

ADVISORY PLANNING COMMISSION

AGENDA FOR APRIL 3rd., 1968

I. Approval of the Minutes of March 20th., 1968.

II. NEW BUSINESS:

APPLICATION Z-652. Application of Simon Fraser Realty, per Mr. R. E. Young, 1111C Austin Avenue, Coquitlam on behalf of G. D. & E.E. Ferg, 517 Gatensbury St.; E. & I. Verrier, 519 Gatensbury St.; E. & M. Robinson, 521 Gatensbury St.; and P. A. & I. D. Dallaire, 523 Gatensbury Street; for the rezoning of properties described as Pcl. A of Blocks 1&3, D. L. 357, Plan 9890 and Lot 3,4,&5, D.L. 357, Plan 7247 commonly known as 517, 519, 521 and 523 Gatensbury Street from Residential Low Density (R-1) to Residential Multiple Family II (RM-2) for garden apartments.

APPLICATION Z-657. Application of Block Bros. Realty per G. W. Field, 401 North Road, Coquitlam, on behalf of A. H. & A. H. Lillos, 539 Cottonwood Avenue; and Peter Riecher, c/o Gen. Del. Woodfibre, B.C. & J. & L. M. Kipp, 137 YouBou Avenue Box 114, YOUBOU, B.C. for the rezoning of property described as West 91 ft. of J. Blk. 13, D.L. 7, Plan 5619 and Lot 7, Blk. 1, D.L. 7, Plan 7728 commonly known as 533 and 539 Cottonwood Avenue, from Residential Low Density (R-1) to Residential Multiple Family II (RM-2).

APPLICATION Z-658. Application of Robert E. & Hazel M. James Box 6, Port Coquitlam, for the rezoning of property described as Lots 9 & 10, Sec. 12, Twp. 39, Plan 3022 located at the foot of Oxford Street, from Small Holdings to Trailer Court Zoning CS-3 for mobile home trailers and travel camp type trailers also (Tenting) space.

APPLICATION Z-659. Application of Darnoc Holdings Ltd., 1620 Burkley Street, Vancouver, B.C., for the rezoning of property described as Lot 261, D.L. 371, Plan 30889 commonly known as 801 Baker Drive, from Residential Low Density (R-1) to Residential Medium Density (R-2) for a duplex. Agent: Mr. Garth Weeks -Burnaby Estates Ltd., 6955 Kingsway, Burnaby, B.C.

APPLICATION Z-660. Application of Richard Greenwood, Apt. 203-5614 Balsam Street, Vancouver 13, B.C. for the rezoning of property described as Lot E of 1 of S.E.  $\frac{1}{4}$  Section 11, Twp. 39, Plan 13789 located east off Pipeline Road, from Small Holdings (RS-2) to Trailer Court Zoning CS-3 for a mobile home park.

APPLICATION Z-661. Application of Donald G. Shafer, 631 Gatensbury Street, Coquitlam, for the rezoning of property described as Lot 168, Blk. 9, D.L. 368, Plan 32015 located at the Northeast corner of Como Lake Avenue and Longlac Street, from Residential Low Density (R-1) to Residential Medium Density (R-2) for a duplex.

APPLICATION Z-662. Application of Park Chu Mar and Hingsim Mar, 719 Bresley Street, Coquitlam, for the rezoning of property described as Pcl. A. Ex. Pl. 10405 of Lot 38, D.L. 9, Plan 4485 and Lot 9, Blk. 38, D.L. 9, Plan 19714, N. W. D., commonly known as 612 and 614 Clarke Road, from Residential Low Density (R-1) to LOCAL COMMERCIAL (C-2) zoning.

\*\*PREVIOUS APPLICATION ON THIS PROPERTY Z-451.

III. BUSINESS TABLED FROM PREVIOUS MEETINGS:

RE: ESSEX STREET

APPLICATION Z-585. Application of Mr. Frank Sleigh, on behalf of Mr. Frank Burns, Ste. 7 -22374 Loughheed Highway, Haney, B.C. for the rezoning of Rem. N.  $\frac{1}{2}$  and Rem. S.  $\frac{1}{2}$  of D.L. 5, Plan 1165A being located at the corner of North Road and Parth Avenue on the

AGENDA FOR APRIL 3rd., 1968: (continued)

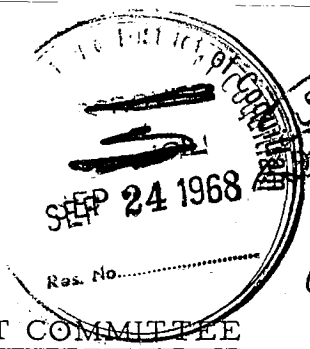
RE: ESSEX STREET

southeast corner from Residential Low Density ( R-1) to Residential Multiple Family (RM-2) for apartments.

APPLICATION Z-590. Application of D. W. Construction Co. Ltd., per Mr. F. Wilgan and Mr. E. Dohman, 4957 Kersland Drive, Vancouver 15, B.C., for the rezoning of Lot D of 9, D.L. 7, Plan 16925, Lot E of 9, D.L. 7, Plan 16925 and Lot 33, D.L. 7, Plan 24733, commonly known as 530, 534 and 536 Smith Avenue from Residential Medium Density (R-2) duplex to Residential Multiple Family (Rm-2) for the purpose of a walk-up apartment.

APPLICATION Z-609. Application of Mr. Frank Sleigh on behalf of Mr. Frank Burns, Ste. 7 -22374 Lougheed Highway, Haney, B.C., for the rezoning of property described as Lot 6, Blk. D, D.L. 5, Plan 21177, commonly known as 513 Appian Way located on the north-east corner of North Road and Appian Way from Residential Low Density (R-1) to Residential Multiple Family (RM-2) for an apartment.

September 16th, 1968  
Coquitlam, B. C.



CIVIC CENTRE DEVELOPMENT COMMITTEE

The Civic Centre Development Committee convened in the Staff Dining Room of the Centennial High School as a Dinner Meeting and was Chaired by Ald. C. W. McKenzie, September 16th, 1968 at 6.00 p.m.

The Chairman then introduced the members at the Board and reviewed the progress to date, stating that the Municipal Hall was the main problem but that with it was the lands surrounding the present buildings and their uses.

In the previous meeting there was one agreement that Mr. Buchanan and the architect be invited as advisory to this group, following which it was hoped that a hearing could be held and from it the details of a referendum.

The Chairman and Ald. Bewley, Acting Mayor, reported on meetings held by the Coquitlam Citizens Consultative Committee in light of a brainstorming session and the need of the Civic Centre development.

Out of their meeting the following were suggestions for consideration by any group studying the development of the Civic Centre:

- A Municipal Hall,
- Swimming Pool,
- Library,
- Recreation expansion area,
- Curling area extension,
- Ice Hockey area extension,
- Social aspect of the curling area is needed,
- Municipal Golf Course,
- Auditorium suitable for leasing out.

A meeting of the Ministerial Association presented their comments suggesting facilities for rent to church organizations to overcome many buildings now being built lying idle the major part of the time.

The Chairman then stated that it was his feeling that the area considered as the Civic Centre needed completion as to appearance so that both the public and the planners would have a knowledge of what they were working with.

The Chairman then stated that priorities would appear first, the Municipal Hall, secondly, a covered pool and other recreation facilities and thirdly, the library.

After much discussion on the matter of overlapping of services and facilities, the need of a Safety Building, the sufficiency of present plans and the method to approach the referendum and the danger of developing piecemeal. The Chairman then stated, as it would appear, our needs for the development area.

1. Municipal Hall,
2. School development,
3. Public Safety,
4. Library,
5. Playfield,
6. Reservoir for water underground,
7. Parking facilities for the complex.

The Manager then drew to the attention of the Committee and other representatives present, the need of watching the Capital Works Program as it develops which will include these matters.

September 16th, 1968,  
Civic Centre Dev. Comm. (cont'd.)

There was the suggestion of traffic and transportation to this pedestrian centre, that is, a transit system that would affect the parking program greatly.

The Chairman then informed the meeting that the question of subsidized transit systems was discussed at the Little Metro held last week in Port Coquitlam.

Ald. R. E. Boileau felt strongly as to the position of administration and recreation in regard to the present area and later stated it was his feeling that administration should predominate the present area while recreational development should be, say, in the Mundy Park.

Upon discussing the basic questions, the need of a survey of services, the matter of the defeat of the two previous referendums was discussed.

The Manager then pointed out the defeat of the two previous presentations was based upon negative groups that formed a unit opposing the development and this would have to be overcome.

The Chairman then pointed out that he favoured a package deal to overcome these negative units previously in opposition.

Mr. Towers of Toby, Russell and Buckwell, architects, outlined the committed areas and stated that perhaps a proper approach would be to leave the design and study the needs of the area and then phase out the matter after it has been designed and costed.

The Chairman then in conclusion summed up the progress of the meeting to date:

1. That we take a fresh look at what we shall do with the development in this area.
2. That we ask our consulting architects to give us a cost figure on such a look.
3. That we co-ordinate ourselves with the road survey and traffic design.
4. That we combine recreation and administration in the development of the area.
5. That the referendum be left with the committee and if found advisable held early in 1969.
6. Confine our activities to the site.
7. The amount of money in the 1968 budget for study be left with the committee and Planner.

Ald. Boileau explained his position in opposition to administration and recreation being combined and would recommend only administration be on this site and recreation be moved to the Mundy Park area.

The Chairman then introduced the matter of the Mental Health needs as advised by the Medical Officer of Health and in answer to the Planning Director's remarks it was agreed that the entire project as to space requirement would be looked into.

MOVED BY ALD. BUTLER

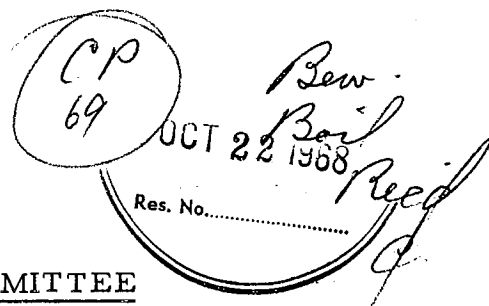
SECONDED BY ALD. BOILEAU:

That the Meeting adjourn with thanks to the Committee and Chairman for such a fine Dinner Meeting.

CARRIED

CHAIRMAN

October 7th, 1968,  
630 Poirier Street,  
Coquitlam, B. C.



CIVIC CENTRE DEVELOPMENT COMMITTEE

The Civic Centre Development Committee Meeting was held in the Social Recreation Centre, 630 Poirier Street, Coquitlam, on Monday, October 7th, 1968 at 7.30 p.m. with all Members of the Committee present save Mr. A. H. Kennedy. Also present were Mr. Don Towers of Toby, Russell and Buckwell, architects and Mr. Don Buchanan, Municipal Planner. A general summary of discussion is as follows: -

ALD. MCKENZIE: Council has provided money for a study of the Civic Centre Complex by Toby, Russell and Buckwell with expenditures running up to a maximum of \$3,500.

MR. TOWERS: What facilities do you want? This must be decided in the near future. Is the list of priorities from the last meeting the list that will be what goes on the master plan? What are the priorities? Once this is established we can move right in. We can work with the Planning Department very closely and make proposals as to what priorities should be included. In the time available we will have to move very quickly. November 30th, the deadline, is not very far away. Should these facilities go in one structure or a complex of structures? Is it economically feasible under one structure and compatible?

ALD. MCKENZIE: We should be directing most of our thoughts toward the Master Plan. If we can get it by the end of November. There is a need to get a realistic, imaginative master plan that can be adopted. There has to be commitment to a plan.

MR. TOWERS: This Civic Centre area already has a large arena on it which demands a large amount of parking and a high school that requires a tremendous amount of parking and expansion of the Recreation Centre which will require a large amount of parking.

If we make decisions piecemeal as we go along costs will be prohibitive. We should look to the Master Plan if it is really imaginative and farsighted and then look at the budget and the list of priorities. What do we need first? A Municipal Hall? The purpose of the Civic Centre here is the whole community should be using it and should be drawn to it so they will use it. If \$2,000,000 is the outside figure we can possibly use out of the Master Plan we can get something appealing and useful.

ALD. BEWLEY: If we were to accept the new plan would this \$3,500 come off the total cost?

MR. TOWERS: The \$3,500 is the top figure for the Master Plan. It might be \$1,500. If you approve the new study it will mean that the old master plan is no longer valid. You have two alternatives. We can scrap this old master plan entirely or if you wish this building to be incorporated we could put it in the Master Plan, I might add, with some difficulty.

Civic Centre Development Committee,  
October 7th, 1968, cont'd.

MR. TOWERS: The referendum should be presented to the public in such a way there is no misunderstanding of what they will be getting in ten or fifteen years and how much it will cost projected over the period of time it takes to pay for it. If it is presented in a good pictorial way it should be successful. We would like to give you some advice on the publicity required for the referendum.

