

PLANNING ADVISORY COMMITTEE
MILLARVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

JANUARY 12, 1977

PLANNING ADVISORY COMMITTEE

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME

AREA NO. 1

The seventh regular meeting of the Planning Advisory Committee was held January 12, 1977 at 7:30 p.m. in the Council Chamber, Municipal Hall, Coquitlam, with the following persons present:

Rene Bradley	Art Perreault, Chairman
Lionel Charbonneau	Leanore Peyton
George Hough	Tom Sitter
Lloyd Kirk	Hector Viens
Roger Loubert	Sol Jackson, N.I.P. Co-ordinator
Frank McDonald	

Sol Jackson reported that Doug and Shirley Sullivan resigned from the Committee and that the Committee should elect a Chairman and Secretary in their places. At the same time, Sol suggested that this would be an appropriate time to retire as Co-Chairman, while retaining the duties and responsibilities of the N.I.P. Co-ordinator, since the Committee has been active long enough to be confident it can carry on without a dual Chairmanship. The resignations were accepted.

Art Perreault was unanimously elected Chairman of the Maillardville N.I.P. Planning Advisory Committee. Colleen Perreault was selected to act as Secretary of the Committee subject to confirmation that she will accept.

MINUTES:

Minutes of the December 8, 1976 meeting were read and it was:

39 MOVED BY MR. SITTER
 SECONDED BY MRS. PEYTON

That the minutes of December 8, 1976 be adopted as read.

CARRIED UNANIMOUSLY

REPORTS:

Sol Jackson reported on the status of land acquisition, noting that he was particularly concerned that we did not acquire Lots 8 and 9; that Shirley and Doug Sullivan had resigned from the Committee because they were so upset that the District of Coquitlam did not acquire the two lots. Sol further reported that Council in Executive Committee authorized the Mayor to negotiate the purchase of the properties, and that the Mayor expressed his disappointment that while he attempted to save \$5,000.00, the deal fell through because the seller's Solicitor did not respond in time to the Mayor's offer to purchase at \$95,000.00 before the option to purchase at \$100,000.00 expired. When the Municipal Solicitor contacted the seller's Solicitor on November 19, 1976 he was told there was another potential purchaser available. Subsequently, the District was told that the purchaser was Mr. John Purdy who acquired Lots 8 and 9.

REPORTS (CONT'D):

Following discussion on the above matter and related background information, and after noting that four persons present were new to the Committee, three of whom live in the N.I.P. Area, the members present decided to set aside the agenda to review and discuss the background of the Committee's priorities. A general discussion carried on at some length, after which the meeting returned to the agenda item-Reports.

Hector Viens reported that he contacted Mr. C. J. Velay and Mrs. Ferrero, owners of Lot 2 (311 and 313 Laval Square) to see if they would consider selling their property for a Neighbourhood Centre and was told that they would only be interested in selling the property if the District of Coquitlam would use it for a Neighbourhood Centre. They noted they got R.R.A.P. funds and the loan would have to be included in the purchase price. The owners said they will get an appraisal. It was agreed that Sol Jackson will write a letter confirming the N.I.P. Planning Advisory Committee's interest in the property.

40 MOVED BY MR. HOUGH
 SECONDED BY MR. SITTER

That we should write to all property owners in the area around Laval Square, expressing the Committee's interest in purchasing property for a Neighbourhood Centre.

CARRIED

George Hough volunteered to prepare a draft letter for mailing out. The Committee also asked Sol Jackson to contact Mr. Vandergulik to say that we are not interested at the present time in his offer to sell Lot 19 for \$64,900.00 and Lot B for \$46,900.00. These lots are located at the edge of the N.I.P. Area on the north-west corner of Begin Street and Brunette Avenue. If other potential purchases fall through, we may again contact Mr. Vandergulik.

UNFINISHED BUSINESS:

The date for the Public Information Meeting on Residential Rehabilitation Assistance Program (R.R.A.P.) was moved forward to Thursday, January 27, 1977 at 7:30 p.m. and the location changed to the basement of Our Lady of Lourdes Church. Hector Viens will confirm the availability of the meeting place; and Sol Jackson will advertise the meeting in LeSoleil, Coquitlam Herald, the Columbian and the Enterprise, and arrange to hire people at \$5.00 per hour to prepare a mailing to absentee property owners and distribute information material to residents regarding the meeting. George Hough offered to discuss R.R.A.P. policy with Amelia Gareau and Roger Loubert before they go out to canvass the proposed enlarged N.I.P. Area No. 1 in an effort to get a good turnout of property owners to the meeting.

Sol Jackson reported regarding the Distasio Rezoning Application (Z-70-76), Lot 6, 1420 Cartier Avenue, that Council on January 10, 1977 did not accept the Land Use Committee's recommendation to further study commercial space needs in the area. On January 11, 1977 the Land Use Committee recommended to Council that staff review the Community Plan designation in the 1400 block Brunette Avenue in view of Application Z-70-76 and therefore, the Committee should be prepared to give some consideration to the Distasio application at some later time.

JANUARY 12, 1977

UNFINISHED BUSINESS (CONT'D):

Tom Sitter requested information about the status of the Committee's request for a pedestrian traffic signal on Brunette Avenue at Schoolhouse Street. Sol Jackson said he will seek a report on it and remind the Engineering Department that the Committee wishes to make representation on the matter to the Public Works Committee.

The Committee agreed to hold a special meeting on January 19, 1977 to complete the agenda of the January 12th meeting.

ADJOURNMENT:

41 MOVED BY HECTOR VIENS
 SECONDED BY LLOYD KIRK

That the meeting be adjourned.

CARRIED

SJ/1k

JANUARY 19, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME
AREA NO. 1

A special meeting of the Planning Advisory Committee was held January 19, 1977 at 7:30 p.m. in the Committee Room, Municipal Hall, Coquitlam, with the following persons present:

Fernand Bouvier
Rene Bradley
Amelie Gareau
George Hough
Lloyd Kirk
Rogert Loubert
Frank McDonald

Art Perreault, Chairman
Colleen Perreault, Secretary
Hector Viens
Earle Newson, Engineering Dept.
Mike Simic, Engineering Dept.
Sol Jackson, NIP Co-ordinator

MINUTES:

Minutes of the January 12, 1977 meeting were read and it was:

42 MOVED BY MR. HOUGH
 SECONDED BY MR. VIENS

That the minutes of January 12, 1977 be adopted as read.

CARRIED

REPORTS:

Earle Newson and Mike Simic presented a report from the Engineering Department re storm sewers (arising from Mayor Tonn's January 11, 1977 memo).

Following discussion on the above matter and related background information, it was:

43 MOVED BY MR. MCDONALD
 SECONDED BY MR. HOUGH

That the NIP Committee recommends that Council approve the first stage of a Beautification Programme for Laval Square, with the installation of storm sewerage along Laval Street from Thomas Avenue southward to the south side of Brunette Avenue to a point where a proper outfall can be constructed, and a portion of storm sewerage along the north side of Laval Square to be connected to the existing storm sewer on Cartier Street east of the Laval Square for an estimated cost of \$135,000.00.

CARRIED

Sol Jackson suggested that Resolution No. 43 may get to the Land Use Committee on January 25, 1977 and to Council on January 31, 1977. The representatives of the Engineering Department indicated that after they receive direction from Council, and after preliminary paperwork, it would take two to three months to begin work on sewer installation.

44 MOVED BY MR. HOUGH
 SECONDED BY MR. BOUVIER

That a letter go to CMHC stating that our proposal of a storm sewer be presented as a social beautification of Laval Square, and should not be subject to funding restrictions of their municipal house-keeping policy.

CARRIED

JANUARY 19, 1977

REPORTS con't

Sol Jackson reported on the letters going out to homeowners and absentee landlords on January 20, 1977. Amelie Gareau gave the Committee an update on the door to door canvass (re RRAP Public Information Meeting). She displayed a map outlining her efforts and explained the response was good.

Roger Loubert gave a brief description of his research work in connection with preparations for the RRAP information meeting and about the Neighbourhood Improvement Programme in general. Some graphs had been prepared, visually depicting resident owners and absentee owners in NIP Area No. 1, and another graph depicting the RRAP participants spread in the area.

Roger Loubert pointed out that out of 130 lots, there were 91 residents owners, an increase of four over Roberta Redfern's previous year finding. Emphasis was made that we were talking of lots and not necessarily dwelling units on the lots.

Discussion followed concerning the work load which an NIP programme created and the Committee reviewed the situation.

45 MOVED BY MR. HOUGH
 SECONDED BY MR. BOUVIER

That the Committee request Mayor Tonn to hold a press conference as soon as possible giving the District's support to NIP and RRAP programmes encouraging residents of the NIP area to avail themselves of benefits, and that an announcement be made giving time and place of the public meeting set for January 27, 1977, provided that the Mayor be given all necessary details.

CARRIED

46 MOVED BY MR. JACKSON
 SECONDED BY MR. HOUGH

That a Chairman be appointed for the January 27, 1977 RRAP meeting.

CARRIED

Frank McDonald was nominated and elected by acclamation to act as Chairman for the RRAP meeting.

UNFINISHED BUSINESS:

Sol Jackson reported on the Provisional Budget for 1977, as shown on the attached statement.

47 MOVED BY MR. MCDONALD
 SECONDED BY MR. VIENS

That Roger Loubert be hired to assist Sol Jackson in clearing the backlog of work, for 14 days at mutually acceptable times and at the rate of \$50.00 per day.

CARRIED

48 MOVED BY MR. HOUGH
 SECONDED BY MR. KIRK

That a research assistant be hired to assist the NIP Co-ordinator for a maximum period of ninety days at \$50.00 per day.

CARRIED

JANUARY 19, 1977

UNFINISHED BUSINESS con't

49 MOVED BY MR. BOUVIER
SECONDED BY MR. KIRK

That Council be request to change Sol Jackson from part-time NIP Co-ordinator to a full time NIP Co-ordinator for the remainder of 1977, with a goal of April 1, 1977 as a starting date.

CARRIED

Roger Loubert reported on the Canada Works Programme and the Young Canada Works Programme.

Sol Jackson informed the Committee that John Neilson's LIP Grant application (re rat harborage) was refused. It was suggested that the application might be modified for a possible Young Canada Works Programme, creating jobs for summer students.

50 MOVED BY MR. MCDONALD
SECONDED BY MR. BOUVIER

That we express concern with rat harborage areas, noting that an LIP application was refused and that the Municipality should contact B.C. Hydro and other authorities to tackle the rat situation.

CARRIED

Some discussion concerning the NIP Area No. 1 resulted in discussions about by-laws to prevent demolition of affordable housing, and this in turn brought out the question of preservation and conservation. Mr. Bouvier inquired about Heritage Programmes available, and Mr. Hough offered to look into this matter.

Sol Jackson mentioned that Helen Grodeland, Douglas College Instructor, will be sending information on effective brief writing and delegate presentations to Council which could enhance our communication with Committees and Council.

Roger Loubert reported that Bob Jackson of the Port Moody Historical Society and Port Moody Museum was giving a course on museums at the Port Moody Senior Secondary School for an eight to ten week period.

NEW BUSINESS:

Frank McDonald shared with the Committee his vision of what could become of the area. His community concept of mixing the old with the new - a village concept of shopkeepers, boutiques, craftsman shops, integrated into the neighbourhood, and where solar energy could be developed and used as a very real and dependable source of energy.

The Committee discussed how one might blend community and industry, and Frank McDonald and Roger Loubert offered to compile information for future use of the Committee.

Mr. Bouvier suggested that the Committee pursue the idea of installing signs on lawns where property owners received RRAP funds, to publicize the programme. Sol Jackson said he would pursue the matter.

51 MOVED BY MR. MCDONALD
SECONDED BY MR. HOUGH

That the meeting be adjourned.

CARRIED.

RL/ci

FEBRUARY 9, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME
AREA NO. 1

The eighth regular meeting of the Planning Advisory Committee was held February 9, 1977 at 7:30 p.m. in the Council Chambers, Municipal Hall, Coquitlam, with the following persons present:

Jos. Vallance Arpin	Colleen Perreault, Secretary
Rene Bradley	Leanore Peyton
Fernand Bouvier	Jean Pinto
Fernand Finnigan	Sandra Poje
Amelie Gareau	Hector Viens
Lloyd Kirk	E. J. (Gene) Vilac
Roger Loubert	Helena Vilac
Frank McDonald	Joe Vilac
Art Perreault, Chairman	Sol Jackson, N.I.P. Co-ordinator

MINUTES:

Minutes of the January 19, 1977 meeting were read and it was:

53 MOVED BY MR. McDONALD
 SECONDED BY MR. KIRK

That the minutes of January 19, 1977 be adopted as read.

CARRIED

Frank McDonald requested information about the Laval Square Beautification Proposal and Sol Jackson mentioned that Council accepted the proposal subject to C.M.H.C. approving the cost sharing on the basis of neighbourhood improvement and not as Municipal Housekeeping services.

REPORTS:

Sol Jackson reported that of the 7 property owners in the area who expressed interest in the sale of their property, the properties owned by Mr. and Mrs. Purdy and Mr. Velay and Mrs. Ferrero were of particular interest. Owners of both properties have made offers for sale, and the deadline for the Purdy offer is February 15, 1977, while the deadline for the Velay-Ferrero offer is March 8, 1977.

54 MOVED BY SOL JACKSON
 SECONDED BY MR. BOUVIER

That a sub-committee for property acquisition be struck, to work with the N.I.P. Co-ordinator to make recommendations to Council on the purchase of property, and that this Committee be authorized to speak for the Maillardville N.I.P. Planning Advisory Committee.

FEBRUARY 9, 1977

Sub-Committee members: Rene Bradley, Fern Bouvier, Frank McDonald,
Leanore Peyton and Helera Vilac.

Considerable discussion ensued regarding the desirability of the two
properties, and it was agreed that the Purdy property was preferred and
that the Committee preferred to have the whole Purdy property (i.e. Lots
8 & 9), but that the Committee should consider the question of cost.

Tom Sitter read a letter received from Valerie Morrow, requesting the
Committee to purchase her property, consisting of 3 houses on 2 lots on
Brunette Avenue, for \$200,000.00

55 MOVED BY MR. KIRK
 SECONDED BY MR. ARPIN

That we receive Valerie Morrow's letter, that we acknowledge her
offer, that we inform her that we are looking for property
around Laval Square, and thank her for the offer.

CARRIED

NEW BUSINESS:

A proposal to consider an office on site in Laval Square was mentioned to
members for discussion at the next meeting.

So1 Jackson read a statement of receipt and disbursements to December 31,
1976. This statement is to be discussed in detail at the next regular
meeting.

The next meeting is scheduled for Wednesday, February 16, 1977 at 7:30
p.m. in the Committee Room, to discuss the proposed Constitution and
By-laws for a Society to be formed, which in time will supersede the
Maillardville N.I.P. Planning Advisory Committee.

56 MOVED BY MR. KIRK
 SECONDED BY MR. BRADLEY

That the meeting be adjourned.

CARRIED

SJ/1k

FEBRUARY 16, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME

AREA NO. 1

A special meeting of the Planning Advisory Committee was held February 16, 1977 at 7:30 p.m. in the Committee Room, Municipal Hall, Coquitlam, with the following persons present:

Jos. Vallance Arpin
Fernand Bouvier
John B. Dicaire
Fernand Finnigan
Lloyd Kirk
Roger Loubert
Emanuel Parent

Art Perreault, Chairman
Colleen Perreault, Secretary
Eugene Vilac
Helena Vilac
Sol Jackson, N.I.P. Co-ordinator

The purpose of the meeting was to discuss in detail the draft Constitution and By-laws of a Society which in time will supersede the Maillardville N.I.P. Planning Advisory Committee. Among other things, the Society will likely be given, by Council, the responsibility for operating the proposed Neighbourhood Centre in the Laval Square area.

The draft documents were prepared by Lloyd Kirk, Art Perreault and Colleen Perreault.

The meeting adjourned after considering Article IV of the draft By-laws, and will re-convene after the next meeting of the Committee scheduled for February 23, 1977.

Sol Jackson was authorized to apply to the Registrar of Companies, Victoria, B.C. to reserve the names:

ASSOCIATION MAILLARDVILLE
and
THE MAILLARDVILLE COMMUNITY ASSOCIATION

FEBRUARY 23, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME
AREA NO. 1

The ninth regular meeting of the Planning Advisory Committee was held on February 23, 1977 at 7:00 p.m. in the Council Chambers, Municipal Hall, Coquitlam, with the following persons present:

Fernand Bouvier	Art Perreault, Chairman
Fernand Finnigan	Colleen Perreault, Secretary
George Hough	Leanore Peyton
Lloyd Kirk	Tom Sitter
Rogert Loubert	Doug Sullivan
Frank McDonald	Shirley Sullivan
	Sol Jackson, NIP Co-ordinator.

MINUTES:

Minutes of the February 9, 1977 meeting were read and it was:

57 MOVED BY MR. HOUGH
 SECONDED BY MR. FINNIGAN

That the minutes of February 9, 1977 be adopted as read.

CARRIED

REPORTS:

Sol Jackson reported that a \$1,000.00 deposit has been paid for the purchase of the northerly portions of Lots 8 and 9 (the Purdy property) on Laval Square. The property should be conveyed by February 28, providing the seller can provide clear title by that date. Frank McDonald registered his disagreement with the purchase of a portion of the property, since he felt that the full property should have been bought.

A discussion took place regarding the next step needed to construct the neighbourhood centre.

58 MOVED BY MR. HOUGH
 SECONDED BY MR. BOUVIER

That the Committee attempt to get a critical path diagram, possibly a programme evaluation review technique (PERT) as a target date to open the building for public use.

CARRIED

59 MOVED BY MR. JACKSON
 SECONDED BY MR. BOUVIER

That the Committee request Council authority to place \$2,000.00 from the allocated part of the budget, sub code -600, to the social portion of the budget, sub code -400, to expedite the construction of a neighbourhood centre.

CARRIED

Sol Jackson suggested that the Committee set up a number of sub-committees to organize the work that has to be done to ensure completion of the improvements to the neighbourhood in good time.

Roger Loubert presented various organization charts showing sub-committee organizations.

60 MOVED BY MR. BOUVIER
 SECONDED BY MR. HOUGH

That two sub-committees be formed: a neighbourhood centre sub-committee and an operations sub-committee; and that the chairperson for these two committees be allowed to recruit their own members as needed; and that the chairpersons report to every NIP committee meeting.

CARRIED

61 MOVED BY MR. BOUVIER
 SECONDED BY MR. HOUGH

That Leanore Peyton be appointed chairperson to the neighbourhood centre sub-committee.

CARRIED

Mrs. Peyton accepted the position.

Lloyd Kirk volunteered as chairperson for the operations sub-committee. The Committee members expressed their thanks to him and agreed that he should be chairperson of the operations sub-committee.

62 MOVED BY MRS. PERREAULT
 SECONDED BY MRS. SULLIVAN

That we wait for reports from Leanore Peyton and Lloyd Kirk before deciding on whether or not to acquire a site office on Laval Square.

CARRIED

63 MOVED BY MR. HOUGH
 SECONDED BY MR. MCDONALD

To request permission from municipal council to erect two 4'X8' signs at some point in time convenient to the Committee, that one be placed on Laval Square and the other on Cartier Avenue; and that one be in English and one in French.

CARRIED

OLD BUSINESS:

A report on the beautification of Laval Square was requested regarding details of the storm sewers. Leanore Peyton reported that dogwood trees are available at \$9.00 each for eight to nine foot trees, for the beautification of Cartier Avenue.

Tom Sitter stated for the record that he never asked for support or help with regard to recreation facilities for Millside School; but that he did ask for support from the Planning Advisory Committee for pedestrian signals on Brunette Avenue in front of the school.

The Committee discussed the status of the request for a traffic signal and it was:

64 MOVED BY MR. JACKSON
 SECONDED BY MR. HOUGH

That the Committee express its concern on the lack of action taken by the authorities on the Committee's request to be given an opportunity to be heard by the Public Works Committee for the installation of a pedestrian-oriented traffic signal on Brunette Avenue at Schoolhouse Street.

CARRIED

NEW BUSINESS

65 MOVED BY MR. JACKSON
 SECONDED BY MR. HOUGH

That the information available about the Aural History of Maillardville be tabled for a future meeting.

CARRIED

Due to the lateness of the hour, it was agreed to postpone the scheduled meeting on the constitution until March 2, 1977 at 7:00 p.m. in the Committee Room, Municipal Hall, Coquitlam.

66 MOVED BY MRS. SULLIVAN
 SECONDED BY MR. MCDONALD

That the meeting be adjourned.

CARRIED

MARCH 2, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME
AREA NO. 1

A special meeting of the Planning Advisory Committee was held March 2, 1977 at 7:00 p.m. in the Committee Room, Municipal Hall, Coquitlam, with the following persons present:

Patrick Chotikian
Fernand Finnigan
Lloyd Kirk
Roger Loubert
Art Perreault, Chairman
Colleen Perreault, Secretary
Leonore Peyton
Sol Jackson, N.I.P. Co-ordinator

The Committee met to complete its review of the Constitution and By-laws drafted by Lloyd Kirk, Art Perreault and Colleen Perreault.

Sol Jackson was asked to contact Mr. Glenn Gallins, Municipal Solicitor, to clarify a few points and also to arrange for him to review and amend the revised draft after it is typed by Colleen Perreault.

MARCH 9, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME
AREA NO. 1

The tenth regular meeting of the Planning Advisory Committee was held March 9, 1977 at 7:30 p.m. in the Council Chambers, Municipal Hall, Coquitlam, with the following persons present:

Fernand Bouvier	Colleen Perreault, Secretary
John B. Dicaire	Leanore Peyton
Fernand Finnigan	Tom Sitter
Lloyd Kirk	Doug Sullivan
Roger Loubert	Shirley Sullivan
Frank McDonald	Sol Jackson, N.I.P. Co-ordinator
Art Perreault, Chairman	

MINUTES:

Minutes of the February 23, 1977 meeting were read and it was:

67 MOVED BY MRS. SULLIVAN
SECONDED BY MR. KIRK

That the minutes of February 23, 1977 be adopted as read.

CARRIED

68 MOVED BY MR. BOUVIER
SECONDED BY MRS. PEYTON

That the meeting be adjourned by 10:30 p.m.

CARRIED

REPORTS:

Tom Sitter reported that he and Sol Jackson attended a meeting of the Municipal Council Public Works Committee on March 9, 1977 at 3:00 p.m., as representatives of the Planning Advisory Committee, and that the Public Works Committee will be recommending that Council not install a pedestrian operated push button signal on Brunette Avenue and Schoolhouse Street. Council Committee may recommend that consideration be given to an all traffic control signal at the intersection.

Leanore Peyton reported on her visit to various Neighbourhood Centres in the Greater Vancouver Area and stated that of all the Centres viewed, the design of Confederation House, Burnaby came most close to suiting our needs.

Fern Bouvier presented preliminary ideas on possible design features of the Centre, which would result from the proposed uses. He also submitted to the Chairman a 10 page draft report on the use of space in the Centre, and some ideas on lighting, seating, passenger drop off and teen "hang-out" areas.

Consensus of the Committee was reached to give the Sub-Committee a free hand in the Neighbourhood Centre design.

The next meeting of the Sub-Committee is scheduled for March 15, 1977 at Place des Arts at 7:30 p.m., and representatives of the Coquitlam Pre-School Society and the Maillardville Branch of the Old Age Pensioners (OAP) are invited to attend. Mr. John Dicaire agreed to represent the O.A.P. at the meeting.

MARCH 9, 1977

REPORTS (CONT'D):

Roger Loubert reported his views on the value of a neighbourhood office. It could serve as a focal point for information to people in the area, and for gathering residents' views on the status of the various priorities of the N.I.P. Programme and R.R.A.P.

69 MOVED BY MR. McDONALD
SECONDED BY MR. BOUVIER

That the Committee open an office in the area when it is legal to do so.

CARRIED

70 MOVED BY MR. JACKSON
SECONDED BY MR. BOUVIER

That the N.I.P. Co-ordinator request Council to authorize the opening of a Neighbourhood Office at 302 Laval Square.

CARRIED

Sol Jackson reported that the property acquisition is proceeding, but some delay was encountered due to the recent death of Mr. Emile Moyen, a mortgager of the property, and that the deed is expected to be conveyed to the District before March 15, 1977. He also showed sketch 8-1303B of the subdivision of the Purdy property which will result in a rectangular shaped lot for the Neighbourhood Centre.

Lloyd Kirk reported that he expected the draft Constitution and By-laws to be retyped and submitted to Glen Gallins, Assistant Municipal Solicitor, for comment and changes.

Leaone Peyton showed members a draft of a newsletter tentatively titled "Association Maillardville Bulletin" and asked for news contributions. Sol Jackson said he would submit a short item on the proposed Neighbourhood Centre and suggested that it would be most appropriate to have the Chairman submit an article, and Art Perreault agreed to do so.

71 MOVED BY MRS. PEYTON
SECONDED BY MR. SULLIVAN

That the Committee authorize payment to some children in the area to deliver the newsletter at postal drop rates and that the money come from Account Number 561201-200 Communications.

CARRIED

Mrs. Peyton suggested that all public meetings of the Committee should be announced in the Bulletin a month before the meeting.

72 MOVED BY MR. JACKSON
SECONDED BY MR. SULLIVAN

That we extend the meeting for half an hour.

CARRIED

UNFINISHED BUSINESS:

73 MOVED BY MR. SULLIVAN
SECONDED BY MR. KIRK

That we do not hold a public meeting to discuss the Constitution and By-laws.

CARRIED

MARCH 9, 1977

A discussion took place on the desirability of rounding out the Sub-committee system by adding a Neighbourhood Office Sub-committee, and it was:

- 74 MOVED BY MR. BOUVIER
SECONDED BY MR. FINNIGAN

That Doug Sullivan be Chairman of a Neighbourhood Office Sub-committee.

CARRIED

NEW BUSINESS:

Sol Jackson mentioned that Place des Arts has sets of numbered artists' prints of old houses in Maillardville by Granville, available at \$6.00 each and that there are six prints to a set.

- 75 MOVED BY MR. BOUVIER
SECONDED BY MR. SULLIVAN

That the Committee purchase a set of prints by Granville for the Neighbourhood Centre.

CARRIED

A letter from School District No. 43, dated January 24, 1977, and signed by the Secretary-Treasurer, was read to the Committee by Sol Jackson, and it was:

- 76 MOVED BY MR. SULLIVAN
SECONDED BY MR. KIRK

That the Committee agrees with the proposal to move the Maillard Junior Secondary School fence at the south-west corner of the school site to comply with the agreement reached between the School District and the property owners to the west of the site, provided that the School District pays the costs of relocating the fence.

CARRIED

Sol Jackson mentioned that the Community Planning Association of Canada was holding a public meeting to discuss a N.I.P. programme evaluation done for C.M.H.C. and C.P.A.C.; that the meeting is scheduled for March 17, 1977 at 7:30 p.m. at the Britannia Secondary School, Room 319-320, 1001 Cotton Drive, Vancouver. A number of members expressed an interest in the meeting. A brochure was distributed to members.

- 77 MOVED BY MR. KIRK
SECONDED BY MR. SULLIVAN

That the meeting be adjourned.

CARRIED

ITEM #504-14

L.V.C.

Apr 5/77

NIP AREA #1 PLANNING ADVISORY COMMITTEE MINUTES OF MARCH 23, 1977

The Committee recommends:

"That the NIP Area #1 Planning Advisory Committee Minutes of March 23, 1977 be received."

MARCH 23, 1977

504-14

PLANNING ADVISORY COMMITTEE

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME

AREA NO. 1

The eleventh regular meeting of the Planning Advisory Committee was held March 23, 1977 at 7:45 p.m. in the Committee Room, Municipal Hall, Coquitlam, with the following persons present:

Fernand Bouvier	Art Perreault, Chairman
Fernand Finnigan	Colleen Perreault, Secretary
George Hough	Leanore Peyton
Lloyd Kirk	Doug Sullivan
Roger Loubert	Shirley Sullivan
Frank McDonald	Sol Jackson, N.I.P. Co-ordinator

MINUTES:

Minutes of the March 9, 1977 meeting were distributed to all Committee members by mail, and it was:

78 MOVED BY MRS. KIRK
SECONDED BY MRS. PERREAULT

That the minutes of February 23, 1977 be adopted as printed.

CARRIED

It was agreed by those present to suspend the regular business of the meeting, to elect Executive Officers of the Maillardville Neighbourhood Improvement Programme Planning Advisory Committee.

Nominations were as follows:

For TREASURER ... Frank McDonald

NOMINATED BY ART PERREAULT
SECONDED BY SHIRLEY SULLIVAN

Since there were no further nominations, and the nominee accepted:
Frank McDonald was declared elected by acclamation.

For EXECUTIVE-SECRETARY ... Doug Sullivan

NOMINATED BY LLOYD KIRK
SECONDED BY FERNAND BOUVIER

Since there were no further nominations and the nominee accepted:
Doug Sullivan was declared elected by acclamation.

For VICE-CHAIRMAN ... Lloyd Kirk

NOMINATED BY COLLEEN PERREAULT
SECONDED BY FERNAND BOUVIER

Since there were no further nominations, and the nominee accepted:
Lloyd Kirk was declared elected by acclamation.

Fernand Bouvier suggested that we conduct elections for the positions of Chairman and Recording Secretary, and that this could be considered a vote of confidence in the incumbents holding the positions. It was agreed to do so.

For CHAIRMAN ... Art Perreault

NOMINATED BY FERNAND BOUVIER
SECONDED BY MRS. SHIRLEY SULLIVAN

Since there were no further nominations, and the nominee accepted:

Art Perreault was declared elected by acclamation.

For RECORDING SECRETARY ... Colleen Perreault

NOMINATED BY FERNAND BOUVIER
SECONDED BY DOUG SULLIVAN

Since there were no further nominations, and the nominee accepted:

Colleen Perreault was declared elected by acclamation.

It was agreed by those present to return to the regular business of the meeting.

REPORTS:

Neighbourhood Centre Sub-Committee

Leanore Peyton and Fernand Bouvier reported for the Neighbourhood Centre Sub-Committee that at the Sub-Committee's March 15, 1977 meeting at Place des Arts, some 45 members of the Old Age Pensioners Maillardville Branch turned up to discuss the kinds of programmes and uses they would like to see in the Centre. Also, 25 young people met in the Knights of Columbus Hall Friday, March 18, 1977 and they delegated 5 youths, with Michael Viens as spokesman, to attend the Sub-Committee Meeting March 22nd. The March 22nd meeting was attended by 27 young people in addition to the 5 delegated youths. The effect was that some 52 young people's views have been relayed to the Sub-Committee on space requirements and activities for the Centre.

After considerable discussion on a draft report on potential space requirements for the Neighbourhood Centre, it was:

79 MOVED BY MR. McDONALD
 SECONDED BY MR. KIRK

That the Neighbourhood Sub-Committee report back on building concepts at the next meeting.

CARRIED

The draft report on potential space requirements and activities for the Centre are attached to these minutes.

Operations Sub-Committee

Lloyd Kirk stated that the Operations Sub-Committee is waiting for a discussion on the budget before meeting.

REPORTS CONT'D:

Neighbourhood Office Sub-Committee

Doug Sullivan reported that the building at 302 Laval Square was badly vandalized on the weekend of March 12 - 13, 1977 before the transfer of ownership was registered in the Land Registry Office on March 14, 1977; that the District's Engineering Department cut and capped the sewer line and he suggested that we check to see if there is adequate liability insurance on the property. He expressed concern that children may play on the site and hurt themselves on the debris left about. He also noted that the tenants at 1200 Cartier were asked to keep an eye on the site.

N.I.P. Co-ordinator

Sol Jackson requested guidance on a recommendation to the Deputy Municipal Clerk regarding notices to vacate, as required by the Landlord and Tenant Act. After some discussion, it was:

80 MOVED BY MR. BOUVIER
 SECONDED BY MR. HOUGH

That the District send out 120 day notices to vacate to the tenants at 306 Laval Square and 1200 Cartier Avenue, for purposes of demolition; and that the District apply for an immediate demolition permit for the vacant building at 302 Laval Square.

CARRIED

UNFINISHED BUSINESS:

Leanore Peyton reported that the first edition of the newsletter is ready for distribution, and that hopefully it will be prepared on a regular monthly basis. Doug Sullivan accepted responsibility to get some young people to deliver the newsletter at 3¢ per copy. Colleen Perreault offered to help find delivery people. Doug Sullivan and Leanore Peyton were to consider the next issue.

Lloyd Kirk mentioned that he has a copy of the Constitution and By-laws for review by Glenn Gallins, Assistant Municipal Solicitor; that the Registrar of Companies in Victoria refused to register the name "Association Maillardville" since it did not include a descriptive word in the name, but that the Registrar is holding for the Organization till May 6, 1977 the acceptable names "Association Habitat Maillardville" and "Association Maillardville Habitat". The May 6th date is based on a 56 day period from March 11, 1977.

81 MOVED BY MRS. SULLIVAN
 SECONDED BY MR. KIRK

That "Association Habitat Maillardville" be the official name of the society being formed.

TABLED (See Res. #82)

82 MOVED BY MR. JACKSON
 SECONDED BY MR. McDONALD

That the motion be tabled.

CARRIED

UNFINISHED BUSINESS CONT'D:

NOTICE OF MOTION BY MR. JACKSON

That the names "Association Habitat Maillardville", "Association Centre Maillardville" and any other suitable name be considered at the next meeting of the Committee.

George Hough discussed a draft critical path diagram or PERT time schedule and requested more time to refine it.

83 MOVED BY MR. KIRK
 SECONDED BY MRS. PERREAULT

That George Hough report further on his critical path diagram at the next meeting.

CARRIED

Sol Jackson reported on discussions he and Roger Loubert had with Derek Riener, Assistant Director, Aural History, Provincial Archives, Victoria, regarding the Maillardville Tapes (most of which are available in tape and transcript form at Centennial Library), and a possible programme at the Neighbourhood Centre. One method of getting additional records of Maillardville's past history would be to have monthly gatherings of old-timers, or regular get-togethers to honour pioneer families, where we could record discussions of earlier days. He also suggested that the Committee consider striking off an Aural History Sub-Committee or organizing an Aural History Club, and noted that this could be done before the Neighbourhood Centre is built.

Sol Jackson presented a draft budget for review. After much discussion, it was agreed to alter the 1977 Provisional Budget as follows:

A/C 561,201	From 1977 Provisional Budget	To 1977 Annual Budget
<u>Expenses prior to 1976</u>	\$ 35,382	<u>Prior to 1977</u> \$ 55,489
- 100 Planning	5,972	10,000
- 200 Communications	2,000	3,451
- 300 Recreation	110,137	1,009
- 400 Social	2,440	235,000
- 500 Engineering	---	---
- 600 Unallocated	344,069	75,000
- 700 Land Acquisition	---	92,500
- 800 Street Beautification	---	27,551
	<hr/> \$500,000	<hr/> \$500,000
 <u>Source of Funds:</u>		
C.M.H.C.	\$250,000	
Dept. of Housing	125,000	
General Revenue - 1975	52,500	
General Revenue - 1977	72,500	
	<hr/> \$500,000	

Among the factors the Committee considered in making the changes were the following:

MARCH 23, 1977

UNFINISHED BUSINESS CONT'D

- a) Expenses prior to 1976 was updated to reflect expenses prior to 1977.
- b) Subcode 100 - Planning and 200 - Communications, were updated.
- c) Subcode 300 - Recreation, was changed to provide for an outstanding invoice by Don Vaughan and Associates and to relocate funds for Neighbourhood Centre land acquisition to-700 subcode.
- d) Subcode - 400 - Social, now shows a cost estimate for the construction of a Neighbourhood Centre.
- e) Subcode - 500 - Engineering, was left without funds because, while Council authorized a request to C.M.H.C. for \$135,000 expenditure on storm sewers as part of Laval Square Improvements, with cost sharing based on 25% Municipal, 25% Provincial and 50% Federal, C.M.H.C. has not as yet responded and indications are that funding may well be 62½% Municipal, 12½% Provincial and 25% Federal. Since the budget had to be accepted by the Committee, and in view of the expressed wishes of Old Age Pensioners and Youth in the Community, a decision had to be made on the space requirements for the Centre and therefore, the Committee decided to retain \$75,000 into Subcode 600 - Unallocated, for future transmittal to - 400 - Social, or 800 - Street Beautification, as the need arises.

84 MOVED BY MRS. SULLIVAN
SECONDED BY MR. HOUGH

That the 1977 budget as amended be recommended to Council for adoption.

CARRIED

GOOD AND WELFARE:

The revised date for a report from the N.I.P. Evaluation Group to Community Planning Association of Canada has not been announced, but when it is, the Committee will be informed by Sol Jackson.

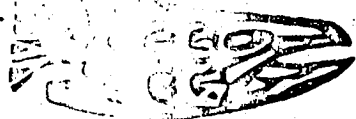
Unless the Committee decides in future to appoint a publicity person, newsmen should be referred to the Committee or Sub-Committee Chairman, or the N.I.P. Co-ordinator as seems most appropriate under the circumstances.

MOVED BY MR. KIRK
SECONDED BY MRS. SULLIVAN

That the meeting be adjourned.

CARRIED

Encl.



Place des Arts

166 KING EDWARD STREET, COQUITLAM, B.C. V3K 4T2 PHONE 526-2891

STREET LEVEL

Entrance

Adequate clothes hanging.

with in 1600 sq. feet

Large Central Lobby

(35 persons) 1600 sq.
stairway with door each way
with padding
(minimum size)

Central fireplace and stairway.

adjacent alcove lounges 2 @ 20 x 20 with
small fireplace

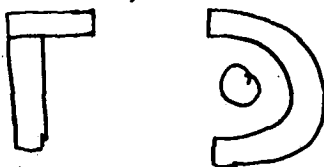
Library Quiet Room

(serving persons) 900 sq.
30 x 30 tiered room

projector built in and operated from
adjacent storage area

Office

(serving 3 persons in conversation)
150 sq. feet



Arts and Crafts Room

(serving 20 persons)
130 x 15 450 sq. feet

with double sink

Adjacent Storage

2 Toilets 100 sq.

Covered Veranda

(serving persons)



Place des Arts

166 KING EDWARD STREET, COQUITLAM, B.C. V3K 4T2 PHONE 526-2891

DOWNSTAIRS

GARDEN LEVEL

Mudroom - Entrance lobby
(persons)
see Burnaby plan

lockers coat hanging facilities
adults and children
hard surface floor

Pre-school & General Activity Room 2500 sq
(250 persons)
can this room be partitioned (movable)
So Pre-school does not have to remove
furniture

partly carpeted
flooring for dance floor
carpet bowling

Kitchen door to outside
adjacent to activity room
300 sq. feet

full kitchen facilities
dumb waiter to send food upstairs
must be reached without disturbing
Activity Room

Storage Adjacent to Activity Room
adequate as large as the kitchen

Toilets Adjacent to Activity Room

1 child size normal? how many
1 wheelchair

Basins 2 adults 1 child height

Unfinished Storage Room

Access to outside & furnace..



Place des Arts

166 KING EDWARD STREET, COQUITLAM, B.C. V3K 4T2 PHONE 526-2891

CO-OP PRE-SCHOOL

Contact - Jackie Johnstone

Room Dimensions 45 - 60 Sq. ft. per child
 (60 needed for Daycare) See activity room.
 20 Children the norm.

Division of room space into active and passive areas.
Active - vinyl floor
Passive - kitchen type carpeting

Lighting 70 - 90 candle power per sq. ft.
Suggested lighting: Sunshine ceiling (recessed) combined
 with spots

Kitchen Area must have double sink or dish washer
 See DOWNSTAIRS GARDEN LEVEL

Adequate Storage Area
 See DOWNSTAIRS GARDEN LEVEL

Toilets
 See DOWNSTAIRS GARDEN LEVEL

RECOMMENDATIONS

Ideally furniture stays in position.
A folding wall divides furnished, carpeted passive area from vinyl floor
active area.
(No janitor needed for daily set up and pack away.)

Mudroom and outside covered play area.



PLANNING ADVISORY COMMITTEE

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

The twelfth regular meeting of the Planning Advisory Committee was held April 6, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

George Hough	Colleen Perreault, Rec. Secretary
Lloyd Kirk, Vice-Chairman	Leanore Peyton
Frank McDonald, Treasurer	Doug Sullivan, Executive Secretary
Art Perreault, Chairman	Shirley Sullivan

Staff:

Sol Jackson, N.I.P. Co-ordinator

Guests:

K. Belanger, Coquitlam Pre-School Society
 Jacquie Johnston, Coquitlam Pre-School Society
 Leon Lebrun

MINUTES:

Minutes of the March 23, 1977 meeting were distributed to all Committee members by mail, and it was:

86 MOVED BY MR. MCDONALD
 SECONDED BY MR. KIRK

That the minutes of March 23, 1977 be adopted as printed.

CARRIED

It was agreed by those present to accept the revised agenda for the meeting.

The Chairman welcomed J. Johnston, President, Coquitlam Pre-School Society and K. Belanger, responsible for funding for the Coquitlam Pre-School Society, and asked them to bring the Committee up to date on the status of the Nursery School. The nursery is run as a parent Co-op. and parents are responsible for helping the teacher on a regular basis. Starting in March, the rent was reduced from \$200.00 per month to \$150.00 per month, and on June 1st the school will be closing and vacating the Knights of Columbus Hall. On September 1st the nursery will be opening in a classroom in Millside School.

REPORTS:

The Chairman reported that a meeting took place Wednesday, March 30, 1977 with the Mayor, Ald. Garrison and Executive members and George Hough present.

Ald. Garrison noted, that as a result of that meeting, the Mayor intends to recommend him as the Council representative to the Committee to help expedite the Neighbourhood Improvement Program, and that the Committee was requested to present the Committee's Terms of Reference for Council consideration.

The Committee discussed a draft Terms of Reference document and proposed amendments to it.

APRIL 6, 1977

REPORTS, CONT'D:

87 MOVED BY MR. SULLIVAN
SECONDED BY MR. HOUGH

That a seventh paragraph be added to the revised Terms of Reference, regarding membership on the Committee.

CARRIED

The Committee agreed to the Revised Terms of Reference attached to and forming part of these minutes.

Neighbourhood Centre Sub-Committee:

Leanore Peyton and George Hough reported in detail on discussions with Bing Marr and Kees Prins Architects. Mrs. Peyton also reviewed alternative building forms and the use of single vs. multiple pre-fabricated units. After considerable discussion it was:

88 MOVED BY MR. HOUGH
SECONDED BY MRS. SULLIVAN

That the N.I.P. Co-ordinator obtain a legal survey of the Neighbourhood Centre site, an accurate contour plan, a soils report and a map locating the services for the property; and that he be authorized to spend the necessary funds to obtain these documents.

CARRIED

It was agreed that Doug and Shirley Sullivan will arrange to have representatives of pre-fabricated units to present proposals for a Neighbourhood Centre to a special meeting of the Committee on Thursday, April 14, 1977, in the Municipal Committee Room.

Neighbourhood Office Sub-Committee:

Doug Sullivan reported that 302 Laval Square was boarded up and secured. He reported also that he arranged with Mrs. Peyton to have a temporary N.I.P. site office in Place des Arts; that messages and appointments will be made by the receptionist for Mr. Sullivan, who will come to the office Tuesday afternoons and Friday mornings.

N.I.P. Co-ordinator's Report:

Sol Jackson reported on the status of Application Z-11-77 to rezone the property at the south-west corner of Laval Square to P-1, to erect a Neighbourhood Centre; that Council referred the application to Public Hearing subject to Design Committee approval; and that the Deputy Municipal Clerk requested him to make the Committee aware of Council's March 28th Resolution No. 498 regarding the conditional referral to Public Hearing. He also reported that on March 31, 1977 the tenants at 306 Laval Square and 1200 Cartier Avenue were given 60 days written notice to vacate.

A discussion was held regarding the distribution of Committee minutes and it was:

89 MOVED BY MRS. SULLIVAN
SECONDED BY MR. HOUGH

That the Committee minutes be distributed to the Ministry of Housing in Vancouver and Victoria, C.M.H.C. Vancouver, members of the Committee and Council representatives.

CARRIED

/3
PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT
PROGRAM AREA NO. 1

APRIL 6, 1977

90 MOVED BY MRS. PERREault
 SECONDED BY MRS. PEYTON

That the meeting be adjourned.

CARRIED

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

TERMS OF REFERENCE

1. To assist the Council in expediting the Neighbourhood Improvement Program for Maillardville.
2. To be responsible for making recommendations to Council, and to be a partner in the implementation of those recommendations under the Neighbourhood Improvement Program.
3. To advise Council directly, through representatives of Council sitting on the Committee, regarding improvements to the neighbourhood.
4. To have the appointed N.I.P. Co-ordinator, Sol Jackson, responsible to the Committee as a Resource person.
5. To prepare for the formation of a Neighbourhood Association from within the community, to administer and operate the facilities constructed under the Neighbourhood Improvement Program.
6. To be a committee composed of concerned citizens of this area, with an Executive composed of the following persons:

Chairman:	Art Perreault
Vice-Chairman:	Lloyd Kirk
Executive	
Secretary:	Doug Sullivan
Treasurer:	Frank McDonald
Recording	
Secretary:	Colleen Perreault
7. To conduct meetings open to the public. After April 6, 1977, membership on this Committee, with voice and vote, to be opened to any person living in the N.I.P. area, after attending three consecutive meetings or after being appointed a member by the Committee. Members of the Committee, on April 13, 1977 are shown on the attached list dated April 13, 1977.

APRIL 13, 1977

MEMBERS OF THE PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

1. Fernand Bouvier, 652 Pembroke Avenue. Residence: 936-4913
Rochester School: 939-4624
 2. Fernand Finnigan, 1303 Laval Square, 939-0148
 3. George Hough, 945 Harris Avenue. Residence: 936-9189
Office - C.M.H.C.: 732-4211
 4. (E) Lloyd Kirk, 1303 Thomas Avenue, 939-0693
 5. (E) Frank McDonald, 330 Millview Street. Residence: 936-3502
Office: 524-1718
 6. (E) Art Perreault, 1125 Thomas Avenue, 936-3044 (Chairman)
 7. (E) Colleen Perreault, 1125 Thomas Avenue, 936-3044 (Secretary)
 8. Leanore Peyton, Place des Arts, 166 King Edward Avenue, 526-2891
Residence: 942-9523
 9. Tom Sitter, Principal, Millside School, 1432 Brunette Avenue,
521-7129
 10. (E) Doug Sullivan, 1134 Cartier Avenue, 936-8509
 11. Shirley Sullivan, 1134 Cartier Avenue, 936-8509
 12. Hector Viens, Foyer Maillard, 1518 Hammond Avenue, 937-5578
Residence: 939-0937
 13. (S) Sol Jackson, Community Planner, N.I.P. Co-ordinator, 1111
Brunette Avenue, 526-3611 (Local 274)
 14. (C) Ald. Les Garrison, 969 Gilroy Street. Residence: 936-0723
Office: 931-2344
 15. (C) Ald. Lou Sekora, 947 Porter Street. Residence: 936-7830. Bus: 278-5161
- (E) = 5 Executive Members
(S) - Staff
(C) = Council Representative

APRIL 13, 1977

507

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

A special meeting of the Planning Advisory Committee was held April 13, 1977 at 7:30 p.m. in the Engineering Meeting Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

Fernand Bouvier
Art Perreault, Chairman
Leanore Peyton
Doug Sullivan, Executive Secretary
Shirley Sullivan, Acting Recording Secretary
Hector Viens

Council:

Ald. Les Garrison

Staff:

Sol Jackson, N.I.P. Co-ordinator

MINUTES:

Minutes of the April 6, 1977 meeting were distributed to all Committee members by mail. Hector Viens requested that the minutes be amended with regard to the Coquitlam Pre-School Society, to state: "Starting in March the rent was reduced from \$200.00 per month to \$150.00 per month, and on June 1st the school will be closing and vacating the Knights of Columbus Hall. On September 1st the Nursery will be opening in a classroom in Millside School."

Sol Jackson reported that Council appointed both Ald. Les Garrison and Ald. Lou Sekora as representatives to the Committee, and that the minutes should also be revised to show that Ald. Garrison was present at the April 6th meeting.

91 MOVED BY MR. VIENS
 SECONDED BY MR. SULLIVAN

That the minutes be adopted as revised.

CARRIED

UNFINISHED BUSINESS:

Members discussed the difficulties of providing facilities for all the activities requested by citizens, and in particular, the special space requirements of the Pre-School. After some time, consensus was reached that a decision to cut out any facilities cannot be made at this early stage and that we should attempt to accommodate all activities until later in the process. If cuts are required, all activities will be reviewed to see what changes and deletions are necessary and appropriate.

A discussion took place on different potential building types as well as single vs. groups of buildings. The Committee will be meeting representatives from modular unit builders and pre-fab material builders at a special meeting 7:30 p.m. April 14, 1977 in the Committee Room.

APRIL 13, 1977

UNFINISHED BUSINESS, CONT'D:

Members agreed to accept George Hough's offer to prepare any necessary or desirable public statements on behalf of the Committee, for publicity purposes. Where the press or other media people want an unprepared statement about the N.I. Program, the N.I.P. Co-ordinator will be the spokesman, except where it would be more appropriate for the Chairman or a Sub-Committee Chairman, in which case they will be referred to the appropriate person.

George Hough's Critical Path diagram was received and accepted as a guide to timing for the construction of the Neighbourhood Centre.

Sol Jackson reported that the building site signs are not ready because the sign painter was away on holidays.

NEW BUSINESS:

Sol Jackson was asked to try to arrange a meeting with members of the Municipal Design Committee to:

- 1) Discuss the pros and cons of various building materials and techniques of construction; and
- 2) Seek help in refining, if necessary, the Draft Design Proposal #3 which is to be submitted to architects as a design guide.

92 MOVED BY MR. BOUVIER
SECONDED BY MR. VIENS

That the new society being formed with the intention of operating the Neighbourhood Centre be named "Association Habitat Maillardville".

CARRIED

The Committee noted that the name has a number of attributes including the fact that it is bilingual and is not restrictive when considering the broad sense of the word "Habitat" in either french or english.

Sol Jackson was asked to contact Co-op Radio (F.M. 102.7 megacycles) regarding Neighbourhood News publicity.

A letter from C.M.H.C. undated and received April 12, 1977, regarding its decision to fund Laval Square Storm Sewer improvements as local house-keeping, was read and received for information. The cost-sharing would be 62½% Municipal, 12½% Provincial and 25% Federal contributions. Discussion on that decision was postponed to a later date.

93 MOVED BY MR. SULLIVAN
SECONDED BY MR. VIENS

That the meeting be adjourned.

CARRIED

JUNE 1, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

The sixteenth regular meeting of the Planning Advisory Committee was held June 1, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

Fern Bouvier
Lloyd Kirk, Acting Chairman
Art Perreault, Chairman - 8:00-10:30 p.m.
Colleen Perreault
Leanore Peyton
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary

Staff:

Sol Jackson, N.I.P. Co-ordinator

Guest:

Dave Nichols, Architect - 8:15-11:15 p.m.

Lloyd Kirk, Vice-Chairman, noted that Art Perreault would be late to the meeting, and acted as Chairman of the meeting.

MINUTES:

Draft minutes of the May 18, 1977 meeting were read for information.

REPORTS:

Sol Jackson reported that the Design Committee reviewed the preliminary plans for the Neighbourhood Centre by Dave Nichols, and generally found them acceptable, but expressed concern that exterior finishes which are critical to the overall appearance, be completed.

Doug Sullivan reported that 1200 Cartier Avenue was vacant, and the building has been secured to reduce vandalism; that apparently the tenants will be vacating 306 Laval Square by the coming weekend, June 4, 1977; that it would be advisable to open a Neighbourhood Site Office immediately; that the Planning Department is hiring three high school students for the summer to conduct a survey of commercial establishments, and the Committee has been asked about the possibility of having the students use part of 306 Laval Square as an office.

Fern Bouvier reported that the Department of the Secretary of State has hired a former Social Worker as an "animateur" responsible for community programming in Maillardville; that the Department has committed itself to hiring a community programmer for an unspecified number of years beyond 1977, and that the "animateur" requires space. He suggested that the Committee consider having her use some portion of 306 Laval Square.

George Hough mentioned that the Coquitlam Fine Arts Council was also looking for space.

MOVED BY MR. BOUVIER
SECONDED BY MR. PERREAULT

That the Committee recommend to Council:

1. That the building at 306 Laval Square be made available for:

JUNE 1, 1977

cont'd

1. (a) a Neighbourhood Site Office for the N.I.P. Committee;
- (b) the summer students working out of the Planning Department; and
- (c) the "animateur" hired by the Secretary of State Department as a Community Programmer in Maillardville.
2. That the occupancies be based on two weeks notice to vacate when necessary; and
3. That the student and animateur occupancies should be at no cost to the Neighbourhood Improvement Program for such items as insurance coverage and utility costs.

CARRIED

MOVED BY ART PERREAULT
SECONDED BY GEORGE HOUGH

"That the necessary arrangements be made to give Doug Sullivan a set of keys for 306 Laval Square."

CARRIED

Members discussed the potential for salvaging as much as possible from the buildings on the site. Sol Jackson to look into potential liability involved and also into the feasibility of selling and moving the house at 306 Laval Square.

MOVED BY MR. HOUGH
SECONDED BY MRS. PERREAULT

That one month prior to demolition of the buildings on the site, three weeks of salvaging by residents of the area be permitted subject to resolving the problems of liability.

CARRIED

Dave Nichols, architect, reported on the building design as follows:

- a) The Design Committee recommended cedar siding (shakes or shingles), and that the trellis should be installed since it is an integral part of the design.
- b) The estimated cost of the building is \$280,000.00 and the Committee's proposal to get donations of material are very important goals, if the cost is to be reduced substantially.
- c) A preliminary materials list was prepared and distributed to members, noting that the Structural Engineer said he cannot use cull or used materials for structural elements of the building.
- d) The mature trees, large rhododendrons, cedars, weeping cypress and junipers must be retained and the cost will have to be included in site clearance costs.
- e) The architect needs an early estimate of "occupant loads", noting that the building will probably have high occupant loads which will require a ventilation system. The Committee should consider choosing one of four heating systems. The following installation cost estimates include plumbing and electrical work, and the annual operation cost estimates in brackets are rough but within reason:

JUNE 1, 1977

- 1) Electrical baseboard heating with electrical ventilation systems - \$42,000 (\$6,000/yr.)
- 2) Forced air coil reheat system with zoned duct coils. An electrical heated central system with possibly 12 zones - \$46,000 (\$6,000/yr.).
- 3) Hot water baseboard and ventilation system with a separate boiler room about 80 sq. ft., all gas system - \$52,000 (\$3,500 - \$4,000/yr.) plus cost of extra space.
- 4) Hot water heating system with coil reheat and ducts. Exhaust air and make-up air - \$58,000 (\$4,000/yr.).

