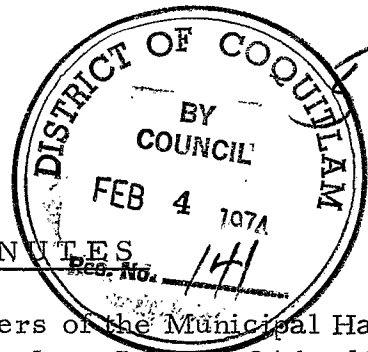


PUBLIC HEARINGS

Thursday, January 24th, 1974,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, January 24th, 1974 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council save Ald. Bewley and Ald. Gilmore. Also present were the Director of Planning, Mr. D. Buchanan and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, January 18th, 1974 and Saturday, January 19th, 1974 and copies of the Agenda of the Public Hearing were mailed to all ratepayers groups in the District of Coquitlam.

MOVED BY ALD. STIBBS

SECONDED BY ALD. GARRISON:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and Mr. T. Klassen, Deputy Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated January 24th, 1974 and a copy of this brief is attached hereto as forms a part of these Minutes.

ITEM #1 - Reference No. Z 68/73

This was an application by Mr. C. G. Bradley to rezone property situated in the 1500 block Como Lake Avenue to Two Family Residential (RT-1) for duplex development.

There was no opposition expressed to this application.

ITEM #2 - Reference No. Z 62/73

This was an application to rezone property situated at the southeast corner of Saddle Street and Norman Avenue to Two Family Residential (RT-1) for duplex development.

Mr. Don Liebel of 1016 Saddle Street presented to the Public Hearing a petition signed by 34 families registering opposition to the proposed rezoning of 2850 Norman Avenue.

Mr. Liebel went on to state that he had just recently moved into this area under the impression that it was a single family dwelling area only and was opposed to duplexes as they increase the density and also tend to devalue the homes within the area in which they are situated. He felt that by allowing one duplex it could lead to other multiple dwellings being located in this area and generally rental units are not as well maintained as single family dwellings which are occupied by their owners.

Mr. Liebel also felt that by locating a duplex on this corner it could restrict vision for traffic thus making it dangerous for children.

Thursday, January 24th, 1974,
Public Hearing - cont'd.

Mr. Liebel stated to Council that he would never purchase a single family house if duplexes were located in the area and he continues to believe that duplexes do, in fact, devalue single family homes.

A Mr. Gerry McMann of 1000 Saddle Street also objected to the rezoning and stated that he had just recently sold a dwelling that was located next to duplexes and he was told by a professional appraiser at the time of sale of his dwelling that his house was in fact worth from \$3,000 to \$5,000 less than a comparable single family dwelling because it was in fact situated next to a duplex with another duplex in the immediate area.

The Municipal Planner then explained to the Hearing the criteria used for the locating of duplexes within single family dwelling areas within the District of Coquitlam.

ITEM #3 - Reference No. Z 57/73

This was an application by Mrs. P. Brown to rezone property located at 1001 Saddle Avenue to allow the development of a day care centre and as well dealt with general zoning by-law amendments to create a new zone for such a use.

A Mr. R. S. Callaghan of 1018 Ranch Park Way inquired if this property after being rezoned would it remain as a Day Care Centre and the Planner explained that if the Health Department were to check out the new owner and approve the continued operation of the Day Care Centre, it then could continue to operate. The Planner further explained that the Day Care Centre use must be limited to a principal building having the general character of a single family residence in regard to size, shape and exterior appearance and, therefore, no alterations could be made which would in any way change the character of the building.

Ald. Garrison explained to the meeting that under the regulations for such a centre, there must be allowed 30 square feet of free floor space and 50 square feet of outdoor play area per child.

Mrs. Brown explained that what she intends to operate is a pre-school and she would be providing a 2 1/2 hour extensive program and that only the last 15 to 20 minutes of the program would probably be spent outdoors. She went on to state that she would like as many as 20 children but at present is looking towards an initial operation with 15 children.

Mrs. Brown went on to explain that if the rezoning is approved she will be finishing out her basement which has approximately 1,300 square feet and about 1,000 square feet of this space will be used for the pre-school.

Thursday, January 24th, 1974,
Public Hearing, cont'd.

A Miss Brown, representing the Simon Fraser Health Unit, explained to the meeting that a maximum number of children that would be allowed in such a facility would be 25.

Mrs. Brown, in answer to a question, explained that she did not see a great increase in traffic as a result of this pre-school as she felt parents would be using car pools to transport children to the school and, as well, she was in an area where several of the children could walk to her home. Also, Mrs. Brown stated that her classes would operate from 9.15 a.m. to 11.45 a.m. with the afternoon sessions going from 12.30 to 3.00 p.m. and, therefore, there would be no traffic during the hours when people were travelling back and forth to work.

In answer to a question from the Council, Mrs. Brown stated that she had spoken to several of her neighbours in the area and she did not know of any opposition to her project.

There was no opposition expressed by those present at the Public Hearing.

ITEM #4 - Reference No. Z 69/73

This was an application of Mr. J. J. Smith for the rezoning of property located on the northeast corner of Lougheed Highway and Guilby Street to Service Commercial (CS-1) to allow the development of a motel.

A Mr. Roland Gilbert of 352 Richards Street addressed the Hearing and stated that he was not opposed to the development, however, he was concerned about the landscaping at the back and wondered if the developer was prepared to change his plans in any way to allow for a planting of more evergreens to screen the motel from adjacent residences.

The developer stated that he does not object to changing the landscaping plans and is in favour of maintaining as much of the natural growth as possible that now exists in the area.

Mr. Gilbert also inquired as to the entrance to the motel and it was stated that the only entrance would be off of Guilby Street. At this point Mr. Gilbert also expressed some concern as to the corner of Guilby and Lougheed Highway as the traffic in this area is getting very heavy and problems are going to be created in the near future. Mayor Tonn explained to Mr. Gilbert and the Hearing that the Municipal Council are aware of the possible traffic problems in this area and will shortly be holding discussions with the Provincial Government to seek some remedy.

A resident of 643 Edgar Avenue wondered if the development would provide a guarantee in writing to ensure the landscaping to the rear of the motel is carried out. Mayor Tonn explained that the Municipality requires bonding for landscaping and if the landscaping is not carried out by the developer the Municipality will take the funds and complete the project.

Thursday, January 24th, 1974,
Public Hearing, cont'd.

The question was also asked as to what other type of development could go into a Service Commercial zone and Mr. Buchanan stated that almost any auto oriented type of business would be allowed in such a zone, however, this application is only for the development of a motel and the property would not be rezoned if this development did not go forward.

The question was also asked as to whether or not there would be a liquor license for this development and the developer stated that they would not have a beer parlour or lounge license and did not expect to be applying for one. The developer did state that they would be having a small coffee shop consisting of some 32 seats and it would basically only be serving the people using the motel.

The question was also asked as to what the maximum height of a building in the CS-1 zone could be and the Planner stated that this would be 25 feet.

A Mr. Donaldson of 627 Loughheed Highway expressed concern about the traffic on the corner of Guilby and Loughheed Highway as he has noticed several accidents here in the past year or so.

It was suggested by some that a left hand turn lane should be put on the highway to allow better access to Guilby Street and, possibly, also the right hand turn only be allowed in to the motel off of Loughheed Highway.

ADJOURNMENT

MOVED BY ALD. GARRISON
SECONDED BY ALD. STIBBS:

That the Public Hearing adjourn. 8.30 p. m.

CARRIED

CHAIRMAN

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT - JANUARY 24, 1974

ITEM #1

Z-68-73 - I attach a copy of our brochure on duplex rezoning criteria which I utilize in reviewing duplex rezoning applications in one-family housing areas. This can be utilized reviewing this application and Item #2, Z-62-73.

I would note that criterion #2 regarding access and parking from the lane to the south will be achievable once the lane has been completed, as was required with the subdivision creating this lot. I would note under criterion #4 that we have received amended plans for the duplex, such that the access and carports are at the rear of the two units.

ITEM #2

Z-62-73 - This application meets the duplex rezoning criteria. Complete plans are available to illustrate the compatibility of the proposal with existing housing in the area.

ITEM #3

Z-57-73 - This item introduces a new zoning category to our by-law, a P-4 zone to accommodate day care centres and related type uses in residential areas of the Municipality. We do not anticipate a large number of this type of centre in a residential home or a building of residential character, since most such facilities are in churches and probably in the future will be on schoolgrounds. I believe there are two existing such care facilities now zoned P-2, and this would simply be the third one in a residential area.

On the regulations themselves, it should be noted that the additions providing for a P-4 zone are as follows:

1. Under Section 901, a P-4 zone is listed and uses in this zone are restricted to assembly, accessory off-street parking and accessory one-family residential uses.
2. Under Section 902(1)(c), assembly uses in the P-4 zone are restricted to "kindergartens, play schools, day nurseries and day care schools". I note that this latter reference should read day care centres, and this non-substantive change to the by-law should be made prior to three readings by Council.
3. Under Section 903(2)(a), the siting of such a building is made similar to that of the house.
4. Under Section 903(2)(b), principal buildings in the P-4 zone are limited to buildings having the general character of a single-family residence in regard to size, shape and exterior appearance.

Public Hearing Brief
January 24, 1974

Z-57-73 cont'd

A specific site being proposed for P-4 zoning in this by-law is on Saddle Street south of Norman Avenue. It is my understanding that this proposal has the endorsement of the Simon Fraser Health Unit. The applicant would, of course, have to meet appropriate Provincial regulations, as well as the requirements of our Building Department.

Respectfully submitted,



D.M. Buchanan
Planning Director

DMB/ci
Encl.

DUPLEX REZONING CRITERIA

The criteria employed in locating duplex development within the one-family housing areas of the Municipality are presented below:

1. Lot Size - The lot shall include 8,000 square feet of usable area, not including ravines or areas in excess slope.
2. Access and Parking - Required on-site parking shall not have access to an arterial or collector street, and shall preferably be provided in the rear yard.
3. Services Available - The municipal water supply system and sanitary sewer system should be available to service any duplex development. Storm sewers may also be required to avoid drainage problems and to complete adjacent roads.
4. Neighbourhood Character - Any duplex development should enhance the general standard of housing in the area.
5. Other Duplexes - In order to avoid a concentration of duplexes in one-family housing areas, a 600 foot distance between them has been employed as a guide. This distance is measured along the frontage of a street and not on both sides of a street. (This 600 foot distance does not apply, however, within the area shown on the attached map.)

Please note that within the Municipality there are areas of Maillardville and adjacent to Clarke Road which are available for duplex development since they are appropriately zoned at the present time. For lots in these areas meeting by-law requirements, a simple building permit application is all that is required.

Rezoning applications for lots outside the already zoned areas should be accompanied by adequate information, including photographs in the case of existing buildings, sketch plans of any proposed building, and in every case a site plan showing proposed building siting and setbacks; access, parking and driveway arrangements; and ground elevations at the four corners of the site.

ET/ci
February 21, 1973

34 families

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

We, the undersigned residents of the District of Coquitlam, living in the area surrounding 2850 Norman Avenue, Coquitlam, B. C., are violently opposed to the rezoning of 2850 Norman Avenue, Coquitlam, B. C., from its present zoning of One Family Residential (RS-1) to the proposed Two Family Residential (RF-1) zoning and hereby state this objection to Mayor J. L. Tom and the district council by signing this petition.

S. D. Osgood	1017 Ogden St. Coquitlam, B.C.
J. A. Lefter	1007 Palmdale St. Coq. B.C.
A. B. Phillips	1003 Palmdale St
M. Phillips	1003 Palmdale St. Coq.
D. Smith	1009 Palmdale St.
Mrs. L. Smith	1009 Palmdale St.
J. Smith	1015 Ogden St.
Carol Bookes	1015 Ogden St. Coq. B.C.
G. Kjelstrand	1017 Ogden St Coq.
J. Letch	1007 Palmdale St.
N. F. King	1019 Ogden St Coq.
Cecile Kaisy	1019 Ogden St. Coq.
Mr. & Mrs. B. Ladubac	1026 Ogden St. Coq.
Loven Millis	1020 Ogden St. Coq.
Maria Budin	1016 Ogden St. Coq.
Jin Budin	1016 Ogden St Coq.
R. Robinson	1014 Palmdale St
Jane Robinson	1014 Palmdale St
Mr. & Mrs. M. Bremer	1016 Palmdale St
Mrs. Jana Nedo	1015 Palmdale St
Mrs. Peg Nedo	1015 Palmdale St

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

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R. C. Postman
Dagmar Eastman
John P. Symonds
Jean Symonds
Bernice Allen
Ed Sappelt
Alice Gault
Tristram Gault
Wendy Macindye
Red Macindye
Patricia A. Brown
Nonda Mcmahon
Herry McMahon
Allen Eades
Jonny Eades
Rhona Maxwell
John Maxwell

1013 Saddle Drive
1013 Saddle Drive
2840 Norman Avenue
2840 Norman Avenue
993 Saddle Ave.
989 Saddle St
1002 - Saddle St.
965 Saddle
965 Saddle
1001 Saddle Street
1000 Saddle St
1000 Saddle St
981 Saddle St.
981 Saddle St
977 Saddle St
977 Saddle St

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

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John & Anne Watts

1001 Ranch Parkway

H. H. H. H.

1004 Ranch Parkway

Gary Wolden

992 Ranch Parkway

Priscilla Walter

984 Ranch Park Way

Eunice Bradley

980, Ranch Park, way

George Sadler

970 Ranch Park Way

B. J. Callaghan

1018 Ranch Park Way

C. J. J. J.
D. J. J. J.

Monday, February 11th, 1974,
Public Hearing - 7.00 p. m.

A Public Hearing was held in the Council Chambers, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, February 11th, 1974 at 7.00 p. m. with all Members of Council present. Also present were the Deputy Planning Director, Mr. E. Tiessen; Municipal Clerk, Mr. F. Pobst.

PUBLIC HEARING MINUTES

MOVED BY ALD. HOFSETH
SECONDED BY ALD. BEWLEY:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing.

CARRIED

MOVED BY ALD. HOFSETH
SECONDED BY ALD. FILIATRAULT:

That the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

The Public Hearing was advertised and notice mailed to surrounding properties and the following properties were presented to the Public Hearing:

Lot A and B of Blocks 2 and 8 of Lot 378, Group 1, Plan 4403, N.W.D.; and Lots 76 and 77 of D.L. 378, Group 1, Plan 31775, N.W.D. (located at the southeast corner of Dewdney Trunk Road and Irvine Street.) It is proposed to revise a Land Use Contract on the property containing 19 acres more or less.

No opposition was expressed and after a few remarks by the developer;

MOVED BY ALD. GARRISON
SECONDED BY ALD. STIBBS:

That the information tabled be received for information.

CARRIED

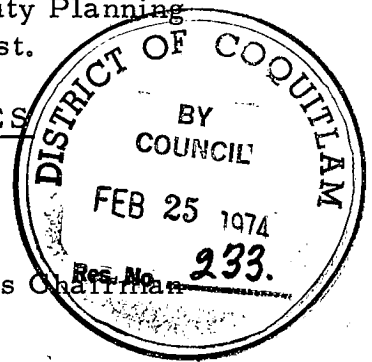
ADJOURNMENT

MOVED BY ALD. GARRISON
SECONDED BY ALD. GILMORE:

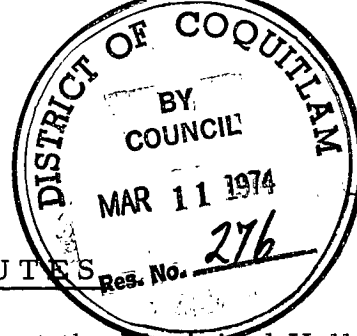
That the Public Hearing adjourn. 7.10 p. m.

CARRIED

CHAIRMAN



Thursday, February 28th, 1974,
Public Hearing - 7.30 p. m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, February 28th, 1974 at 7.30 p. m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council save Ald. Stibbs, with Mayor James L. Tonn arriving at 8.00 p. m. Also present were the Deputy Director of Planning, Mr. E. Tiessen and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, February 22nd, 1974 and Saturday, February 23rd, 1974 and, as well, copies of the Agenda of the Public Hearing were mailed to all ratepayers groups in the District of Coquitlam.

MOVED BY ALD. BEWLEY
SECONDED BY ALD. GARRISON:

That Ald. C. J. Filiatrault act as Chairman to the Public Hearing and that Mr. T. Klassen, Deputy Municipal Clerk, act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a report dated February 25th, 1974 with respect to the applications on the Agenda for the Hearing and a copy of this brief is attached hereto and forms a part of these Minutes.

ITEM # 1 - Reference No. Z 67/73

This was an application by School District #43 to rezone property located on the south side of the 1300 block Rochester Avenue to Civic Institutional (P-1).

A Mr. Fernan Proulx of 1217 Thomas Avenue objected to the rezoning on the basis that if this rezoning is allowed some homes in the area will be expropriated and this will cause a hardship on the owners of those properties because he feels they will not receive fair market value and compensation for the loss of their homes.

In answer to a question from Ald. Hofseth, Mr. Proulx explained that it would appear that at the present time at least one home will be expropriated.

A Mr. M. Gorjan of 1311 Thomas Avenue objected to the rezoning stating that there are already too many public schools in this area and as well there is a private school just across the road.

ITEM #2 - Reference No. Z 65/73

This was an application by Bosa Bros. Construction to rezone property located on the northeast corner of Sydney Avenue and Westview Street to Three Storey Medium Density Apartment Residential (RM-2) for purposes of apartment development.

Thursday, February 28th, 1974,
Public Hearing, cont'd.

There was no opposition expressed to this application.

ITEM #3 - Reference No. Z 1/74

This was an application by the District of Coquitlam to amend its Zoning By-law to create a new C-1, Local Commercial zone. There was no opposition expressed to this application.

ITEM #4 - Reference No. Z 1/74

This was an application by the District of Coquitlam to amend its C-2 Zone to allow open air activities within a C-2 zone. There was no opposition expressed to this application.

ITEM #5 - Reference No. Z 6/73

This was an application by Harbour Mart Ltd. to rezone property located at 1665 Como Lake Avenue to Local Commercial (C-1).

A Mr. Stewart of 1640 Spray Avenue expressed concern about future zoning of adjacent property at 1649 Como Lake Avenue which is owned by the applicant should Council approve this rezoning. Mr. Stewart stated that at present the owner of Harbour Mart is storing equipment and plants on the property at 1649 Como Lake Avenue and has not been forced to clear them from this residential lot.

A Mr. Mramor of 1650 Spray Avenue also expressed concern about the future zoning of 1649 Como Lake Avenue, however, he was not opposed to the outside selling of garden supplies that is now being carried on at 1665 Como Lake Avenue. Mr. Mramor requested that prior to Council approving the rezoning, they require the applicant to heighten the back fence, to improve the drainage at the back of the property to prevent the overflow of water from the applicant's premises on to private property and, as well, wished some sort of planting along the back to screen adjacent residences and allow them privacy from the activities of the store.

A Mr. Weckesser of 1641 Como Lake Avenue objected to the rezoning of the property at 1665 Como Lake Avenue to allow outdoor sales and he was of the opinion that if this rezoning was allowed, the applicant will continue to press for the rezoning of the adjacent lot in order to extend his business.

Mr. Weckesser stated that the existing dwelling at 1649 Como Lake Avenue had been allowed to deteriorate with no upkeep being done and he feels the applicant will use this as a lever to eventually pressure Council into allowing expansion of the business into this area.

A Mrs. Stuart of 1640 Spray Avenue stated that she wasn't opposed to the rezoning of 1665 Como Lake Avenue to allow outdoor sales, however, she too was very concerned that eventually the use would be extended into 1649 Como Lake Avenue.

Thursday, February 28th, 1974,
Public Hearing, cont'd.

Mr. Stuart of 1640 Spray Avenue requested screening behind the store to give privacy to adjacent residents and felt that some planting should be done by the applicant to further ensure privacy of adjacent residents.

Mr. Wheeler, the owner of Harbour Mart Ltd., stated he would be prepared to put in the extra screening and planting if rezoning is approved and informed Council that he is storing trees on the back corner of the adjacent property at 1649 Como Lake Avenue.

Ald. Hofseth inquired of Mr. Wheeler whether he was content to continue to operate the store at 1665 Como Lake Avenue under the non-conforming status or whether he would prefer to have the store properly and legally zoned. Mr. Wheeler stated that he would prefer to have the proper zoning for his operation

Ald. Bewley explained to the Public Hearing that the rezoning of this property to C-1 is an actual lowering of the zoning and is more restrictive with respect to the type of operations that can be carried out at this location.

ITEM #6 - Reference No. Z 8/74

This was an application by Hacienda Developments Ltd. to rezone property located on the east side of the 500 block Gatsbury Street to Two Family Residential (RT-1) to allow the development of a duplex.

A Mr. Bridge of 552 Marlow Street addressed the Hearing and stated that he was opposed to the rezoning on the basis that his amenities in this area have almost disappeared because of the increased population as a result of the multi-family dwellings which have been allowed in this area and he felt it was time to stop any further development of more multi-family dwellings.

The Deputy Director of Planning read to the Hearing the Planner's report with respect to this application.

Mr. Bridge further informed the Hearing that it is inevitable, in his opinion, that this whole area will eventually be developed for a multi-family building and until such time the Council makes that decision it is to his advantage that the area presently remain in a single family dwelling designation.

Mr. Bridge also stated that since Council have allowed development of apartments in this area he has lost such amenities as his view of the Fraser River and peace and quiet in the neighbourhood and he has been subjected to some harassment from residents of the apartments such as broken windows, as a result of vandals throwing rocks at his house.

Thursday, February 28th, 1974,
Public Hearing, cont'd.

A Mr. Lynn of 544 Marlow Street objected to the rezoning as well as he also had been subjected to harassment since the erection of apartments in this area and felt that the density was high enough for the present time and only single family dwellings should be allowed in that area.

A representative of the developer addressed the Hearing and stated that the existing house which had been on this property was an eyesore in the community and they have already seen fit to remove it and felt that a duplex which would be constructed would be of a high quality and would improve the character of the neighbourhood.

ITEM #7 - Reference No. Z 63/73

This was an application by LaFarge Concrete Ltd. to rezone property located on Leeder Avenue to Asphalt and Concrete Plant Industrial (M-4).

There was no opposition expressed to this application.

ITEM #8 - Reference No. Z 6/74

This was an application by the District of Coquitlam to rezone the plant site of Crown Zellerbach to General Industrial (M-1).

There was no opposition expressed to this application.

ITEM #9 - Reference No. Z 5/74

This was an application by the District of Coquitlam to amend its Zoning By-law with respect to allowing the storage of motor vehicles and equipment on lots abutting or formerly in a gravel pit use.

A Mrs. Armstrong of 1492 Pipeline Road requested a clarification as to exactly what this amendment would mean, especially with respect to her property as it was adjacent to property which would be used for such a purpose and the Deputy Director of Planning gave an explanation to Mrs. Armstrong.

Mrs. Davey stated that she has no objection to the rezoning but wished to go on record as being opposed to any diversion or pollution of streams which could arise as a result of this amendment which would allow Ralston Bulldozing Ltd. to locate and store equipment on Lot 1, Section 24, Plan 16949 on the west side of Pipeline Road between the Johnson Gravel Pit and the S & S Gravel Pit. Mrs. Davey also expressed concern that Ralston Bulldozing Ltd. be required to conform to all municipal by-laws, especially the Noise By-law.

Thursday, February 28th, 1974,
Public Hearing, cont'd.

The Deputy Director of Planning, at the request of Council, read to the Hearing the Planner's comments contained in his report of February 25th, 1974.

Mr. R. E. Boileau appeared on behalf of Ralston Bulldozing Ltd. and stated that his client would be accommodating a low bed truck, a bulldozer and a front end loader on this property and will only be doing some minor levelling in order to be able to park vehicles.

Mr. Boileau stated that his client will not divert any streams and will not store any derelict equipment on the property.

ITEM #10 - Reference No. Z 30/73

This was an application by the District of Coquitlam to amend its Zoning By-law with respect to parking requirements.

There was no opposition expressed to this application.

ITEM #11 - Reference No. Z 70/73

This was an application by Greyfriars Realty Ltd. to rezone property located on the northeast corner of Custer Court and Como Lake Avenue to allow for development of a duplex.

There was no opposition expressed to this application.

ITEM #12 - Reference No. Z 64/73

This was an application by B. C. Telephone Co. to rezone their property located at 701 Blue Mountain Street to Civic Institutional (P-1).

A Mr. Gill of 707 Blue Mountain Street expressed concern about the eventual expansion of this building as it would cut off the drainage of the homes in this area and he felt that some guarantees should be given as a solution to this problem prior to construction being allowed to commence.

A Mr. K. B. Reid of 710 Blue Mountain Street read a letter to the Hearing from a Mr. L. R. Mortison of 706 Blue Mountain Street objecting to the proposed rezoning and a copy of that letter is attached hereto and forms a part of these Minutes.

Mr. Reid stated that he agreed with the points raised by Mr. Mortison with the exception of the matter of parking during the day time by company employees which he felt was not a great problem as far as he was concerned.

Mr. Gill addressed the Hearing again and stated that he too was very concerned with the parking as well as with the generator situated within the building which starts up quite often during the evening hours and causes a nuisance because of the noise created.

Thursday, February 28th, 1974,
Public Hearing, cont'd.

Mr. Sherry of the B.C. Telephone Company stated that the generator cuts in whenever there is a power failure in the area and on some occasions the generator is started up in the day time for testing purposes.

On the matter of parking, Mr. Sherry stated that they have approximately 13 employees who work at this location with about 10 vehicles ordinarily being parked in the vicinity at any one time. He stated that he would see to it that the employees parked in the parking space provided in future.

Mr. Kirkham of McCarter, Nairne and Partners, speaking on behalf of B.C. Telephone, stated that he feels the drainage problem mentioned by Mr. Gill earlier could be solved prior to the addition being placed on the building and did not see this as a great stumbling block.

Mr. Sherry was asked by Ald. Gilmore whether the B.C. Telephone Company still wished to proceed with the proposed addition as Council indicated there was little likelihood of further expansion in 1985 and Mr. Sherry stated that this addition is needed at this time and they would proceed.

The Mayor inquired of Mr. Sherry whether this addition would allow the expansion of the free calling area for the 936, 939 and 937 exchanges and Mr. Sherry stated effective the date of the new directory for 1975 free calling will be expanded for these exchanges, however, this would not come about as a result of the addition to this building.

ADJOURNMENT

MOVED BY ALD. HOFSETH
SECONDED BY ALD. BEWLEY:

That the Public Hearing Adjourn. 9.00 p.m.

CARRIED

CHAIRMAN

February 25, 1974

BRIEF TO PUBLIC HEARING FROM PLANNING DEPARTMENT
FEBRUARY 28, 1974

ITEM #1

Z-67-73 - The main concern of the Planning Department in its initial comments on this application was the small size of the school site being about 3.5 acres compared to the usual site standard of 15 acres for junior secondary schools. Another concern was that this should be a joint design initiative between the School Board and our Parks and Recreation Department. On January 2, 1974, the Design Committee reviewed the preliminary plans presented and had the following concerns:

1. Some textural relief and variety in the building surface is required to avoid the monolithic appearance of Charles Best School, and the Committee would like further information regarding the details of exterior finish.
2. The proposed siting places the school very close to the three houses remaining on Rochester Avenue, and the Committee suggests that it would be desirable to integrate these three properties into the school site.
3. Pedestrian access from Rochester Avenue at the north-west corner of the site should be provided.

On January 2, 1974, the Advisory Planning Commission passed Resolution No. 2765 which was as follows:

"That the Commission recommend that Council refer application Z-67-73 to Public Hearing, noting that the Commission endorses the suggestions made by the Design Committee relative to this project on January 2, with the exception of the suggestion that extra lots fronting on Rochester Avenue be acquired as part of the site."

We are advised that the School Board has limitations of funding additional land to the school site at the present time, but that further monies will be placed in their next referendum in this regard. We are also advised that this building will be very compact and be a three-storey school, and the number of pupils attending would be 350-400.

February 25, 1974

Z-67-73 cont'd

Acquisition of further private lands to the south and west would yield a school site of 7 to 8 acres in the longer term. For a playing field of adequate size, there has to be overlapping development onto Rochester Park. I would note that the Design Committee comments will be reviewed further by the Project Architect, as undertaken in a letter dated January 10, 1974 from Mr. R.C. Smith, Secretary-Treasurer of the School Board.

ITEM #2

Z-65-73 - Our preliminary report dated December 11, 1973 indicated that this was the last of four sites on the east side of Westview Street between Austin Avenue and Dansey Avenue, and other than detailed requirements for lane and road dedications, there were no particular problems with the application, and it should go forward with dispatch. The Design Committee, on January 23, 1974, found the design plans acceptable for preliminary purposes. The Committee went on to say that the character of the building was appealing and they would like to see the design concept pursued, but they did note that the coloured perspective shows grades which may not reflect the site under consideration. The plans show well designed corridors and the fire wall appears to be satisfactory. The Committee suggested that a projecting roof overhanging soffit would improve the appearance of the building in the areas where it has a flat roof. They asked that a children's play area be included and detailed landscape plans be reviewed at the next stage. On February 6, 1974, by Resolution No. 2773, the Advisory Planning Commission recommended that Council refer this application to Public Hearing since the site was surrounded by existing apartment developments.

ITEM #3

Z-1-74 - This amendment was brought about by Resolution No. 2772 of the Advisory Planning Commission. I would note that there should be a correction under Clause 4 that should refer to a

February 25, 1974

Z-1-74 cont'd

building for a permitted commercial use rather than residential use. The C-1 zone gives the opportunity to Council to zone corner grocery stores at convenient locations within residential areas. It provides for closer control over the range of uses allowed since the C-2 zone is much broader. On the other hand, the amendments do allow for the outdoor display and sale of garden supplies which is not allowed in the C-2 zone. C-1 zoning is intended to be applied under Item 5 at the Public Hearing.

ITEM #4

Z-1-74 - Resolution No. 2772 of the Advisory Planning Commission recommended that certain exceptions be made in the general prohibition of outdoor commercial uses in the C-2 zone. Council will recall dealing with the retail sale of Christmas trees and the need for an amendment to regularize past procedures. We also have included a clause to cover carnival rides and promotional activities in shopping centres, as requested by Council last year.

ITEM #5

Z-6-73 - This application applies C-1 zoning to the property at 1665 Como Lake Avenue. On January 31, 1973 a letter was sent to the Advisory Planning Commission with a 700 name petition indicating that the signers of that petition had no objection to the garden shop operation. The recommendation of the Advisory Planning Commission in regard to this matter was endorsed by Council on February 26, 1973, such that the rezoning of Lot 67 next door be declined for commercial use, and that C-1 zoning be applied to Lot 68 with the application removed from the table when the new C-1 regulations were brought forward. The matter was brought forward in a report dated January 4, 1974 to the Advisory Planning Commission, and the Commission on February 6, 1974 passed Resolution No. 2772 which indicated that Council should refer to Public Hearing the rezoning to C-1 of the corner store at 1665 Como Lake Avenue, thus allowing outdoor sale of garden supplies.

February 25, 1974

ITEM #6

Z-8-74 - On January 29 I reported to Council that this application had been related to the criteria used in reviewing duplex developments. I also indicated I would be seeking amended plans to indicate the external appearance of the duplex for detail and the use of the basement area. These plans were received on February 11, 1974. I can advise as follows:

1. The proposed lot is over 8,000 square feet in area.
2. Access is proposed from the lane to the north and not off Gatensbury since this is a collector street.
3. Municipal water and sanitary sewer services are available, and other services have been arranged as part of a subdivision approval creating this parcel.
4. Specific plans have been provided indicating a duplex of sufficient standard to be in keeping with general housing in the area.
5. There are no other duplexes within 600 feet along the same side of Gatensbury Street.

I would note that because of the general concern with duplex plans, I am not recommending referral back for fourth reading and final adoption of rezoning applications for duplexes until such time as a building permit has been applied for on the basis of plans which are in agreement with those presented at Public Hearings.

ITEM #7

Z-63-73 - This application is simply to allow stockpiling over and above the height of 7 feet, set under the M-1 zone. I would note that the Design Committee reviewed the plans on December 12 and found them acceptable, indicating its appreciation of the retention of the 100 foot strip of trees around the development. On December 19, 1973, the Advisory Planning Commission recommended, under Resolution No. 2756, "that the south portion of the land being discussed be recommended to Council for referral to Public Hearing for M-4 zoning, leaving the northern portion in its present M-1 zoning". This was subsequently endorsed by Council and is the basis of the by-law at this Public Hearing.

February 25, 1974

ITEM #8

Z-6-74 - This application was recommended by the Planning Department as a result of being made aware of the Supplementary Letters Patent involving the amalgamation of the District of Coquitlam with the former District of Fraser Mills. The Plant Site designation has been removed in the Supplementary Letters Patent such that all of the municipal by-laws are effective within the designated Plant Site. It therefore seemed reasonable to remove the Special Plant Site zoning which made obvious the different nature of by-law regulations in this area.

ITEM #9

Z-5-74 - This amendment was requested by Council because of an approach by the agent for Ralston Bulldozing Ltd. to locate on Lot 1, Sec. 24, WCM, Pl. 16949 on the west side of Pipeline Road between the Johnson Gravel Pit and the S & S Gravel Pit. The Planning Department recommended against this addition since it could lead to industrial storage uses in rural areas. It was felt that this type of use would be basically incompatible with recreation in residential uses in proximity. We were also first advised that the Official Regional Plan would not permit this by-law to be passed, but I have since contacted Mr. R. Hankin of the GVRD Planning Department, and he indicated that the amendment itself is not of regional significance.

One change which was suggested at the Council meeting on January 21 was that an addition be made such that the use "shall not include the storage of derelict motor vehicles, scrap or junk". This matter has been discussed with the Deputy Municipal Clerk and the wording can be inserted prior to the by-law being placed before Council. This is a most important addition to the by-law to avoid the establishment of junk yards in former gravel pits.

February 25, 1974

ITEM #10

Z-30-73 - This matter was before Council at the December, 1973 Public Hearing. The wording of Clause (iii) has been amended to give more flexibility as to the location of raised sidewalks and curb planters in large parking lots or in parking accessory to a planned shopping centre. The evidence presented to the Public Hearing in December from Mr. Andrews of Adirondack Properties Ltd., representing the Westwood Mall interests, indicated that the requirements of a sidewalk or planter area now being separated by more than two maneuvering aisles and off-street parking spaces adjacent thereto was too inflexible in terms of off-street parking area design. The revised wording was acceptable to Mr. Andrews and to Council in its review in January.

ITEM #11

Z-70-73 - This application is for a duplex development and all criteria are met. The building plans are available for review at the Hearing.

ITEM #12

Z-64-73 - This application is for a public service use on property at Smith Avenue and Blue Mountain Street. When we reported to Council on December 10, we indicated that the main consideration with regard to development was the height and the mass of the development in view of the adjoining area being one-family residential character. The proposal is for an addition to the existing building in 1974 and a further addition in approximately 10 years. In fact, the Planning Department had written to the applicants in November that we would not oppose the application to rezone the parcel to P-1, but we would be opposed to the proposed addition of a second phase beyond 1984 which would make the building more than 43 feet high.

On December 12, 1973, the Design Committee reviewed the application in terms of the addition to the rear of the existing structure, with the revised exterior for the existing building but not a second storey. Their comments were then as follows:

February 25, 1974

Z-64-73 cont'd

"The Committee finds the proposed exterior, with its use of cedar and tones of brown, proper for this residential area, and the proposal to berm a very good one, since it lowers the profile of the building.

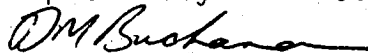
The Committee is concerned, however, that the Zoning By-law might allow the addition of a second storey to the proposed building which would be in conflict with the residential character of the area due to the sheer mass of a two-storey building which may reach a height of some 45 feet from the existing grade. The Committee would like to suggest that the applicant consider the feasibility of excavating the proposed addition, with a view to placing an addition in some 10 years' time which would not exceed the 27 foot height now in existence."

On December 19, the Advisory Planning Commission reviewed the application, indicating "that with some reluctance the Commission recommend referral of this rezoning to Public Hearing so that the contemplated expansion can go ahead at this time..." The resolution went on to stress the matter of the future development of the building, and this was endorsed by Council so that the Council Resolution passed on January 14 stated the following:

"That this application be referred to Public Hearing so that the contemplated expansion can go ahead at this time, stressing the importance of improving this facility in terms of the building itself, the adjacent lands and the streets around, but it should be firmly stated that no contemplation of any further expansion in the future beyond that proposed at the present time should be made by the applicant, this recommendation being subject to a further Design Committee review to determine whether this building can be made more compatible to adjoining residences."

I would further note that the question of the height limitation in the P-1 zone is being dealt with by By-law No. 311, with reference to establishing the P-4 zone under file Z-57-73. If this by-law proceeds, then there will be a by-law limitation on height which would restrict the second storey. If that by-law does not proceed, consideration will have to be given to introducing that regulation as part of a general housekeeping amendment package to avoid not having the control in the future if B.C. Telephone Company came forward with application for a further addition.

Respectfully submitted,


D.M. Buchanan,
Planning Director

DMB/ci

706 Blue Mountain Street,
Coquitlam, B.C. V3J 4S2
February 23rd, 1974

Mr. T. Klassen,
Deputy Municipal Clerk,
District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C.

Dear Sir:

Re: Item #12 - Reference No. Z 64/73
Application for Rezoning of 701 Blue
Mountain Street from "One Family
Residential (RS-1)" to "Civic Insti-
tutional (P-1)".

Due to occupational requirements the undersigned is unable to attend the forthcoming hearing on this matter scheduled for 7:30 P.M. on Thursday February 28th, 1974, of which I was notified by your office.

I would therefore like to comment via this letter as an individual resident in the immediate area concerned.

The writer would have no objection whatever to the success of the captionally noted Rezoning application, provided that, such rezoning would not in any way permit the future expansion of the present building structure now located at that site.

If, on the other hand, future expansion is basically the reasoning for the Rezoning application then the writer would completely reject the approval of any such Rezoning move. This objection is based upon the following points, just to outline a few:

1. The area concerned is totally residential.
2. The structure currently situated on this site, although of good design and appearance and well kept, is actually more than sufficient in size for this type of residentially zoned area.
3. The current motor-vehicle traffic both to and from the present structure is comparable to many commercial enterprises.
4. Although there is a large parking lot area at the rear of the present site, on many occasions, both day and night, many employees are not utilizing their parking facilities and instead park their private vehicles in front of private residences on Blue Mountain Street thereby making it impossible for the resident to park in front of his own home.
5. On numerous occasions during the daytime periods up to four company vehicles have been parked in front of the same residences. These occurrences involve large trucks, giraffe trucks, small service trucks and passenger vehicles with a parking duration anywhere between one-half hour and several hours.
5. During the night period as well as the day time, an emergency generating plant cuts in. Although muffled as well as it would seem possible, this unit is an annoyance and is directly across the street from the writer's residence.

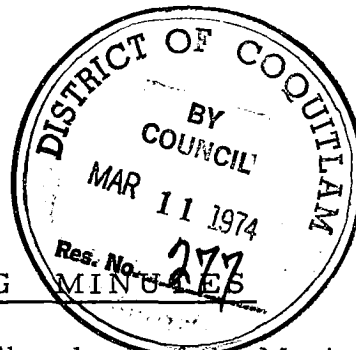
The above points, as stated to name a few, outline the current situation that we as residents in a residential area are faced with. The current situation can be, with effort, tolerable however, any expansion of this structure in future would certainly, in addition to making the building an eyesore, compound points 2 to 5 beyond all consideration and tolerance for any residential area.

For your information and consideration in adjudication,


L. R. Mortison

Copies to: F. Kublick
K. Reid

Thursday, March 7th, 1974,
Public Hearing - 7.30 p.m.



PUBLIC HEARING

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, March 7th, 1974 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending b - laws.

Present were all Members of Council. Also present were the Planning Director, Mr. D. Buchanan; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, March 1st and Saturday, March 2nd and copies of the Agenda of the Public Hearing were mailed to all ratepayers groups in the District of Coquitlam.

MOVED BY ALD. BEWLEY
SECONDED BY ALD. FILIATRAULT:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and Mr. T. Klassen, Deputy Municipal Clerk, act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated March 4th, 1974 and a copy of this brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 66/73

This was an application by Mr. H. Hill and Mr. T. Shmyr to rezone property situated at 959, 963, 1003 and 1007 Howie Avenue to Three Storey Medium Density Apartment Residential (RM-2) for development of 26 one-bedroom strata title apartments in a three storey building.

There was no opposition expressed to this application.

ADJOURNMENT

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. STIBBS:

That the Public Hearing adjourn. 7.35 p.m.

CARRIED

CHAIRMAN

March 4, 1974

BRIEF TO PUBLIC HEARING - MARCH 7, 1974 FROM PLANNING DEPARTMENT

ITEM 1 - Z-66-73

The Planning Department reported to Council on this application on December 11, 1973 and indicated that the proposal was compatible with the Community Plan policy of designating this area for apartment development. Our report also noted that the site took in the remainder of the block on the north side of Howie Avenue west of Nelson Street. The Design Committee reviewed the application on December 12 and noted that the application did not include landscape plans which were considered very important to the development. The applicant was also urged to give serious consideration to the retention of any mature trees on the site in preparing a landscape scheme. The Committee was concerned with the "unimaginative treatment of this project and questioned the appropriateness of the facade for this area". On December 19, 1973 the Advisory Planning Commission moved Resolution 2759 which recommended that the application be referred to Public Hearing, noting the Design Committee's reservation on the proposal. On February 13, 1974 the Design Committee looked at the preliminary plans again and specifically the landscaping plans which had now been prepared. These plans were found acceptable, but the applicant was requested to consider the installation of a children's play area on the east side of the project, and providing open space for patio areas on the north-east and north-west corners of the building. On January 14, 1974 the Council had referred the application to Public Hearing. The detailed design questions will be reviewed at the time of the building permit application if the project does receive preliminary approval by way of three by-law readings to the rezoning.

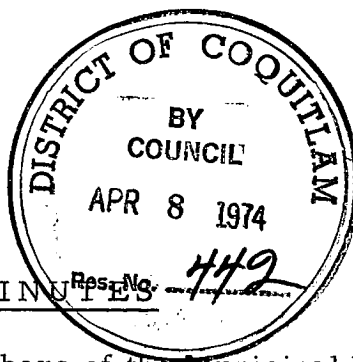
Respectfully submitted,



D.M. Buchanan,
Planning Director

DMB/ci

Thursday, March 28th, 1974,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, March 28th, 1974 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were Ald. Bewley, Ald. Filiatrault, Ald. Garrison. Also present were the Planning Director and the Municipal Clerk.

The meeting was informed that all advertising and notifying by letter had taken place.

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. GARRISON:

That Ald. Bewley act as Chairman to the Public and the Municipal Clerk act as Secretary to the Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a written brief to the Public Hearing dated March 25th, 1974 and a copy of this brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 64/73

This was an application by B. C. Telephone to rezone property located at 701 Blue Mountain Street from One Family Residential (RS-1) to Civic Institutional (P-1).

Mr. Don Pullinger, 707 Colinet Street, stated that he agreed that the addition would better the telephone service but under three points he would have to oppose the rezoning:

1. An increase in traffic.
2. More noise.
3. It would be ugly in appearance because of its incompatibility with the present use.

We, in this neighbourhood, bought our property protected by a Zoning By-law and we just cannot see how this will improve our investments and my feeling is that we should force them to move from this present location.

Mr. Tim Payne, 701 MacIntosh Street stated that he wanted to thank Council for giving the matter a second hearing which is very commendable but that he had four points against this rezoning:

1. It is unfortunate that the B.C. Telephone Company was permitted to locate in this present area because of its detrimental effect upon the community.
2. It is not considered in any sense an asset to this area either now or in its proposed state.
3. It is unfortunate that the area was allowed to be developed residential if the area was considered commercial.
4. Would Council be prepared to stop the rezoning at the present time?

Thursday, March 28th, 1974,
Public Hearing cont'd.

I have no personal axe to grind - I moved from Burnaby and finally chose Coquitlam and the present site and I want protection for my investment.

Doug Carey, 705 MacIntosh Street - I feel the same as those who have spoken before me and although I have not had a notice I think that we have spent sufficient money to ask Council to restrict the coming in to this residential area of such a proposal as it is wrong.

Mr. Howard, 715 Colinet Street, asked that we refer to the news release this week of B.C. Tel asking for increased rates to raise \$15,000,000 which will give an 8.52% on their investment. Maybe at this stage they should be asked to relocate.

Mr. Gill, 707 Blue Mountain Street, stated that he was at the first meeting and believed that the Council had taken his stand in the wrong light. I am north of the building and it would cut off my sunlight and I am against it.

Mr. Leidl of 924 Runnymede Avenue, stated that he had moved from Ottawa and chose a home in Coquitlam and would not like to see his investment destroyed such as it would have been in the mish-mash situation in the Municipality to the south of us. Coquitlam would do well to restrict development of this nature in this area. As to the rezoning, I object to the proposals.

Russell Andrusack, 717 Colinet Street, stated that he wanted to stay in a residential area and was against this proposal by B.C. Tel. We pay enough taxes and Council should be considerate and concerned. He pointed to the gas station at the corner of Como Lake Avenue and Blue Mountain Street as an encroachment upon the neighbourhood.

At this time Ald. Bewley explained the absence from the meeting of certain Members of Council who were on other business for the Municipality and that they would rely upon the tape recorder and the Minutes taken by the Secretary and would invite those who wish to make their position clear to now speak up.

Mr. Payne then spoke again and referred to another matter (truck route) and how in the dealings with Council he was sure they did not hear what the people had to say. Again, this Council could pass on and another Council could change whatever regulations are adopted, controlling the B.C. Tel. I have been here for four months and have been told that this company has applied time and again to amend the regulations and as far as I am concerned, this is Coquitlam and we want it to remain as it is.

One ratepayer inquired of the definition of P-1 and whether the 40' up is limited to towers.

Mr. Buchanan answered this question, outlining the permitted uses, and would remind the meeting that the B.C. Tel had only applied once, a year ago, to the Board of Variance, and then last month on the same matter.

Thursday, March 28th, 1974,
Public Hearing Minutes, cont'd.

Mr. Don Pullinger asked B.C. Tel, who have professional representatives, if they are taking into consideration that these gathered here tonight are not public speakers and would like to have that taken into consideration when they make their brief.

Mr. Carey then asked how people were notified and this was replied to by the Chairman and the Municipal Clerk as to the coverage of the area involved.

Mr. Chapman of 716 Colinet Street stated that the present building caused some problems in certain areas and what is proposed would be worse and asked Council if they would consider requiring the building to appear like a house and that the need of letting the residents pick the type of exterior.

A resident of 689 Colinet Street asked if the Council could close their eyes and imagine if this building that is proposed was built in their area and what their reaction would be.

Mr. Howard then spoke again stating that he disagreed that it is a building and not the zoning and would they like to have the building in the area they live in.

Mr. McSorley, 691 Colinet Street, stated that they moved to the area from an industrial area and were very surprised to know that Council were considering the rezoning permitting a higher building when the people living in the vicinity have definitely stated they do not want to live in the area where such alterations are permitted.

Another gentleman inquired whether towers will be built above the 40' maximum and Mr. Buchanan stated that towers are above this and are not included in the 40'. The gentleman then stated that he more strongly felt against the proposition. Mr. Buchanan stated that the agreement that would have to be signed for the change would be a control that the Council would have on the matter.

Mr. Chapman then spoke again and stated that he was not for any part of it. It will continue to enlarge in the future and I am for getting it out of the area once and for all.

A resident of 703 MacIntosh Street stated that he was opposed and would ask Council to shut it down entirely. I think it would look terrible, he stated.

Another party at 790 Blue Mountain Street stated that he never heard before of the application and considers it a very ugly thing and I join with the others in stating let's reject it in a residential area.

Mr. Payne referred the people to Kingsway and Boundary Road and its ugly condition and Mrs. Sinclair stated that she was totally opposed to the structure as it is recommended.

There being no further opposition, B.C. Telephone Company were then asked to bring their brief in favour of the rezoning.

Thursday, March 28th, 1974,
Public Hearing Minutes, cont'd.

Mr. Ralph Cole, Architect for B.C. Tel, addressed the Hearing and stated that he had prepared statements of facts which would contradict some of the misinformation that has been given thus far.

As architects for the project, we have brought with us tonight the perspective along with two flats to illustrate the level of the building, the combined site and the basement floor plan and the direction of the extension of the building is towards Colinet and we consider no great demands on services in this area due to the construction. In a plan for rezoning of this site, we have taken the advice of staff and we have endeavoured to meet the area needs. The building plans, including the basement, show functional requirements within the building to house the elements. Particularly, the perspective illustrates the material that is to be used, colour, building forms and tree cover. These have been reviewed by your Planning Department, Design Panel and Advisory Planning Commission and recommended that this application be referred to Public Hearing so that the contemplated expansion can go ahead at this time. They, the departments themselves, stress the importance of improving the existing building and the adjacent lands and surrounding streets and also the elimination of undesirable side effects. To accomplish this we have kept the exterior materials in sympathy with the general residential character of the surrounding community. Wood has been selected for the exterior and for accent to the existing building and with colour we have tied the building together. The height and size of the building has been minimized provisionally by the use of earth banks and landscaping in the form of ground cover and trees. The parking area provided is masked in a screened area on-site and has limited access. The project will fit into the natural landscaping. The rezoning is for this site only, it is not for the whole block or the area involved. If this extension is allowed to this exchange, it will be a full capacity and it will be impossible to increase the size of this exchange, it would have to be located elsewhere.

This idea of the P-1 zoning allows for 40' in height which at present is 27' and the new part will be a total of 23' addition and not higher while the plant will be 40' and the two will be level and the fear of the gentleman referring to Kingsway and Broadway, this is a microwave tower and will not be anticipated here. Mr. Buchanan has referred to the restrictions by Council on the matter.

This covers what I had prepared to say and I am prepared to turn this over to B.C. Tel representatives or to answer any questions that may be asked.

Mr. Sinclair then asked would one storey in 1984 still be contemplated. Mr. Cole referred this to the B.C. Tel representative to answer while Mr. Buchanan, Planning Director, stated that this was not granted by the Design Committee when it was originally brought forward but is the question of one storey addition and again Mr. Sinclair asked if the Council could tell how many more people it would accommodate and the architect replied none.

Thursday, March 28th, 1974,
Public Hearing Minutes, cont'd.

Mr. Ron Watson, District Manager of B.C. Tel for this area, answered questions presented in three points:

1. Expansion was going to be needed by 1984 whether this was enlarged or not but that by 1976 if this was not allowed, they would be curtailing services and he pointed out that previous plans that had gone before the Advisory Planning Commission had been changed and they had taken steps to locate the extension out of this area.
2. B.C. Telephone would give a commitment not to build a tower.
3. 8 - 10 people would be required to operate this electronic complex with 7,400 lines by February 1976 and the extension would take six months to build and if we are not able to proceed we will not be able to give the services by 1976. In the meantime we would be using every available space until such time as the new site is developed and tied in by conversion with this present site at \$2,000,000 per mile.

Questions were asked from the floor. In 1981 what happens then? Mr. Watson replied that the answer would be a move to Westwood Mall, the building to be completed by 1978 for operation in 1981.

Sometimes it bothers me as to why your company is always just trying to meet a crisis. What assurance have we now that if we let you put your house in order and move, that another crisis will not be forthcoming? Mr. Watson answered that a long range planning Department does nothing but plan these moves and this present move was started more than a year ago.

Question - I doubt - was not the Kingway and Boundary Road exchange just a transfer exchange and a promise was given not to build a tower? I still doubt your company, plans are subject to changes and I think B.C. Tel should be stopped. I doubt their credibility.

No other questions were asked.

One of the ratepayers stated that we are dealing with a very emotional situation, we all must realize our property is residential and we are being encroached upon by this company and I feel that the area should remain single family residential.

Mr. Cole stated that is what the purpose of the meeting was, to determine whether the rezoning should take place or not. There being no further remarks, the Chair stated that a week from this Monday, April 8th is expected to have the Minutes of the meeting and by-laws before Council for consideration.

There were no further questions.

Thursday, March 28th, 1974,
Public Hearing Minutes, cont'd.

ITEM #2 - Reference No. Z 55/73

This was an application to rezone property situated at 505 and 509 Ebert Avenue and 633 North Road from One Family Residential (RS-1) to Three Storey Medium Density Apartment Residential (RM-2). The Planner explained this application and its history.

There was no opposition.

ITEM #3 - Reference No. Z 10/74

This was an application to rezone property situated at 488 Mundy Street from One Family Residential (RS-1) to Two Family Residential (RM-2) to allow for the development of a duplex.

Mr. Buchanan explained the application with plans of the proposed area.

Mr. Ronald Sowerby, owning property at 490 Mundy Street, was of the understanding that Mundy Street would be an arterial highway. This was answered by Mr. Buchanan when he stated that it is a collector street. Mr. Sowerby stated that he discussed the building of a duplex but because of the reply he did not continue his application and this development would keep me from proceeding now.

The owner stated that if no rear access other than Mundy Street for the duplex lot, it could not qualify and therefore the previous gentleman's remarks would indicate his property does not qualify.

The Chairman then stated that your remarks are well taken but the duplex criteria is that it must have this access and that a duplex cannot be closer than 600 feet.

There were no further questions.

ADJOURNMENT

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn. 8.45 p. m.

CARRIED

CHAIRMAN

March 25, 1974

BRIEF TO PUBLIC HEARING - MARCH 28, 1974 FROM PLANNING DEPARTMENT

ITEM #1 - Z-64-73

We presented the information in regard to this development at the Public Hearing of February 28, 1974. I can further advise that By-law No. 311 has been given final approval, which sets a 40 foot height limitation in the P-1 zone, and therefore would preclude the later addition proposed in about ten years' time. I would repeat the Council resolution passed on January 14 which originally referred this application to Public Hearing:

"That this application be referred to Public Hearing so that the contemplated expansion can go ahead at this time, stressing the importance of improving this facility in terms of building itself, the adjacent lands and the streets around, but it should be firmly stated that no contemplation of any further expansion in the future beyond that proposed at the present time should be made by the applicant, this recommendation being subject to a further Design Committee review to determine whether this building could be made more compatible to adjoining residences."

ITEM #2 - Z-55-73

This application was considered at a Public Hearing on November 29, 1973. I can comment as follows on the status of the application at that time:

1. The Planning Department indicated that the application was in keeping with the Community Plan proposals for the area, subject to negotiations with adjacent owners on road closing. Mr. Killingsworth, who is the principal of Burquitlam Mortuary to the south, indicated that it is best to leave the road completely open at this time and to sort out road closure in the future. I would suggest that we obtain a consent from D.P. Investments Holdings Ltd. to the future closure of this road. Also, the design of the apartment should allow for the future road closure, as far as access arrangements, etc. are concerned.
2. The Design Committee found the design acceptable, with one objection to the treatment of the inner court area. However, the Project Architect gave the Design Committee information on this proposal, and the Committee agreed to review the matter further at the time of building permit application. I will report on changes to the plans below.

ITEM #2 - Z-55-73 cont'd

3. The Advisory Planning Commission recommended that the application proceed to Public Hearing, at their meeting of November 7, 1973.

On February 26, 1974, Council and the Advisory Planning Commission jointly agreed to consider adult-oriented apartments in the apartment area along North Road, including this particular site. On March 11, this application was referred again to Public Hearing. A letter dated March 5 from D.P. Investments Ltd. informed us as follows:

- a) The children's play area has been deleted since this is to be an adults only project.
- b) Six two-bedroom homes in the project have been converted into one-bedroom homes with den and fireplace.
- c) The design of the balcony railings has been changed from aluminum to stained wood in order to enhance the exterior design.

Planning Department staff have reviewed the plans and have found several minor problems with regard to by-law matters, but none of such a fundamental nature that they could not be worked out at the time of building permit application.

I would note that Mr. Denier, in his letter of March 5, indicated that he was authorized to enter into an agreement with the Municipality if necessary to ensure that sales of the homes in the project would be to adults only without children.

In closing, the Planning Department, in its brief to the Apartment Density Committee Public Meeting, indicated strongly that the present apartment areas should be maintained and new apartment developments permitted in them. We also indicated that while we would not entirely eliminate families from these areas, we felt that the emphasis in the area should be on housing for families without young children. We also indicated that provision of municipal parkland within the Burquitlam area should be concluded with dispatch and encouragement given to other recreational and child care facilities. More importantly, we noted that with housing cost trends, higher density housing appears even more necessary as one part of the total approach to ameliorating the

ITEM #2 - Z-55-73 cont'd

cost of housing. It is considered a responsible approach to allow further apartment construction on this basis. We also feel that there should be a mix of people in a project such as this, with a certain percentage of units accommodating low income households. It is a question of building on the basis of the present apartment plan, but with more social sensitivity.

ITEM #3 - Z-10-74

I review this duplex application as follows:

1. The application covers the south half of a lot which has an area of approximately 16,000 square feet.
2. Access will be from the lane which is to the south-west of the lot and not from Mundy Street which is deemed a collector street.
3. Municipal water supply and sanitary services are available to this property.
4. The proposed two-storey building is quite different from that found generally along the west side of Mundy Street in this area, and there is at least the question of compatibility with the neighbourhood.
5. There are no other duplexes on Mundy Street for a distance of 600 feet from the proposed site.

A question which might be raised at the Public Hearing is in regard to the compatibility of this proposed two-storey duplex' in this particular area.

Respectfully submitted,

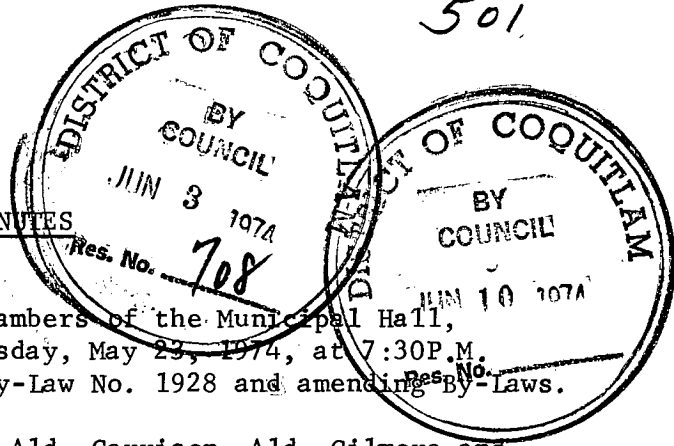


D.M. Buchanan
Planning Director

DMB/ci

Thursday, May 23, 1974
Public Hearing - 7:30P.M.

PUBLIC HEARING MINUTES



A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Ave., Coquitlam, B.C. on Thursday, May 23, 1974, at 7:30P.M. to deal with applications to amend Zoning By-Law No. 1928 and amending By-Laws.

Present were Ald. Bewley, Ald. Filiatrault, Ald. Garrison, Ald. Gilmore and Ald. Stibbs. Also present were the Municipal Clerk and Deputy Planning Director.

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. STIBBS

That Ald. Bewley act as Chairman to the Public and the Municipal Clerk act as Secretary to the Hearing.

CARRIED.

The meeting being a postponed meeting of April 25, 1974, due to the postal strike, making it impossible to notify the parties concerned until this evening and that all notices had been published.

The Chairman then stated that the operation of the Hearing would be to not sit as a Council but as a semi-judicial body to hear and to make note of objections against and remarks in favour of the projects so advertised to be dealt with this evening, at which time he recognized the Planning Dept. and their brief on the Public Hearing which was attached to the minutes as having been referred to following the reading of each item.

ITEM #1 - Reference No. Z 4/74

Clause 1 - Lots 5, 6, 7, 8, 9 and 10 of Block 7 of D.L. 381, Plan 2269, N.W.D.

From One Family Residential (RS-1) to Neighbourhood Commercial (C-2).

(Property located on the northwest corner of Lougheed Highway and Christmas Way.)

There was no opposition.

ITEM #2 - Reference No. Z 14/74

Clause 1 - Lot 58 of D.L. 381, Group 1, Plan 40956, N.W.D.

From One Family Residential (RS-1) to Two Family Residential (RT-1).

(Property located at 1013 Irvine Street.)

There was no opposition.

ITEM #3 - Reference No. Z 17/74

Clause 1 - The property shown as shaded on the map be rezoned to One Family Residential (RS-1).

The Chairman expressed his opinion as to the deletion of 8 lots that are included in this shaded area, subject to rezoning, and Mr. Tieseen stated that there was a list of lots in connection with Item #3 that he would supply the Clerk's Dept. in the preparation of the By-Law which are in existence or recognized as should be deleted.

Mrs. Dion, 704 Delestre, ~~1111 Brunette Ave.~~ stated that she had a legal suite granted four years ago, and it was confirmed that this property was included in the deletion.

Mr. Hagel, 1520 Winslow Ave., recommended that the rezoning remain as is, as there was a bad need for housing and most of the area surrounding was undeveloped.

Thursday, May 23, 1974
Public Hearing - cont'd.

Mr. Al Mennear, 717 Edgar Ave., thanked Council for consideration of this area by the public, but asked that selective clearing, as was promised by Council years ago, be followed in this regard.

A lady of Gauthier Ave. remarked that her children would be competing for school space, and brought up the question of a lack of school in the area which was promised some years ago.

Mr. Bennett answered a question from Mr. Mennear regarding the filling of the ravine, stating that it was not out of the Tax Payer's money but out of the Company that he represented. