of the rear yard setback to 13 feet from the rear property line.

Mr. and Mrs. Rust of 717 Como Lake Avenue informed the Hearing that they live next door to Stewarts' and they did not have any objections to this pool being closed in and, in fact, they were in favour of this application.

There was no opposition expressed to this application.

Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

ITEM #8            Crestmont Homes  
                  3243 Harwood Avenue  
                  Subject: Relaxation of rear yard setback requirements.

Mr. G. Grelish of Crestmont Homes appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to construct his home to within 1.30 meters of the rear yard property line. Mr. Grelish informed the Board that due to the shape of the lot what he considered to be the side yard, Planning Department consider the rear yard and therefore he would have to move his building in another 4.7 meters on the offending side. This would make it very impractical to build a home on this lot.

There was no opposition expressed to this application.

ITEM #9            L. Rady and I. Somogy  
                  1279 Bluff Drive  
                  Subject: Relaxation of rear yard setback requirements.

Mr. Laslo Rady and his sister Irene Somogy appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to construct to 3.61 meters from the rear yard property line.

Ms. Somogy informed the Hearing that the house was originally planned without a sundeck and while it was being constructed they asked the contractor to change the dining room window to a sliding door so Mr. Rady could construct a sundeck off the dining room. The contractor put in the sliding glass door and when Ms. Somogy contacted the Building Department to get the necessary permits to construct the sundeck, she was informed that she was encroaching in the rear yard setback. She stated that her brother has all the materials ready for the sundeck and the sliding glass door is there and she felt it would be a hardship if they could not complete it. On a question from the Board, Ms. Somogy informed the members that the sundeck would be 8 feet in width, 16 feet in length. She also informed the Board that the surrounding neighbours have no objections to this application.

There was no opposition expressed to this application.

ITEM #10          W. Hiebert  
                  31, 201 Cayer Street  
                  Subject: Relaxation of side yard setback requirements.

Mr. Hiebert was informed by the Board that it was not necessary for him to make application to the Board for relaxation of the side yard setback requirements as his application was identical to item #6, Mr. Gensick, and he does have the required setbacks.

C O N C L U S I O N S

1.                F. and D. Heath,

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN

That Mr. Heath be allowed a three foot side yard setback and that he maintain a four foot rear yard setback.

MOTION LOST

Mr. Hansen and Mr. Farion registered opposition.



Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

CONCLUSIONS: 1. F. and D. Heath, Continued...

MOVED BY MR. FARION  
SECONDED BY MR. HANSEN

That Mr. Heath's application be allowed, that is, that the side yard and rear yard setbacks be relaxed to 2 feet.

CARRIED

Mr. Petrie registered opposition..

2. C. Scouten

MOVED BY MR. HANSEN  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side yard setbacks relaxed to 5 feet on the south and 0 feet on the north, rear and front yard setbacks relaxed to six feet and site coverage requirements relaxed to 47%.

CARRIED UNANIMOUSLY

3. R. and M. Brown

MOVED BY MR. FARION  
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, side yard setback relaxed to 4 feet.

CARRIED

Mr. Petrie registered opposition.

4. E. and L. Forsyth

MOVED BY MR. PETRIE  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, rear yard setback relaxed to 4.8 feet.

CARRIED UNANIMOUSLY

5. E. Faraguna

MOVED BY MR. FARION  
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to 4 feet, 4 inches.

CARRIED UNANIMOUSLY

Tuesday, November 18, 1980  
Board of Variance - 7:00 p.m.

CONCLUSIONS, CONTINUED...

7. J. and R. Stewart

MOVED BY MR. FARION  
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to 13 feet.

CARRIED UNANIMOUSLY

8. Crestmont Homes

MOVED BY MR. FARION  
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to 1.30 meters.

CARRIED UNANIMOUSLY

9. L. Rady and I. Somogy

MOVED BY MR. FARION  
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to 3.61 meters.

CARRIED UNANIMOUSLY

11. J. Concepcion

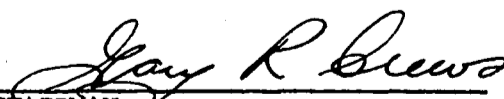
MOVED BY MR. PETRIE  
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,  
front yard setback relaxed to 13 feet.

CARRIED UNANIMOUSLY

A D J O U R N M E N T

The Chairman declared the Meeting adjourned at 9:40 p.m.

  
CHAIRMAN

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: S. Aikenhead                      DEPARTMENT: Administration      DATE: Nov. 18, 1980  
FROM: C. E. Spooner                  DEPARTMENT: Building              YOUR FILE:  
SUBJECT: Building Department Comments to November 18, 1980      OUR FILE:  
          Board of Variance Meeting

ITEMS 1 - 5, 7 - 9 and 11

The Building Department has no objection to these appeals as the Building By-Law does not appear to be involved.

ITEMS 6 & 10

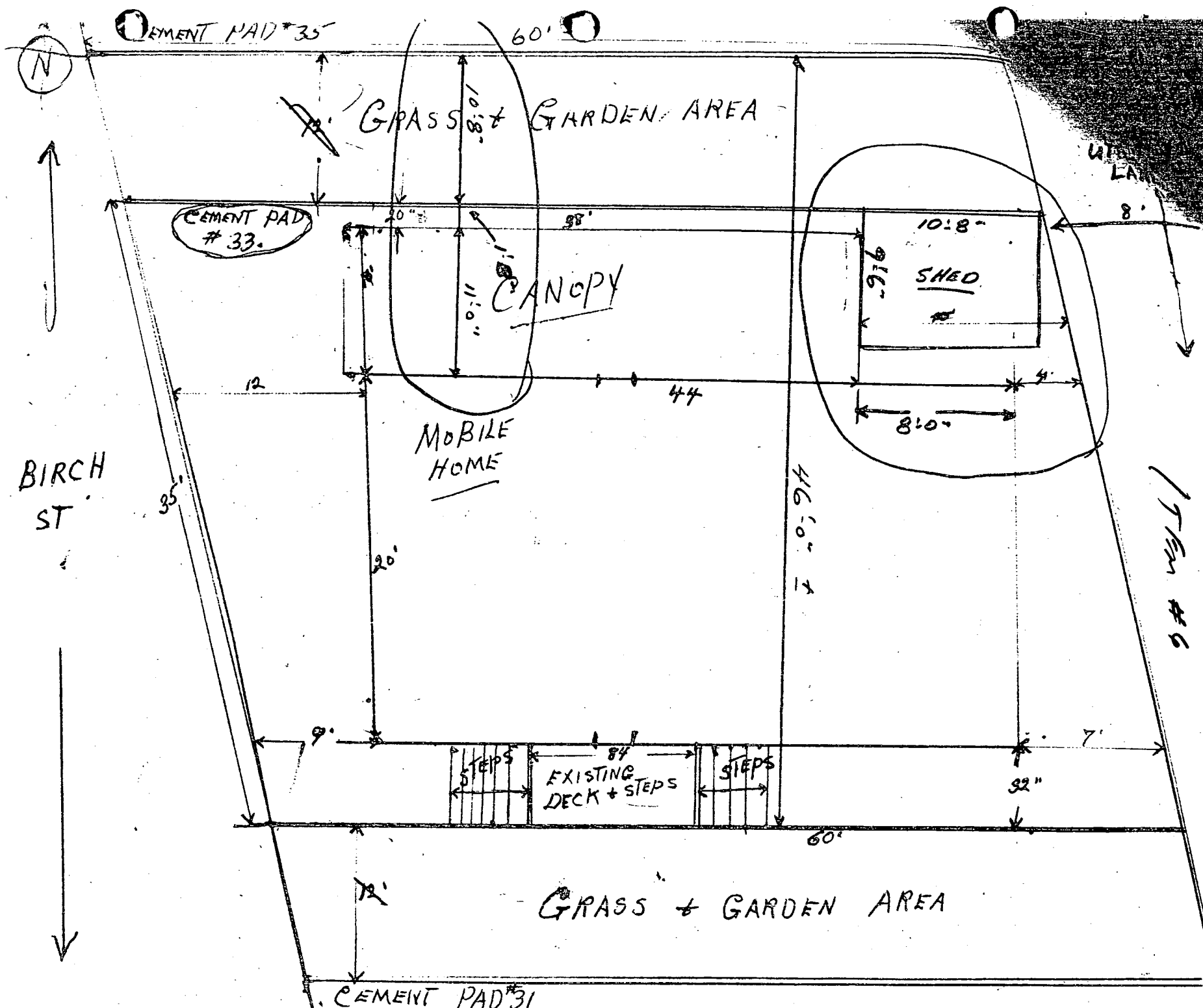
The Building Department has no objection to these appeals provided the proposed overhangs do not project over the pad boundaries.

The Building Department has assumed that the grassed areas on the carport side of each unit is considered as part of carport owner's pad (to be confirmed by letter from park owner). If this assumption is correct, the allowable site coverage for accessory buildings is not exceeded.

The dimensions on the plans submitted are not correct. Attached is a corrected site plan for pads #31 and #33.

  
C. E. Spooner  
Building Inspector

Encl.



PAD #33

TEMP #10

GRASS + GARDEN AREA

UTILITY LANE

PAD #31

49.0

10'

CAR PORT

PATIO & CANOPY PATIO

44'

7'

8'

IRCH ST.

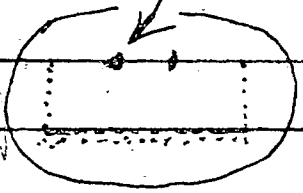
PURPOSED 3'x7' CANOPY OVER BACK PORCH & DOOR

8'9" 8'0" SHED

24'

5'

3'0"



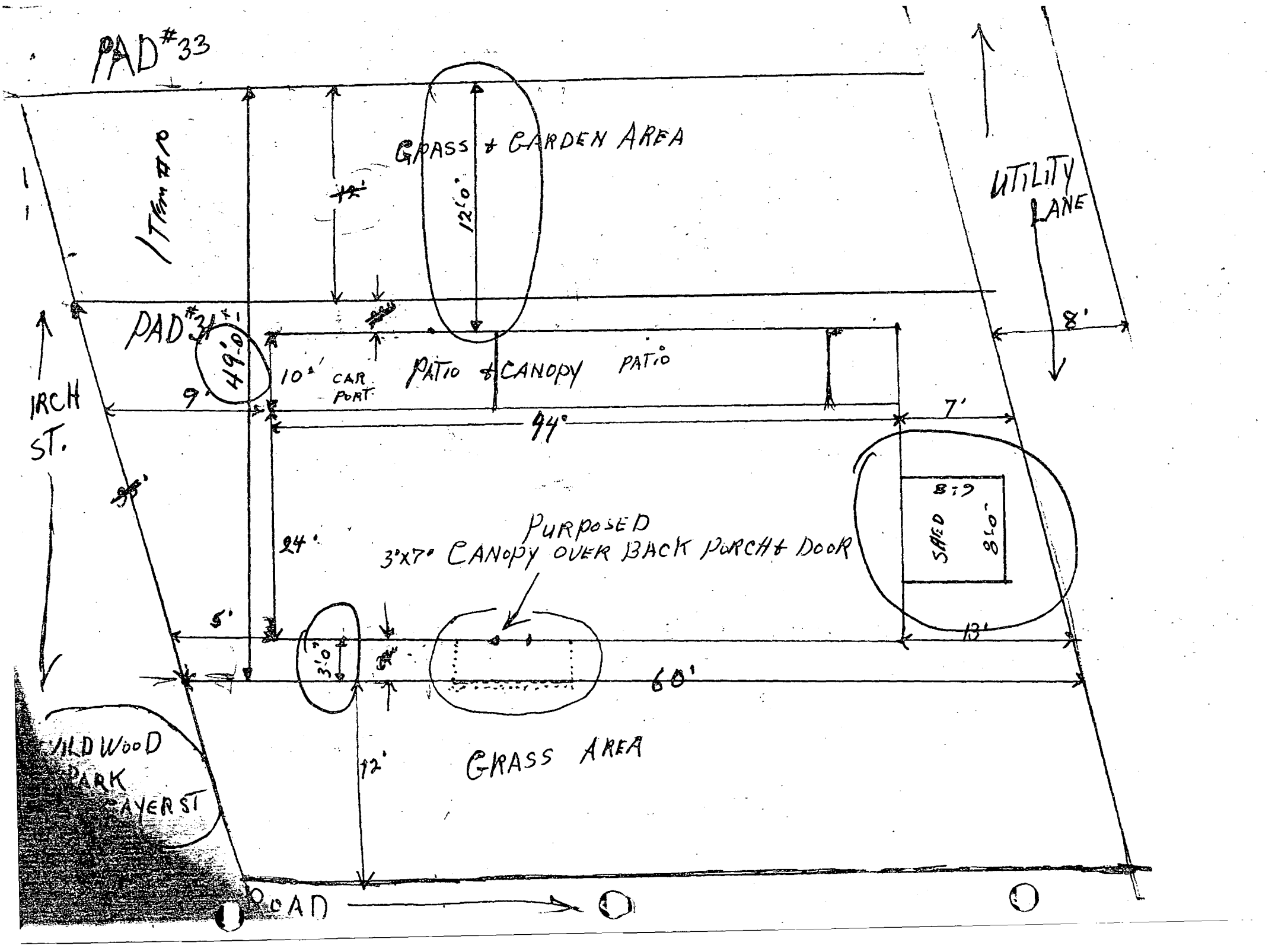
60'

13'

WILDWOOD PARK AYER ST

GRASS AREA

ROAD



PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING - NOVEMBER 18, 1980

ITEMS #1 to #3

The Planning Department has no objection to these appeals.

ITEM #4

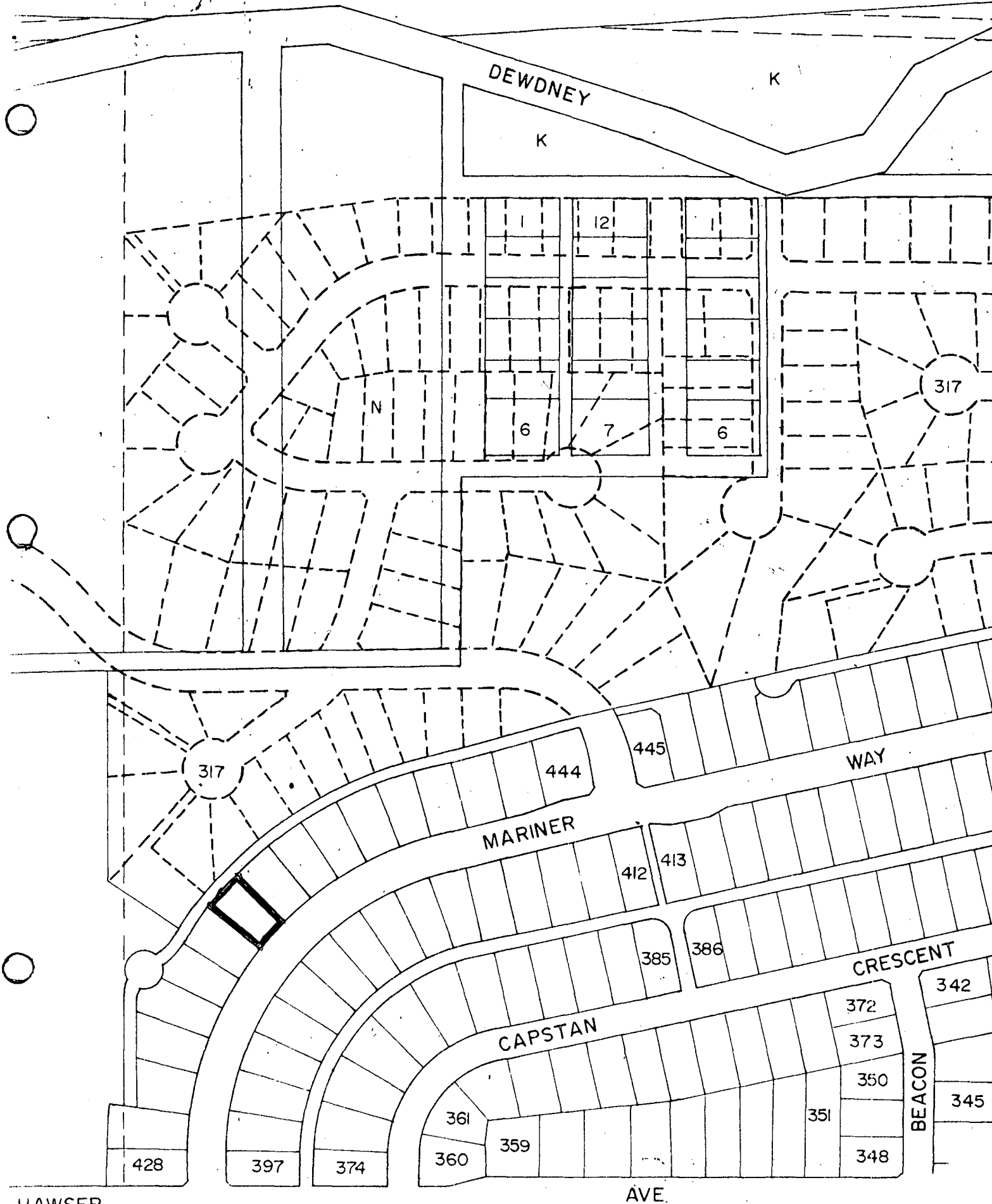
The Planning Department has no objection to this appeal but would point out that there is development potential to the rear of the applicant's property between the B.C. Hydro line and the lane. A preliminary sketch of one possible method of subdividing these lands is attached for information. I would note that there is a strong possibility that the configuration of the lotting will be changed, however, it expresses the probability of future residential dwellings north of the lane.

ITEMS #5 to #11

The Planning Department has no objection to these appeals as they appear to be local issues.

KM/ci

  
Ken McLaren  
Development Control Technician



DEWDNEY

K

K

12

6

7

6

317

317

444

445

WAY

MARINER

412

413

385

386

CRESCENT

342

372

373

350

345

BEACON

361

359

351

360

348

428

397

374

HAWSER

AVE.

1/16m #3

636 Porter Street  
Coquitlam, B.C. V3J 5A7  
October 9th, 1980.

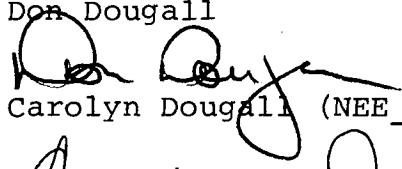
City of Coquitlam, B.C.

To Whom it may concern;

This letter is written to state that we the owners of the above mentioned property in Coquitlam, adjacent to the property of Richard Brown, 634 Porter Street, Coquitlam, B.C., have seen no reason why he should not put an extension on his home. Such an extension would in no way obstruct our view, or devalue the property in this area. The plans for the above-mentioned extension have been explained to us.

Sincerely,

Don Dougall



Carolyn Dougall (NEE\_ Goode).





17km #3

632 Porter Street  
Coquitlam, B.C.  
V3J 5A7

October 14, 1980

To Whom It May Concern:

We are aware that Mr. and Mrs. R. Brown would like a family room addition to their home at 634 Porter Street, Coquitlam, B.C.

This letter is to inform you that as their proposed plans will not interfere with our dwelling and/or view, we have no objections to the proposed addition.

Yours truly,

  
\_\_\_\_\_  
Ian W. Finlayson

  
\_\_\_\_\_  
Yvonne F. Finlayson

Item #6

Wildwood Park  
201 Cayer Street  
Coquitlam, B.C.  
V3K 5A9

November 17, 1980

District of Coquitlam  
1111 Brunette Avenue  
Coquitlam, B.C.  
V3K 1E9

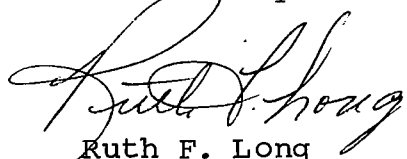
Re: Application before the Variance Board  
By Mr. Frank Gensick.

Dear Sir:

Concerning awning at Bay #33, 201 Cayer Street, Coquitlam, B.C..

The Park Management has inspected Mr. Gensicks proposed plan for a protective awning (elements, rain, snow, etc.) over his back entrance steps. Although this would contravene the Municipal By-Law, I feel that it would be both an asset to Mr. Gensick personally and would fit in with the overall appearance of his home and the surrounding area in general.

Yours truly

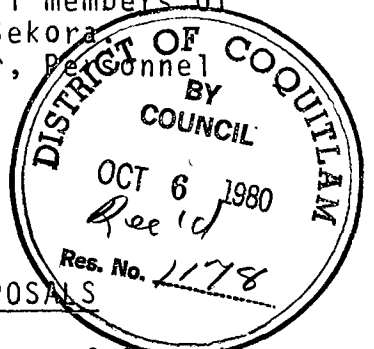


Ruth F. Long  
Manager

P.S. Half of each of the garden area's on the east and west sides of the cement pad at Bay #33 belong to Mr. Gensick and is how his pad area is measured and what he pays rent for. As it would be inconvenient for a tenant to look after half a garden area on each side of his home (one tenant may want grass, another shrubs and bark mulch) each tenant looks after the area facing his front door. Hope this helps clarify how each pad area in Wildwood Park is measured.

Thursday, September 25, 1980  
Committee of the Whole - 7:00 p.m.

A Committee of the Whole convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, September 25th, 1980 at 7:00 p.m. with all members of Council present save Alderman Bewley and Alderman Sekora. Members of staff present were the Municipal Manager, Personnel Director, Fire Chief and the Municipal Clerk.



COMMITTEE OF THE WHOLE

REPORT OF PERSONNEL DIRECTOR  
1981 C.U.P.E. NEGOTIATIONS: EMPLOYER PROPOSALS

The Personnel Director circulated to members of Council correspondence dated September 19, 1980 from Mr. Graham Leslie, the Administrator of Labour Relations for the Greater Vancouver Regional District, a copy of which is attached hereto and forms a part of these Minutes.

Council received a verbal explanation from the Director of Personnel related to the proposals being put forth as set out in the material circulated.

REPORT OF PERSONNEL DIRECTOR  
1981 FIREFIGHTER NEGOTIATIONS: EMPLOYER PROPOSALS

The Director of Personnel circulated to members of Council correspondence received from Mr. Graham Leslie, the Administrator for Labour Relations for the Greater Vancouver Regional District dated September 16, 1980, a copy of which is attached hereto and forms a part of these Minutes.

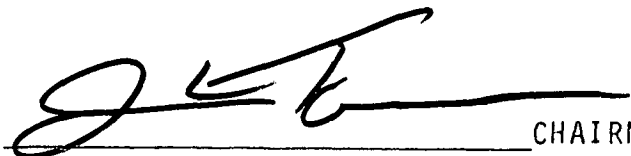
The Director of Personnel gave a verbal explanation of the proposals contained therein.

ADJOURNMENT

MOVED BY ALD. GARRISON  
SECONDED BY ALD. ROBINSON:

That the Committee of the Whole adjourn. 8:48 p.m.

CARRIED UNANIMOUSLY

  
CHAIRMAN



Greater Vancouver Regional District

ROOM 10 - 4829 KINGSWAY, BURNABY, BRITISH COLUMBIA, V5H 2C8

TELEPHONE 438-6151

LABOUR RELATIONS DEPARTMENT  
(Formerly the Municipal Labour Relations Bureau)

1980 September 19

MEMO TO: ALL MEMBERS OF THE G.V.R.D. CUPE/VMREU/WVMEA  
TECHNICAL ADVISORY COMMITTEE

FROM: Graham Leslie, Administrator, Labour Relations

SUBJECT: 1980-81 <sup>CUPE</sup> ~~FIREFIGHTER~~ NEGOTIATIONS: EMPLOYER PROPOSALS

Enclosed herewith is a copy of the package of draft CUPE/VMREU/WVMEA proposals which have been prepared as the result of your meeting yesterday, and which are being mailed today to the members of the Labour Relations Advisory Committee.

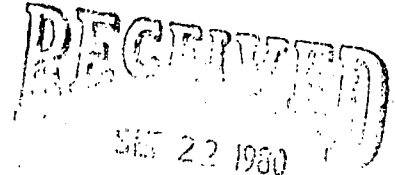
That Committee will be meeting to formulate its recommendations on Wednesday, 1980 September 24th. You are again urged to provide your respective managers/administrators with whatever background information they might require in order to prepare themselves for the meeting, both with respect to the CUPE/VMREU/WVMEA proposals and the Firefighter proposals.

On behalf of the G.V.R.D. Labour Relations Department staff members who participated in yesterday's meeting, I would like to express my thanks for your continuing constructive and patient contributions to the process of preparing the employer proposals, especially acknowledging the very long and arduous day which you spent yesterday.

Administrator, Labour Relations

Encl.

*Leslie Kleeschuk*



City of Vancouver  
Administration

## DRAFT 1981 EMPLOYER CUPE/VMREU/WVMEA PROPOSALS

The attached draft employer proposals were prepared as a joint project of the individual member municipalities and the G.V.R.D. Labour Relations Department working together through the medium of the CUPE/VMREU/WVMEA Technical Advisory Committee.

The T.A.C. meeting at which the proposals were drafted was held all day on Thursday, 1980 September 18, and was attended by representatives of Burnaby (B), Burnaby Library (B.L.), Coquitlam (C), Delta (D), New Westminster (N.W.), North Vancouver City (N.V.C.), North Vancouver District (N.V.D.), Richmond (R), Vancouver (V), West Vancouver (W.V.), North Shore Union Board of Health (N.B.H.), North Vancouver Recreation Commission (N.C.R.) and the G.V.R.D. North Vancouver School District and Surrey were also represented by "observers". Port Coquitlam and Port Moody were not represented.

Each of the attached draft proposals carries an indication of the municipalities which wish to advance it at their respective bargaining tables. The term "unanimous" refers to the 15 employers who were represented, including the Delta Police Board (D.P.) and the Vancouver Park Board (V.P.), and the abbreviations set out in this and the second paragraph of this sheet, have been used to reflect the municipalities which have adopted a particular proposal.

No suggested local proposals have yet been received from Delta, Richmond or the G.V.R.D., but are expected to be submitted at your meeting on September 24th. No suggested local proposals have been received from Port Coquitlam or Port Moody, and at the time of writing there is no indication of whether or not there will be any suggestions forthcoming from either municipality.

G.V.R.D. Labour Relations Department,  
1980 September 19.

DRAFT 1981 EMPLOYER  
CUPE/VMREU/WVMEA PROPOSALS

---

---

1. TERM (Unanimous)  
That the collective agreements replacing the 1979-1980 agreements have multi-year terms.
  
2. GRIEVANCE PROCEDURE (R, V and G.V.R.D.)  
That all references to 'Arbitration Act' be amended so as to read 'Labour Code of British Columbia'.
  
3. WORKERS' COMPENSATION (Unanimous)  
That the clauses in all collective agreements be reviewed and, where necessary, amended to ensure that an employee receiving Workers' Compensation benefits will receive no more than his normal net take-home pay.
  
4. PROBATIONARY STANDARDS (All except V re V.M.R.E.U.)  
That a clause be inserted into the new agreements to provide for the introduction of defined standards of performance to be met by employees during the course of their probationary period.
  
5. REVIEW OF EMPLOYEE BENEFITS (Unanimous)  
That all employee benefits packages and the cost-sharing of each of the parties be reviewed, with the two primary objectives being in general to maximize the cost effectiveness of the packages, and in particular to substitute wage-loss indemnity plans in lieu of accumulative sick leave plans presently in existence.
  
6. LEAVE OF ABSENCE FOR UNION OFFICIALS (All except W.V.)  
That all leave of absence granted to Union officials for any purpose including the conduct of collective bargaining with the Employers be without pay, effective 1980 December 31.
  
7. OVERTIME SHARING (C, D, D.P., N.B.H., N.V.C., N.V.D., N.V.R., V and V.P.)  
That a standard clause provide for the introduction in each jurisdiction of an Overtime sharing system which would permit individual employees to refuse to work overtime under certain circumstances, and which would specify those other circumstances in which an individual employee would be required to work overtime.

8. HOURS WORKED ON PUBLIC HOLIDAYS (All except V re CUPE)

That all collective agreements include a provision whereby hours worked on public holidays will not be counted as hours worked during the week for the purposes of computing overtime.

9. WEEKLY ACCUMULATION OF OVERTIME (B, B.L., D, R and V and V.P. re CUPE)

That all collective agreements include specific standard wording to reflect the long-standing interpretation of all parties which provides for time and one-half premium to be paid on a weekly basis only for hours in excess of the standard weekly straight-time hours, and for double time premium not to be paid on a weekly basis until an employee has worked (or been paid for) his standard weekly hours at straight time and four hours at time and one-half.

10. CEILING ON OVERTIME BANKING (Unanimous)

That a standard clause provide for a ceiling to be established in the Overtime Banks, and for the Employers to be granted the unilateral right either to schedule off without employee consent any hours banked in excess of the ceiling, or to pay such excess amount.

11. NOTICE OF LAYOFF (All except N.W. and V re VMREU)

That those collective agreements which do not expressly specify the 1977 agreement between the parties to exclude Auxiliary employees from the benefit of 10 days' notice of layoff, be amended in order to carry out the original intention of the parties and the practices which have consequently been developed.

12. VACATION ADJUSTMENT CLAUSE (Unanimous)

That the standard vacation adjustment clause be simplified to whatever extent may be possible, having regard for the basic principle of equity contained in it.

13. LIFE INSURANCE FOR RETIREES (All except D, W.V. and G.V.R.D.)

That any death benefit contained in the group life coverage be terminated in the cases of all employees retiring on or after 1981 January 01.

14. LEAVE OF ABSENCE FOR UNION WITNESSES (D, D.P., N.V.C., N.V.D., V and V.P.)

That all leave of absence for employees called as witnesses by the Union in any proceedings, be at the Union's expense.

15. DAILY GUARANTEE OF MINIMUM HOURS (Unanimous)

That the Union agree not to oppose any application to the Board of Industrial Relations (or Employment Standards Board) made by an Employer for exemption from the minimum daily guarantee, of any regular part-time or auxiliary positions whose adult incumbents are hired for specific programs of less than 4 hours duration.

16. EFFECT OF SERVICE BREAKS ON ANNUAL VACATION ENTITLEMENT (N.V.C.)

That an employee who experiences a significant break in service without pay during the course of any year, have his annual vacation entitlement reduced proportionately for that year.

17. ELIGIBILITY FOR PUBLIC HOLIDAYS (All except B, B.L., V, V.P. and W.V.)

That a standard provision requiring an employee to be in receipt of pay on either the workday immediately preceding or the workday immediately following a public holiday, in order to be eligible for a public holiday with pay, be introduced into all collective agreements.

18. OBSERVATION OF PUBLIC HOLIDAYS (B and B.L.)

That each collective agreement specify for each group of employees whether a public holiday is to be observed on the actual day itself or on the substituted day.

19. CALL-OUT (B and B.L.)

That all collective agreements provide explicitly that an employee called out to work and in receipt of the contractual guarantee of minimum hours, shall not, if called out again within the minimum period, be entitled to a further guaranteed minimum payment.

20. BUMPING RIGHTS ON LAY-OFF (Unanimous)

That no regular full-time employee may be bumped from his position by a regular part-time employee on a lay-off, even if the regular part-time employee is qualified and has more seniority in the regular pool.



21. ACTING IN A SENIOR CAPACITY (D)

That a standard amendment be introduced into all collective agreements to provide for temporary appointments to senior positions to be governed by the need of the employers to avoid disruption of their organizations.

22. NO WORK STOPPAGES DURING TERM OF AGREEMENT (Unanimous)

That a standard clause be introduced into all collective agreements to provide that no employee may during the term of a collective agreement take part in any strike, refusal to work, total or partial stoppage of work, slowdown or any other form of direct or indirect interference with the operations of his employer for any reason at all.

23. JOB EVALUATION (Unanimous)

That a thorough review be made of the system and the procedures currently in effect for classification and evaluation of positions.

24. EMPLOYER ACCESS TO ARBITRATION (Unanimous)

That a standard clause be introduced into all collective agreements to provide for the right of the Employer to obtain a declaratory opinion from a board of arbitration regarding any dispute concerning the interpretation of the collective agreement, and that no access to the Labour Relations Board be permitted without the mutual consent of the parties.

25. EFFECTIVE DATES OF PAY INCREASES (Unanimous)

That all ~~general~~ pay increases and individual pay adjustments be made effective the first day of a pay period.

26. DERIVATION OF BI-WEEKLY RATES (Unanimous)

That a standard clause be introduced into all collective agreements to recognize monthly rates as the basis of payments to salaried employees and as the basis for application of general salary increases; to set out the bi-weekly pay conversion formula; and to recognize the resulting hourly rates or bi-weekly rates as the pay to which salaried employees are entitled during the term of the agreement.

27. APPRENTICE PAY RATES (Unanimous)

That a standard formula be established for relating pay rates of apprentices to those for journeymen tradesmen.

28. SAFETY AND PROTECTIVE CLOTHING (N.V.C.)

That in cases where an Employer has issued protective clothing to an employee, it be mandatory for the employee to wear such clothing at all designated times. Failure of an employee to do so in circumstances required or recommended by the Workers' Compensation Board, will result in disciplinary action by the Employer.

29. BUMPING ON LAYOFFS (C, D, D.P., N.V.C., N.V.D., V re VMREU, and W.V.)

That an employee facing a layoff and having the right to bump a junior employee, may do so downwards or laterally, but not in any circumstances upwards.

30. NON-STANDARD WORKING HOURS (Unanimous)

That a standard procedure be introduced into all collective agreements requiring the Union to show explicit cause why the Employer should not amend the working hours of any work unit.

31. PICKET LINES (C, N.V.C., N.V.D. and N.V.R.)

That the clauses which give an employee the right to refuse to cross a picket line other than one legally established by his own union, be deleted.

32. WORK WEEK FOR AUXILIARY EMPLOYEES (Unanimous)

That Auxiliary employees be allowed to work 6 days per week rather than 5 days, provided that each employee is given a period of 32 consecutive hours per week free from duty pursuant to the Employment Standards Act.

33. SALARY HOLDBACK (B, B.L., C and N.V.C.)

That a one (1) week holdback of salaries be implemented with respect to all salaried employees.

34. SENIORITY RIGHTS OF TEMPORARY FULL-TIME EMPLOYEES (Unanimous)

That temporary full-time employees shall not be entitled to use the seniority which they might have acquired, with respect to either layoffs or recall.

35. MUNICIPAL SUPERANNUATION ACT (Unanimous)

That any reference in the Collective Agreements to the "Municipal Superannuation Act" be changed to "Pension (Municipal) Act".

36. SPECIAL SHIFTS (N.V.C. and N.V.D.)

Article 3.4 (c) and (d) - delete the reference to fifteen (15) and sixteen (16) hours respectively and substitute "twelve (12) hours".

37. TEMPORARY FULL-TIME AND AUXILIARY EMPLOYEES (N.V.R. and N.V.D.)

That the provisions of the schedules dealing with Temporary and Casual Employees be incorporated into the body of the Collective Agreements, and corresponding changes be made to all appropriate sections of the Collective Agreements as required.

*Right to Manage  
Work load*

*What of these are  
issues were prepared  
to go to the wall  
on*

*Productivity*

DRAFT  
LOCAL EMPLOYER  
C.U.P.E./V.M.R.E.U./W.V.M.E.A. PROPOSALS

A. CORPORATION OF THE DISTRICT OF BURNABY  
AND BURNABY PUBLIC LIBRARY BOARD

1. Emergency Leave - Regulations and Procedure [All Agreements]

That Clause 11.3 be amended in all Local 23 agreements by indicating emergency leave applies only to Regular Full-Time employees and Temporary Full-Time employees.

2. Vacancies [Outside and Foremen]

That the vacancies clause in each of the Inside, Outside and Foremen's agreements be amended by adding the words "regular full-time" immediately preceding the phrase "staff vacancies and new positions shall be boarded . . .".

3. Shift Differential [Foremen]

That in order to clarify the Corporation's existing practice and interpretation with respect to this provision, Note "A", Schedule "B" of the Foremen's Division agreement be amended by the addition of the statement that "shift differential shall not apply".

4. 7-Day Operation (Sunday Opening) [Library]

That Schedule "F" (7-Day Operation) of the Burnaby Public Library Board agreement be extended to the 1981 agreement and that negotiations on a reasonable premium for Sunday operation be concluded.

5. Management Rights [Library]

That a Management Rights clause be inserted in the Burnaby Public Library Board Agreement.

6. Trial Period on Promotion or Transfer [Library]

That Clause 6.12(b) of the Burnaby Public Library Board agreement be amended by deleting the words "on trial" and substituting the word "probation".

B. CITY OF NEW WESTMINSTER

1. That the provisions of Schedule "E" (Gratuity Payout) be renewed for the duration of the new agreement.
2. That Article 1 - Coverage be amended so as to comply with the Certificate of Bargaining Authority.
3. That Article 7.6 - Pension (Municipal Superannuation Plan) be amended by deleting the last sentence in 7.6(c) and by inserting a new article entitled, "Retirement Pay", such new Article to be drafted in a manner similar to Article 6.2 - Vacation in the Year of Retirement in order to ensure a more equitable and consistent approach to the issuing of retirement pay.
4. That the Letter of Understanding dated 1980 January 30th pertinent to Stand-by Pay be incorporated into the body of the Agreement.
5. That a list of hourly rates which are used in the computerized payroll system and which correspond to monthly rates contained in Schedule "A", be inserted into the Collective Agreement as a separate schedule.
6. That the component parts of Schedule "G" be incorporated into the body of the Collective Agreement.
7. That all references to time be amended so as to coincide with the twenty-four hour clock.
8. That all references to provisions in the Agreement granted in earlier years (e.g. effective 1977 January 1st or effective 1978 July 1st, etc.) be either amended or deleted, as is most appropriate in each circumstance.
9. That Schedule "A" be amended by inserting the following classes and corresponding pay grades or hourly rates as the case may be:

Accounting Clerk 3	PG 21
Recreation Leader - Community Centre	PG 16
Building Services Supervisor	PG 19
Custodial Guard	\$6.97-7.22-7.57 (1980 rates)
Clerk Stenographer - Planning	PG 18
Clerk - Health Department	PG 10
Communications Operator 1	PG 14
Communications Operator 2	PG 16
Engineering Assistant	PG 17

Engineering Services Assistant	PG 15
Engineering Technologist	PG 25
Payroll Clerk 2	PG 21
Property/Exhibit Clerk	PG 17
Recreation Leader - Attendant	PG 15

10. That Schedule "A" be amended by deleting the following classes and corresponding pay grades:

Accountant (Trainee)	PG 22
Administrative Assistant - Eng.	PG 24
Clerk - Nurses Aide	PG 10
Communications Operator - Police	PG 16
Engineering Assistant 1	PG 9
Engineering Assistant 2	PG 17

11. That Schedule "A-2", paragraph 11, be amended by amending the title, "Police Report Typist" to "Clerk Typist - Police" and by inserting an additional shift as follows:

1500 to 2300 Monday to Friday inclusive

12. That an addition to Schedule "A-2" be included as follows:

Recreation Leader - Attendant

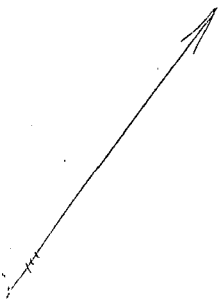
The Corporation may institute shifts outside of the normal hours of work noted in Article 16.2 of this Agreement in order to permit the Recreation Leader - Attendant to work a non-standard work week.

13. That Schedule "A-2" be consolidated.

C. DISTRICT OF COQUITLAM

1. That Article 8.4 be amended to delete reference to By-Law #614.
2. That Schedule "I" be amended by deleting the names of Louise Stewart and Joan Fletcher, and by deleting Item 9.
3. That Article 5.4(d) be amended by substituting the words "regular full-time" in lieu of the word "regular".
4. That Article 7.1 (n) and Schedule "E" be amended by deleting the names of A. Lemieux, R. E. Merriman and J. Sheets.
5. That Schedule "J" be deleted.
6. That Article 2(c) be amended to provide for an initial trial period of six (6) months for all employees.
7. That Article 8.1 be amended to provide Medical Services Plan, Extended Health Care, Dental Plan and Group Life Insurance coverage from the first (1st) of the month following six (6) months of continuous service.
8. That Article 6.4(e) be amended so as to specify that an employee may take an alternate lunch break at a time convenient to the supervisor.
9. That Article 2(e) be deleted.
10. That Article 5.2(i) be amended to provide for a benefit appropriate to Temporary Full-time employees.
11. That Article 8.5 be amended to exempt the posting of Labourer 1 and Labourer 2 positions.
12. That Article 14.4 be amended to make the term "Maintenance Man" more descriptive and to stipulate that an employee no longer qualifying for overalls must return them to the Foreman.

13. That Article 5.2(b) be deleted.
14. That Schedule "A" (notes re Inside Classes) be amended by adding Clerk-Typist 1 to Item "K", and by deleting Item "M".
15. That the future of the trial Compressed Work Week for Communications Operator - Police be reviewed.





D. CITY OF NORTH VANCOUVER

1. Vacation Eligibility and Entitlement

That a new Article 6.2(g) be inserted into the collective agreement to read as follows:

"(g) Vacation on Termination

Employees who leave the service after completion of twelve (12) consecutive months of employment shall receive vacation pay for the calendar year in which termination occurs on the basis of one-twelfth (1/12) of their vacation entitlement for that year for each full month worked to the date of termination, or at that percentage of wages earned during the calendar year set by the Annual and General Holidays Act, whichever is greater. Provided that in all cases of termination of service for any reason other than for retirement on superannuation or on attaining maximum retirement age, adjustment will be made for any overpayment of vacation."

2. Eligibility for Benefits

That Article 6.1 - Eligibility for Fringe Benefits - be amended so as to read as follows:

"The eligibility of an employee for fringe benefits under this Agreement shall be the length of the probationary period unless specifically written to the contrary for a particular benefit. The waiting periods for Temporary and Regular full time employees are:

<u>Benefit</u>	<u>Waiting Period</u>
Public Holiday	Immediate entitlement
Jury Duty and Witness Duty	Immediate entitlement
Maternity Leave and Adoption Leave	Immediate entitlement
M.S.A. Extended Health Vacation	Immediate entitlement After completion of calendar month entitlement commences
Medical Services Plan	1st of month following 3 months of employment
Sick Leave	3 months
Group Life Insurance	3 months
Dental Plan	1st of month following 6 months of employment
Compassionate Leave	6 months
Superannuation	12 months

3. Article 6.2 (a) Vacations

That Article 6.2 (a)-Vacations- be deleted in order to be replaced with the following:

"Employees leaving the service in less than twelve (12) months from the date of appointment shall be granted vacation pay in accordance with the 'Annual and General Holidays Act'."

4. Job Evaluation Agreement

That in accordance with the applicable Council resolution, Article 4.1 (a) governing the Job Evaluation Agreement of the City of North Vancouver be amended so as to reflect the provisions of the replacement Job Evaluation Agreements that are currently in effect in the majority of other member jurisdictions.

5. Overtime Hours

That Article 4.8 shall be amended so as to permit employees to commence work prior to 8:00 a.m. at their regular rates of pay, providing that Inside Employees do not commence work prior to 7:00 a.m. and Outside Employees do not commence work prior to 6:30 a.m.

6. Article 6.9 - Negotiation and Union Representative Leave

That Article 6.9 be amended by adding the following:

"The employees' vacation and sick bank shall be frozen when an employee goes to work for the Union in a full time capacity. Neither the sick bank nor the vacation pay can be tapped until the employee returns to work for the employer."

7. Schedule "D"

That Schedule "D" be rewritten in its entirety so as to reflect the current situation with respect to non-standard work weeks.

8. New Job Evaluation Clause

That a new clause entitled "Classification of Positions and Evaluation of Classes" be inserted into the Collective Agreement to read as follows:

"The classification or reclassification of positions and/or the evaluation or revaluation of classes of positions shall be subject to the current Job Evaluation Agreement between the parties, provided that neither party has exercised the termination provisions contained in said Agreement. The absence of a Job Evaluation Agreement in force and effect shall render this Clause # null and void."

E. DISTRICT OF NORTH VANCOUVER

1. Standby

That the standby provision be extended to provide coverage in other areas.

2. Union Security

That Article 2 provisions be revised to bi-weekly terms and that union dues changes be expressed as a percentage of wages.

3. Grievance Procedure and Arbitration

That Article 7 be revised to indicate clearly when prescribed time periods start and stop, that "days" be expressed in terms of "working days", and that the total time allotted under the Grievance Procedure be reduced.

F. CITY OF VANCOUVER - V.M.R.E.U.

1. Overtime - Clause 7(b)

That the City's current practice with respect to payment of compensating time be reviewed.

2. Part-Time and Auxiliary Employees

That Schedule "B" be amended to clarify that Schedule "I" does not apply to Part-Time and Auxiliary Employees.

3. Hours of Work - Physiotherapists and Occupational Therapists

That the classes of Physiotherapists and Occupational Therapists revert from a 36 hour work week to a 35 hour work week, with a corresponding reduction in accumulated compensating time.

4. Hiring Above The First Step In The Salary Range

That if a new employee is hired above the first step in the salary range, the City have the unilateral right to adjust or not to adjust the salaries of existing employees occupying positions in the same class up to the level established for the new employee.

5. Hours of Work - Janitorial Classes

That the Schedule "A" and/or Hours of Work components of all collective agreements be amended to clarify that the normal weekly hours for the following classes are  $37\frac{1}{2}$  and that their Pay Grades include consideration for shift work:

- Building Maintenance Man I, II and III
- Building Cleaner
- Building Maintenance Supervisor - Civic Theatres
- Building Service Worker I and II
- Building Services Supervisor I
- Stationary Engineer I and II
- Stationary Equipment Operator I, II and III
- Stationary Equipment Operator (Conservatory)
- Working Supervisor, Building Services
- Utility Maintenance Man

6. Probation Period - Public Health Inspector II

That the probation period for positions in the class of Public Health Inspector II be increased from six (6) months to one (1) year.

7. Probation Period - Communications Operator I

That the probation period for positions in the class of Communications Operator I be increased from six (6) months to one (1) year.

8. New Clauses -- Stand-By and Call-Out

That new clauses be inserted into the Collective Agreements to provide for stand-by and call-out provisions.

9. Increment Period -- Engineering Assistant I

That the increment period for positions allocated to the class of Engineering Assistant I be increased from six (6) months to one (1) year.

G. CITY OF VANCOUVER -- C.U.P.E. LOCAL 1004

(Two Agreements)

1. Grievance Procedure

That clauses 12.(d) and (e) be amended to delete any reference to the Personnel Committee of the Park Board.

2. Probation Period

That the duration of the probation period for all employees be extended from six (6) months to nine (9) months.

3. Sick Leave

That the sick leave provisions be amended to clarify that the eligibility of a new employee for the first three (3) days of paid sick leave during his first calendar year of employment is to be calculated on a pro-rated basis relative to the employee's date of hire.

4. Watchman

That a footnote be added to Schedule "A" to read "Rate includes consideration for working rotating shifts;" that the reference to the forty-eight (48) hour work week for Watchman be deleted from Schedule 'B'; and that Schedule 'B' be amended to include under All Watchman the following: "Watchman shall work various 8-hour shifts".

5. Vacation, Gratuity and Compensating Time

That all Vacation, Gratuity and Compensating Time entitlements be consolidated into a common plan incorporating standard administrative and remunerative provisions.

H. WEST VANCOUVER

1. Agreement Preamble

That the first paragraph of the Preamble be amended to read as follows:

"WHEREAS the Municipality approves and recognizes the Association as the sole bargaining agency on behalf of all its employees, excepting those employees excluded under the Labour Code of British Columbia Act, and excepting those certified under other bargaining units certified under said Code;

2. Probationary Employees - Section 4(b)

[a] That sub-section 4(b) (i) be deleted and be replaced with the following:

"Until the employee has the status of Permanent Full-time or Permanent Part-time he shall have no seniority rights".

[b] That sub-section 4(b) (ii) be divided so that the first sentence becomes 4(b) (ii) and the second sentence becomes 4(b) (iii).

3. Students

[a] That sub-sections 5(v) (a) and (b), referring to students be removed from Section 5, Remuneration, and relocated in a section of their own.

[b] That a preamble to the sub-sections formerly numbered 5(v) (a) and (b) be inserted to read as follows:

"Students employed by the Municipality shall be paid as shown in (a) and (b) below and shall be covered by all the terms and conditions contained in this Collective Agreement, except as provided for in (c) below."

[c] That a new sub-section (c) to follow the sub-sections formerly numbered 5(v) (a) and (b) and to read as follows be inserted:

"(c) In addition to the payment of wages outlined in (a) and (b) above, students shall qualify only for 4% vacation pay and statutory holiday pay as outlined in this Collective Agreement in Sections 10 and 11, respectively."

4. Sick Leave - Section 7(j)

That the Sick Leave Plan be reviewed with a view to making changes in the following provisions:

- a] accumulation of sick days,
- b] deduction of sick days, and

5. Medical Certificates - Section 7(j) (v)

That Section 7(j) (v) be amended so as to include the acceptable contents of a medical certificate, and to establish the employer's right to obtain an independent medical opinion at no cost to the employee.

6. Leave of Absence - Section 8 (a)

That the words "such permission" be deleted from line 7 of Section 8(a), and be replaced with the words "the decision".

7. Seniority - Section 12

a] That Section 12 be amended to establish that Permanent Part-Time Employees have seniority based on "equivalent time" relative to Regular Full-Time Employees.

b] (i) That between the words "transfers" and "and" in line 2 the words "lay offs" be inserted.

(ii) That the word "demotions" in line 2 be deleted and be substituted with the words "movement to lower ranking positions".

(iii) That after the word "concerned" in line 3 the words "in addition to other attributes including the ability to qualify for further promotion" be inserted.

8. Bumping Rights on Lay-off - Section 13

That Section 13 be expanded with the inclusion of two new subsections to read as follows:

a] "No Permanent full-time employee may be bumped from his position by a permanent part-time employee on a lay-off, except if the permanent part-time employee is qualified and has more seniority in equivalent hours as a permanent part-time employee."

b] "An employee facing a layoff and having the right to bump a junior employee, may do so downwards or laterally, but not in any circumstances upwards, provided the employee does not have the ability to perform the duties of the senior position."

9. Meal Allowance - Section 14

a] That the word "paid" be deleted from line 4 of sub-section 14(c) and be re-inserted in line 5 between the words "Period" and "at".



- b] That a new sentence be included at the end of sub-section 14(c) to read as follows:

"The meal period shall be given immediately after the 2 hours of work immediately following the regular shift or after the 3 hours of work prior to the start of the regular shift, unless the Supervisor determines that the work is for such an emergency to necessitate a continuation of work".

10. Pay for Acting Senior Capacity - Section 14

- a] That the words "she" and "her" be deleted from sub-section 14(f).  
b] That sub-section 14(f) be amended to show that Acting pay has to be approved prior to the actual work being carried out and further that payment, except in terms of longer than two weeks duration, will be made after the term has been completed. In cases where an employee is appointed to an acting term for longer than two weeks the adjustment will be paid two weeks in arrears.

11. Hand Tools - Section 16

That the word "Superintendent" be deleted from line 2 of sub-section 16(f) and be replaced with the word "Manager".

12. Arbitration - Section 22

That Section 22 be amended to reflect and include the wording shown in the 28 March 1980 Order from the Chairman of the Labour Relations Board of B. C. in connection with Section 22 of the 79/80 Agreement.

13. Schedule "C"

That a new Section to cover Truck Operations be inserted into Schedule "C" to read as follows:

"Truck Operators

- (i) Included in the rates of pay for Truck Operators is a 2% adjustment for Operators being required to perform minor running repairs and manual labour. This adjustment has been included in the Operators rate of pay since 01 January 1975.  
(ii) Truck Operators who are unable or unwilling to perform minor running repairs and manual labour shall be paid the Truck Operator rate for the vehicle driven but less 2%."

14. Administrative Regulations

That a new Section entitled Administrative Regulations be inserted into the Collective Agreement to read as follows:

"All employees shall be governed by the Regulations contained in Administrative Regulations Manual issued by the Municipality and as amended from time to time and shall observe all special orders or bulletins issued from time to time, or orders from time to time conveyed by Officers of the Municipality or their duly authorized representatives, unless contrary to law or provisions of this Agreement."

GREATER VANCOUVER REGIONAL DISTRICT

1981 EMPLOYER PROPOSALS - RE: V.M. & R.E.U.

1. MUNICIPAL SUPERANNUATION ACT

All references in the Collective Agreement to the Municipal Superannuation Act to be changed to Pension (Municipal) Act.

2. COLLECTIVE AGREEMENT EFFECTIVE DATES

That future Collective Agreements be effective from the beginning of the bi-weekly pay period the first day of which is closest to January 1st and terminate at the end of the bi-weekly pay period the last day of which is closest to December 31st.

That any changes in bi-weekly salaries or hourly rates be made effective from the beginning of a bi-weekly pay period.

3. HIRING ABOVE THE FIRST STEP

Management should have right to hire above the first step in a pay grade without adjusting present employees and without requiring the Union's approval.

4. POSTINGS

The posting of Mail Clerk and Draftsperson I positions should be discontinued.

5. CLAUSE 10.4 PROBATIONARY PERIOD FOR NEW EMPLOYEES (ADD)

The probationary period of regular part-time and temporary part-time employees shall continue until such time as they have worked straight time hours equivalent to those worked by a regular full-time employee during his probationary period.

eg: A regular part-time employee working 2½ days per week should be on probation for one year.

6. YOUTH EMPLOYMENT PROGRAM REHIRES

Youth, who have worked for the Regional District on a Government subsidized Youth Employment Program which has been completed and are subsequently rehired by the Regional District shall be considered as new employees with seniority accrual, benefit entitlement and other prerequisites referable to length of service based on the date of re-employment.

DRAFT  
LOCAL EMPLOYER PROPOSALS

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

(a) Richmond Civic Employees' Association, Local 718 (Inside):-

- (1) Clause 7. Vacations, Clause 9.5 Sick Leave & Clause 9.6 Gratuity Pay

Entitlement to be measured in hours, not days.

- (2) Clause 10.6 Pay for Acting in a Senior Capacity

To discuss the remuneration to be paid to employees acting in a higher capacity who are not performing all the functions of the senior position.

- (3) Clause 12. Grievance Procedure

At the present time, the Union does not have any time restraints with regards to the grievance procedure whereas the Employer has. We feel that both sides should be under similar time restraints.

- (4) Schedule "A" Additions and/or Amendments

New Positions:

Clerk-By-Law Enforcement, Pay Grade 15  
Clerk-Health Programs, Pay Grade 14  
Clerk-Typist III, Pay Grade 12  
Community Youth Worker, Pay Grade 21  
Construction Coordinator - Building & Works, Pay Grade 27  
Deputy Administrator-Long Term Care, Pay Grade 27  
Land Agent, Pay Grade 30  
Nature Park Assistant, Pay Grade 15  
Park Naturalist, Pay Grade 19  
Programmer Analyst, Pay Grade 26  
Secretary to the Fire Chief, Pay Grade 13  
Supervisor-Youth Services, Pay Grade 23  
Training and Safety Officer, Pay Grade 24 plus 14% for working 40 hour week.  
Transport Assistant, \$546.70 bi-weekly.  
Guards & Matrons, Pay Grade 12 plus 14% for working 40 hour week.  
Administrative Assistant, Engineering (Development and Contract Operations), Pay Grade 30  
Administrative Assistant, Engineering (Departmental Procedures), Pay Grade 28  
Assistant Director of Planning, Current Planning, Pay Grade 32

Continued .....

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

(a) Richmond Civic Employees' Association, Local 718 (Inside):-

(4) Schedule "A" Additions and/or Amendments, Continued

Reclassifications and/or Revaluations:

Assistant to Director of Planning, Pay Grade 23: Reclassified to that of Administrative Officer - Planning Department, Pay Grade 26

Building Service Supervisor - Revalued from Pay Grade 19 to Pay Grade 20.

Cashier - Revalued from Pay Grade 13 to Pay Grade 15

Clerk-Cashier - Revalued from Pay Grade 15 to Pay Grade 14

Plan Checking Clerk 1 - Revalued from Pay Grade 19 to Pay Grade 20

Planning Assistant - Revalued from Pay Grade 18 to Pay Grade 19.

Traffic Supervisor - Revalued from Pay Grade 27 to Pay Grade 28

Secretary to the Municipal Solicitor, Pay Grade 15: Reclassified to that of Administrative Secretary - Legal Department, Pay Grade 16.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

(b) Canadian Union of Public Employees', Local 394 (Outside):-

(1) Under Clause 3. Remuneration, delete (f) which reads:-

"Where an employee performs work in more than one class during the course of any one day, his rate of pay shall be based on the highest paid class in which he worked that day multiplied by all the hours worked during that day."

(2) Add the following under Clause 6.1 Vacations to read as follows:-

(j) All vacation allowance earned during a calendar year must be taken prior to March 31st of the following year. With this provision, employees will not receive payment in lieu of vacation not taken.

(3) Add the following under Clause 6.4 Deferred Vacations to read as follows:-

(c) Employees wishing to defer a portion of their vacation as outlined in Clause 6.4 must notify their Superintendent and Personnel Department prior to June 30th.

(4) Clause 8.2 Promotional Policy

Add the word "equally" before the word "capable" in paragraph (a) to read as follows:-

(a) In making promotions, demotions, transfers, or re-employment, the required knowledge, ability and skills for the position shall be the primary consideration, and where two or more employees are equally capable of fulfilling the duties of the position, the length of service shall be the determining factor. Selection shall be made at the discretion of the Municipal Engineer or delegate and the employees shall retain the right of appeal under the Grievance procedure contained in this Agreement.

(5) Delete Clause 8.7 (b)(2) under the Special Shifts and Allowances which reads:-

(b) WATER WORKS

(2) The 4:00 p.m. to midnight shift shall be a permanent shift and shall work Monday to Friday (inclusive).

(6) Clause 9. Grievance Procedure

At the present time, the Union does not have any time restraints with regards to the grievance procedure whereas the Employer has. We feel that both sides should be under similar time restraints.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

- (b) Canadian Union of Public Employees', Local 394 (Outside):- Continued
- (7) Inclusion of Special Provision governing Refuse Collection Service.
- (8) Schedule "A" Additions and/or Amendments

New Positions:

Concrete Finisher & Utility Man, Rate Code 85 (\$10.52 per hour)

- (9) Schedule "B" - Delete 2. Water Works



CITY OF PORT COQUITLAM

CUPE LOCAL 498

1. Article VIII Grievance Procedure:- Introduce time limit for initial submission of a grievance.
2. Article X Promotion:- Include a clause covering promotion to a higher classification by qualifications with seniority being deciding factor if qualifications are equal.
3. Article XII Hours of Work:-
  - Paragraph (a) Clarify provision for banking overtime. Option of time off to be at discretion of employer.
  - Also amend clause to provide for shifts of other than standard day shift or standard work week for inside employees.

FIREFIGHTERS LOCAL 1941

1. Section V 4 (b) Pay for Higher Position
  - Clarify that this does not include higher pay for first aid days which are taken along with vacation time.
2. Section VIII Compassionate Leave:- Removal to standard wording of other contracts - present clause implies on automatic 3 days compassionate leave.
3. Article IV Working Conditions:- include provision to permit placing an employee on 5 day week in order to attend any in service training course.