The cheapest to operate is hot water system, and electric heating is 25% to 35% more in operating costs.

MOVED BY MR. HOUGH
SECONDED BY MR. SULLIVAN

That a hot water baseboard heating and ventilation system be considered by the architect for the Neighbourhood Centre, providing that:

- a) It does not increase the cost of the building more than approximately \$12,000;
- b) inclusion of the furnace room does not jeopardize or obstruct the existing plans; and
- c) the architect, after consulting others, finds it to be the best system for the Committee's purposes.

CARRIED

The Architect mentioned that someone close to the project be given signing authority if the Project Manager's method of managing the project is approved. Sol Jackson noted that staff held a meeting on the question, that he is gathering more information on Construction Management Contracts and that a further meeting of staff will be held following which he will report to the Committee.

MOVED BY MR. HOUGH
SECONDED BY MR. BOUVIER

That the meeting be adjourned.

CARRIED

JUNE 8, 1977

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM
AREA NO. 1

The thirteenth special meeting of the Planning Advisory Committee was held June 8, 1977 at 7:30 p.m. in the Engineering Meeting Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

Fernand Bouvier
Art Perreault, Chairman
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary

Staff:

Sol Jackson, N.I.P. Co-ordinator

Guests:

Giselle Bèlanger, Maillardville Community Worker
Ray Bonneau, Our Lady of Lourdes Parish Committee
Marius Labossiere, Our Lady of Lourdes Parish Committee

The Committee met to hear from Mrs. Bèlanger about her assignment as Maillardville "animateur" or community worker; and from representatives of Our Lady of Lourdes Parish Council.

Mrs. Bèlanger discussed her goals of serving the french-speaking community in all Coquitlam, although most of her efforts may center around Maillardville. She will be involved mainly in programming events where the french language will be used; and she will also help people express themselves in the french language both as individuals and in groups. She will be paid by the Secretary of State's Department but will be accountable to La Société Francophone.

Mr. Labossiere presented members of the Committee with a written statement dated June 7, 1977, titled "A Submission to the Maillardville Neighbourhood Improvement Program Committee, by our Lady of Lourdes Parish Committee", attached to and forming part of the minutes.

The Committee discussed with the Parish representatives the request to proceed with minimal improvements to Laval Square. The Committee and Parish representatives agreed to meet again to discuss the matter, after reviewing municipal commitments regarding this work and after the N.I.P. Co-ordinator gets further information on the proposal to have a municipal storm sewer enterprise and on cost sharing arrangements for a wooden curb to retain the hill of earth and flowers on the church land at its South property line.

The meeting was adjourned.

Encl.

June 7, 1977

A submission to the Maillardville Neighbourhood Improvement
Programme Committee, by Our Lady of Lourdes Parish Committee.

Mr Chairman,

We are aware and gratified with your committee's decision to build a Neighbourhood Centre to the South West side of Laval Square, facing Our Lady of Lourdes parish church. We are convinced that such an initiative was needed as this part of the Municipality has suffered much from decay and abandonment during the course of the years.

Conscious of the need for rehabilitation in the area, our own church committees have spent many efforts to restore the Church buildings and rectory, and we can justly be proud of the present appearance of the church and dependencies now being officially considered as a historic sight.

As you are probably aware, the landscaping has also been tremendously improved around the church.

However, it would seem to us that thought should also be given to improving the roadway around Laval Square. In our estimation, some \$25,000 or more should be allocated to curb and sidewalk construction, particularly on the south side of the square, as we are presently unable to envisage proper landscaping.

It is obvious that the future Neighbourhood Centre would count on the church parking lot to take care of overflows. This we have no objection to. We have no doubt that if the Centre is to fulfill its purpose, co-operation should exist between the various community elements in the area

However, we would point out that the cost of building a neighbourhood centre may be a temptation to put as much, if not all, the monies available into the Centre itself while forgetting that the Square area is still at the open ditch stage.

Costs

We know, as we refer to PLAN MAILLARDVILLE report, that the costs of Storm sewers were in the neighbourhood of \$18.54 per linear foot. Curbs were \$1.98 per linear foot. Paving was \$21.76 per linear foot for a 36 foot wide road.

more

Encl.

Costs have probably risen by some 25% since then. and if we have to include the cost of excavation, the whole program would probably run over the tentative figure of \$25,000, which, we think should be immediately set aside for the purpose of the improvements we are referring to.

But, we must remind you, Mr. Chairman, that under the N.I.P. program, the Federal Government would assume almost 50% of the cost, the Provincial Gov't 25%, which would probably mean an investment of \$25,000 by the Municipality for a \$100,000. program.

I hope that your committee will consider our request as a contribution to a better balanced overall improvement project. An we, as a church committee, pledge our own support and, if need be, participation to the successful carrying out of an overall neighbourhood philosophy.

Yours truly,



Marius Labossière, chairman,

Our Lady of Lourdes Parish Committee.

PLANNING ADVISORY COMMITTEE

MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM

AREA NO. 1

The eighteenth regular meeting of the Planning Advisory Committee was held June 29, 1977 at 7:30 p.m. in the Committee Room of the Municipal Hall, Coquitlam, with the following persons present:

Members:

Lloyd Kirk, Vice-Chairman
Art Perreault, Chairman
Doug Sullivan, Executive Secretary
Shirley Sullivan, Recording Secretary

Staff:

Sol Jackson, N.I.P. Co-ordinator

MINUTES:

Minutes of the June 1 and June 8, 1977 meeting were distributed to all Committee members by mail.

MOVED BY MRS. SULLIVAN
SECONDED BY MR. KIRK

That the minutes be adopted as written.

CARRIED

UNFINISHED BUSINESS:

Sol Jackson reported that he arranged a meeting with John Purdy owner of the property south of the site on which the Neighbourhood Centre is to be constructed, to complete arrangements for changing the property lot lines to eliminate the panhandle shape of Mr. Purdy's lot, in keeping with the Land Use Committee's request. The N.I.P. Committee agreed that Doug Sullivan should attend that meeting.

The N.I.P. Committee also recommended that the N.I.P. Co-ordinator take any measures necessary to expedite the alteration of the lot lines, including if necessary, the demolition of the building at 302 Laval Square.

Sol Jackson reported that certain members of Municipal staff at a meeting June 29th, discussed Construction Management as a method of proceeding with the construction of the Neighbourhood Centre, and that he was asked to contact a number of potential Construction Managers to see if they were interested in the job. He was also asked to prepare a report for the Council Meeting of July 11, 1977 for direction on alternative methods of proceeding with construction.

The Committee requested the N.I.P. Co-ordinator to ask Dave Nichols, the Project Architect, to proceed with working drawings as soon as it is feasible and also to order a costing of the project, as the Architect suggested, for approximately \$100.00.

The Committee discussed at some length the request of the delegation from the Council of Our Lady of Lourdes Church. Sol Jackson mentioned he has not been contacted by the Church Council people as they agreed to do when they had further information about their understanding of a Municipal commitment to do certain work on Laval Square. The Committee agreed to meet again with the Church Council delegation at a special meeting of the N.I.P. Committee July 6, 1977.

PLANNING ADVISORY COMMITTEE
MAILLARDVILLE NEIGHBOURHOOD
IMPROVEMENT PROGRAM AREA NO. 1

CORRESPONDENCE:

Art Perreault read a letter regarding a film being prepared by M. Patrick Chotikian on Maillardville.

ADJOURNMENT:

MOVED BY MR. KIRK
SECONDED BY MR. SULLIVAN

That the meeting be adjourned.

CARRIED