If it is a spring referendum you are after we have got some real scratching to do to be prepared for a referendum at that time to be within the \$2,000,000 budget.

MR. DEVERTEUIL: As Mr. Towers stated, we still have not established priorities and everybody has a different idea as to what should go into the project.

MR. TOWERS: You need assistance and we can be of assistance to you in this report. We will analyze and show you what other communities have done. Also, don't undersell the value of community organizations, any community, regardless of what size, when you get interested groups to help it makes our jobs very easy.

ALD. BEWLEY: Well, one of the things you want from us tonight is what should be incorporated in the new hall.

ALD. MCKENZIE: I would favour giving the architects a free hand to look at this project afresh.

MR. DEVERTEUIL: So would I.

ALD. MCKENZIE: With all the talk of amalgamation what are you going to do with this hall if you find it is unnecessary or the need for use of the building changes as a result of municipal government. We need a building that can become totally administrative or totally recreational or something that has flexibility.

MR. TOWERS: I can take it that we are allowed to regard this Master Plan from a fresh look entirely. Also, this report will have to take a harder look at parking problems.

The interest is here now and there is a sense of urgency. Eventually you will have to have something in the form of a permanent Council Chambers and if we press and give it a sense of urgency we could get interested groups more interested and more active. How would we best contact these groups?

ALD. MCKENZIE: The Coquitlam Citizens' Consultative Committee group meets before the end of October and this could be mentioned at that meeting.

MR. TOWERS: If these groups could be circularized before the October 25th meeting of the C. C. C. C. about this Master Plan . . . . .

Civic Centre Development Committee,  
October 7th, 1968, cont'd.

ALD. BEWLEY: What about contacting all P. T. A. groups, service clubs and any other interested groups and have one of the aldermen speak to them. If you involve people right from the start it becomes their idea.

MR. DEVERTEUIL: We could say that for whatever the reason may be the past plan has not been accepted by the public and a new study is being planned and many ideas have already reached municipal officials but we still feel we would like further ideas from the people and as the architects have a deadline of November 30th could we have ideas before that date and if they would care to have someone speak to their group we would be happy to.

MR. TOWERS: Don't say there is a deadline but just that we would like suggestions "as soon as possible".

Can we assume full co-operation from the School in incorporation in the complex? If, for instance, there is a duplication of facilities, if the school will allow us to use the gymnasium or library this leads me to believe that to pull everything together we are going to physically have to pull things together and this high school will have to be pulled into the complex. If we can assume this will be allowed and we will get full co-operation from the School Board we can go ahead? Can I physically come up and abut and adjoin on their property?

ALD. MCKENZIE: The School Board has an open mind on these things and this School Board has led in co-operation in recreational programs and so on and they are working very closely with the Parks Board on joint development. On a share basis to approach the School Board for a physical adjoining of the buildings to the benefit of the school and the centre I should think it would be welcome.

MR. TOWERS: Could we feel these people out and find out if this is welcome. It would make it very difficult to incorporate around the school.

ALD. BEWLEY: Would you require approval in principle from the Board before you would go ahead?

MR. TOWERS: I think it would be wise rather than spend hours doing the study. I would rather put as few constraints on this problem as possible right from the start.

ALD. MCKENZIE: Would a meeting with the Secretary Treasurer and Superintendent be fine with you?

MR. TOWERS: I think that would be wise to let them in on it.

ALD. BEWLEY: Do you require anything from us tonight in regard to what facilities or what priorities are required?

Civic Centre Development Committee,  
October 7th, 1968, continued.

MR. TOWERS: We will have to know by October 25th Meeting of the C. C. C. C. what priorities there are. We will have quite a bit of material to go through, traffic problems, research on similar communities of similar size. What are they doing. What studies have been done or are being done by the Planning Department that would have any remote connection with this study. Out of this information we will start developing our thinking. We could come up with something very interesting and very exciting. If you design for flexibility you will have flexibility. My next step will be to contact Mr. Buchanan and see what is available in the Planning Department and contact Mr. Hockey for his interim traffic report.

There is also the question of the Arena across the street.

ALD. BEWLEY: Is there a tentative plan for expansion of the Arena?

ALD. MCKENZIE: They need more ice space and the curlers would like them to convert to minor hockey and build a new curling rink.

MR. TOWERS: The Arena was designed to serve the community as it existed at that time. Now we look at a Civic Centre and definite consideration should be given to the Arena and its expansion. It cannot expand independent of the complex as a whole. It definitely will have to be integrated with the whole complex because if it is not integrated with the whole complex the money that is spent on the rest of the complex will be lost on the Arena itself and to update the Arena to the complex would be a simple thing to do. In its expansion program it could be handled so that the Arena could be updated without going into large sums of money. If we leave the Arena stand by itself as it is today it will not be part of the complex, it will be something that is sitting there, was it there before or after or why is it there. It must be brought into the complex.

ALD. BEWLEY: Would all the buildings have to look the same? I'm thinking of the highschool that is already there.

MR. TOWERS: Does it have to look like a Simon Fraser University? It doesn't have to but it does help. When you have to conserve land it has to look as though it is purposeful and as though it is intentional. The Arena can be handled and also this Recreation Centre.

ALD. MCKENZIE: The imagination that went into Simon Fraser University sold it and got it off the ground for the first two or three years and I think this is the sort of thing that is going to sell Coquitlam.



Civic Centre Development Committee,  
October 7th, 1968, continued.

MR. TOWERS: We can have something very exciting here but it may be somewhat different than what usually goes into civic centres. By tying into Centennial School we would have a different situation which presents free thinking. This should be presented to the people in this manner. It is something new and very exciting. How do you present this to the public? Large, large photographs that have been blown up are very effective as presentations. Ideas of how to present this to the public could be obtained from the different committees.

ALD. MCKENZIE: Some of the students at Centennial in the Graphic and Visual Art class would be very interested in working on this.

ALD. BEWLEY: In the last campaign Co. Mark Rose brought a model around to the Millside School P. T. A. Meeting and it was received very well.

MR. TOWERS: A model is a marvelous thing but can only do so much. These large photographs are extremely effective - four feet by six feet or so.

ALD. MCKENZIE: We want to get in touch with groups. Mr. deVertheuil would you mind taking charge of this area of activity which includes getting a letter off.

ALD. BEWLEY: It would be important to have one of us go to their group meetings to drum up enthusiasm.

ALD. MCKENZIE: There is a need for discussion with our Recreation Director and the people under him including Mr. Drake.

ALD. BEWLEY: The Parks and Recreation Director has been requested to do a study on the feasibility of an indoor swimming pool.

MR. TOWERS: It will be a phasing matter, not all at once. Present the public with the entire scheme, 15 or 20 year scheme. Phase 1 - this is what it will look like, Phase 2 - this is what it will look like and so on.

ALD. BEWLEY: Interested community groups are going to be contacted by us. The next step will be to discuss priorities, money to be spent and how much of a bite to take out in the first stage. Next step will be developing to a point where it can go to working drawings - sketch plans. Next step is the referendum.

MR. TOWERS: It should be taken into consideration at least a 5% increase in cost from the date of referendum to the date it goes out to tender. You should be covered for an extra 5% at least, depending on the economic climate at the time.

Civic Centre Development Committee,  
October 7th, 1968, continued.

The following decisions were adopted:-

- (1) That this project be called "Coquitlam Project '69, CP '69, and that a suitable monogram be designed for use in any advertising.
- (2) That Mr. deVerteuil prepare a suitable letter to be mailed to all community organizations.
- (3) That Mr. Towers and Ald. McKenzie will meet with School Board officials to enlist their co-operation in CP '69.
- (4) That Mr. Towers and Committee Members will attend the C. C. C. C. Meeting in Centennial High School Cafeteria, Friday, October 25th at 8 p. m.
- (5) That Mr. Buchanan act as a member, rather than advisor, to the C. P. '69 Committee.

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CHAIRMAN

CHAIRMAN

Social Recreation Centre,  
630 Poirier Street,  
Coquitlam, B.C.  
Thursday, November 7th, 1968 - 7:30 p.m.



SPECIAL JOINT MEETING

A Special Joint Meeting between the Safety Committee of Burnaby Municipality and the elected officials and officers of the District of Coquitlam convened in the Social Recreation Centre at 630 Poirier Street on Thursday, November 7th, 1968 at 7:30 p.m. with sixteen present.

The meeting was called to order by Alderman M.J. Butler at 7:45 p.m. in the Galt Room of the Social Recreation Centre.

The Chairman suggested that the agenda circulated be followed and any other matter that may come before the meeting of a joint nature or of interest to one party or the other.

1. Widening of North Road

Ald. Jim Lorimer of the Burnaby Council described some of the mutual problems and stated that perhaps some were not of too much interest to Coquitlam, such as the Stormont Exchange, while another may be of great interest to Coquitlam and of a lesser priority for Burnaby but it was the feeling of their representatives that a joint presentation to Victoria would accomplish more than one municipality taking their problems and at another time the other municipality making their presentation. A joint effort would be more beneficial.

Discussions followed in regard to the North Road widening and its pattern along the following:

- a) Blocking the side streets leading into Burnaby off the North Road was explained that it was thought a greater liaison existed between the departments of the two municipalities, which proved to be an error.
- b) Stormont Exchange - Considered by Burnaby to be first on their priority list may not be so important to the District of Coquitlam.
- c) A review on the present work on the widening of North Road and the question of side street entrance turning left. This was explained by the Planners that a raised median was anticipated at Austin while only a painted centre median to serve the streets to the north.
- d) Austin Avenue connection to the Lougheed Highway is being started immediately by Burnaby and by maps the meeting was shown how the alignment would look when completed.

2. Gaglardi Inter-exchange with Como Lake Avenue or Broadway

The Chairman stated that a look at the negotiations of April, 1967 that nothing but static was found when the connection was being discussed with officials from Burnaby. The Burnaby representatives presented a map showing the design of connection now being studied and approved by the Department of Highways as late as the last three months, and stated that the major problem was the question of grades from North Road to the inter-exchange.

The exchange envisioned an extension of Gaglardi Way to connect to Port Moody and Coquitlam around Chapman Avenue and the boundary of Port Moody and the Coquitlam municipalities. A review of the present channels showed that most of Burnaby's negotiations were through Mr. Balfour, the Manager, and Mr. Miard of the Highways Department.

Following Alderman Boileau's suggestion that a delegation attend Victoria in regard to speeding up this exchange and other matters, Burnaby brought forward the suggestion that perhaps the Simon Fraser University could be involved, along with the City of Port Moody.

A brief discussion followed regarding expenses for the construction and purchase of right-of-ways for the intended work. It was pointed out that some of the work would not be directly connected with Coquitlam but other work would be in Burnaby serving

Coquitlam, such as:

1. Widening North Road - interest both municipalities
2. Gaglardi Inter-exchange
3. Stormont Exchange

No. 2 and 3 would go together or perhaps might lose both and therefore should be the concern of Coquitlam along with Burnaby.

Although the above points were not agreed upon in any way, one thing was sure that a desire was present at this meeting that the Provincial Government be pressed for a greater share in the last two items, which would include Simon Fraser University.

Alderman Jim Lorimer suggested:

1. That this meeting has agreed that something should be done to speed up the construction of these traffic problems.
2. That the calling of Port Moody and Simon Fraser University along with another meeting before going to Victoria.

At this point the needs of the City of New Westminster were discussed and was tabled with the understanding that the following would be involved in the part south of Highway 401 to New Westminster.

Provincial Government  
Department of Transport  
Great Northern Railway  
District of Burnaby  
District of Coquitlam  
City of New Westminster

Burnaby considered the Stormont Exchange north and south of Highway 401 along with Gaglardi Way and exchange will take a great amount of traffic from North Road into New Westminster.

The Chairman suggested a tentative meeting to be called, inviting Port Moody and the Simon Fraser University along with the City of New Westminster and perhaps estimates of costs could be on hand.

Following the suggestion of estimates, it was finally considered by the meeting that a look at one thing at a time would be proper, such as Como Lake (Broadway) Inter-exchange at Gaglardi Way be a single decision with Port Moody, Burnaby and the District of Coquitlam involved.

A question was put to the representatives of Burnaby to see what had been done with regard to overtures to the Provincial Government and what progress had been made. Burnaby replied through their Planning Department that a great deal of planning had gone into it and had revealed that the whole project from the Lougheed Highway to the Stormont Exchange represented a great deal of money and that perhaps the Provincial Government is slow on the raising of the funds.

The Burnaby representatives including Ald. Lorimer considered it advisable to discuss these matters with the Provincial Government without going into the question of estimation of cost.

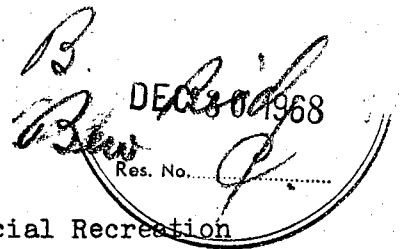
It was agreed that the meeting would report back to Council and await instructions of both municipalities, following which a meeting would be called in the Burnaby Municipal Hall for Thursday, November 21st, along with representatives of the Simon Fraser University and the City of Port Moody, to decide when an approach should be made to the Provincial Government as outlined at such a meeting.

Ald. McKenzie of the District of Coquitlam, notified the Burnaby representatives that Coquitlam is concerned with the widening of Clarke Road from Cottonwood Avenue to the Port Moody Boundary and that the District of Coquitlam envisioned here the expenditure of a considerable amount of money.

The Chairman then thanked the meeting for their attendance and trust that the next meeting in two weeks would bring as close a feeling in a co-operative way of approaching this whole matter.

The Burnaby representatives thanked the District of Coquitlam for their invitation and looked forward to further negotiations together. The meeting stood adjourned.

.....CHAIRMAN



A meeting of the CP '69 (Coquitlam Project '69) was held in the Social Recreation Centre on Monday, December 9th, 1968 at 7:30 p.m. with Acting Mayor C. McKenzie in the Chair.

Representatives from the Parks & Recreation Commission, the Advisory Planning Commission, municipal staff and businessmen throughout the municipality, along with the members of Council were present to receive the first presentation of CP '69 by the architects from Toby, Russell & Buckwell in that of Mr. Towers and Mr. Steve Galovics. Mr. Towers then projected on the screen slides covering the basic thinking and progress of the development of the present CP '69.

They were asked to produce a new concept for the Civic Centre, known as Coquitlam Project '69, and the progress was in the following field.

1. Definition of the area was given in that of Laurentian Boulevard running to the east of the project, four lanes in width.
2. Poirier Street would be cut off within the project and ended in the north in a cul-de-sac.
3. A reservoir was a need for the municipality and was worked on by the planners before the Civic Centre was planned, its use would be great unless utilized for other purposes.
4. The Municipal Hall, representing space badly needed at the present time, would be increased to 40,000 sq. ft. to be incorporated with a plaza scheme fully used by the community.
5. A swimming pool would be introduced in the first stage.
6. An addition to the first floor and facing the plaza, would be closed in, creating offices for such services as banks, post office, restaurant, bookstores, etc. which would be made revenue producing.
7. An auditorium of 760 seats as a movie theatre considered possible by leasing with restrictive covenant also for revenue.
8. The expropriation of three lots permitting the extension of Laurentian through to a junction with Linton.
9. A reservoir and pumping station with a further reservoir in years to come.
10. Parking
11. A clock tower mounted within the stack over the engine room serving both reservoirs.
12. Surface parking
13. Landscape, walks and planters, etc.
14. Architectural and engineering
15. Consultants - architectural
16. Consultants - engineering
17. Legal fees

This was estimated to be \$3,542,780 total, included within in a building cost of \$2,279,750. The architect then entered into the second stage which would include a library, community facilities, curling and skating facilities, covered walks and plaza, expropriation of properties facing Foster Avenue and the second reservoir. This would total \$4,952,575 with the first stage bringing the figure to \$8,495,355.

A 440 ft. track was needed for school and is designed to be placed near the proposed gymnasium south of central and west of the extended School Board offices.

Questions placed to the architect were as follows:

- Q. Plans had been given for a public Safety Building and Fire Department.  
 A. A Public Safety Building was suggested along with the Fire Department to be placed at the junction of Linton and Laurentian as it forms a triangle, part of yet apart from the community facilities and use of the greater part of the complex.
- Q. Height of building that we're thinking of?  
 A. 35 to 40 ft.

- Q. Was there any thought given to the merger and could administration of the other properties be suitable and sufficient?
- A. This was taken into consideration and with extensions that could be added, would meet the need for merger of the surrounding municipalities.

The meeting then adjourned for coffee.

Upon reconvening the following questions were presented and answered.

- Q. How are we going to pay for all of this and one should remember that those who are on fixed income may have second looks on the matter.
- A. The question of financing would have to be gone into very carefully.

"In my mind I am wondering if we should go for the whole project or in stages and no doubt it will need study in this field, bringing out all forms of financing to the satisfaction of those voting upon the matter."

- Q. I cannot see how a swimming pool can be a private enterprise although the rest is true and I support this idea, I have to admit that this idea of a private enterprise return has had a bearing on the planning thus far.
- A. I admit that financing will be up to Council and will await Council's decision in this field and on the whole I am in agreement with the presentation shown us this evening.

"The traffic and major road planning is good. The reference to a transit study being worked out, I am interested in the finance method which must be part of and taken into consideration in the total financial programme for the municipality."

"I am in favour of the social centre complex but wonder if the Municipal Hall should be in such a heavy active area. I know that the finances are a question that will be uppermost in our minds and sometimes I wonder whether there should not be a formula as to how big a municipality should be in size to warrant such a development we have looked at tonight."

"Theatres and theatre management have been part of my family's life and I am mostly connected with these matters and wonder whether it will service all the groups. It is true that where a playhouse can be tied in it may serve a greater area. A study of the stages should be considered but I still feel that the Municipal Hall is not a functional part of the programme explained to us tonight."

"This presentation represents a consensus of feeling in this form and I am in favour of a one time basis presentation."

"It is true that we need a focal point and with amalgamation shortly to be considered this is even more needful."

"These studies in traffic and transit are certainly needed and I am pleased to hear that Council are pushing in this regard. The manner in which we approach the public should be that of gathering the public's opinion and we should enter that stage early. We must make a greater effort for I feel that a letter does not bring back the necessary feedback to do a selling job."

"Could we take a comparison with Vancouver, Burnaby and New Westminster as to the centre that we are considering. I'd like something definite in Coquitlam that is different and I am looking forward to this."

"The first question is the money and I am not sure that we can go for it at once or how we are going to afford any portion of it. I wouldn't vote for the first stage unless something is definitely done to enlarge the Arena to meet the needs of the people at present."

"I am amazed at the scope of this project, but I like it but still it does not impress me this much. The question of a large road leading to one Municipal Hall with no other building around is my idea. I would like an alternative plan and I am against commercial services, stores and theatres within the complex."

"I am convinced that the cost cannot be divorced from the need of the overall picture, that is the supplying of water to reservoirs, securing of land for roads and financing and we must not forget the self-liquidating facilities which may find it difficult to support. Looking at the complex in detail I can see some of this not supportable and a crash programme would be, in my thinking, rather unrealistic. A region to the north is somewhat involved and subject to legal matters the cost of land acquisition would have to be taken into consideration. With this financing analyzed we may find ourselves reaching, with the traffic and transit study, a figure more in the vicinity of \$9,000,000. I have to admit that this is an ambitious programme."

"After thirty years living in this municipality it does appear that this is a building block toward an image that will change the complex of the municipality. We have seen large buildings come, we have seen theatres come and go but this is a centre upon which an image can be built, the complex developed. It looks good to me."

"The greatest value of this presentation this evening will supply Council with something to agree on, after which we can deal with the general specifics."

"Council must decide within a month in regard to some developments within this area and we must look upon the whole as being urgent."

"Even if it takes 20 years to see the fulfillment of this presentation, can we say that this type of development is consistent with our needs and thinking at the moment."

"In general I cannot find anything contrary with the statements made by the previous speaker. Financing is hard to forecast and finances will decide much of our endeavour but at least we have a plan. Having discarded one plan previously, we now have background and a plan to work from. Reference was made to U.B.C. and Simon Fraser University architecture with the latter having drawn attention from all over the world."

"I am pleased that this is a plan that will draw all things together and at the present time a phase development for finances and for peoples needs would be answered by the first phase of operation."

"This could not hoped to have been developed by private interests."

"Vancouver is wanting to rebuild her centre, away from the bare bone business and in our position we are now able to appeal to the mass single-family dwelling area that surrounds the property, for their support."

"I am in favour of the general complex and would propose a motion to guide Council in this regard."

Moved by Ald. Gamache,  
Seconded by Jack de Verteuil:

That the basic concept as presented be approved in principle as meeting the future needs of Coquitlam Civic Project '69.

By show of hands this appeared to be unanimous.

The Chairman then stated that he would expect the architect to supply Council with a detailed report as submitted here tonight and the architect stated that this would be on hand within the next two or three days.

The Chairman then stated that if this was approved in principle by Council that we would then determine Phase 1, build it into our Capital Works Programme for consideration of the ratepayers. The meeting then stood adjourned.

.....CHAIRMAN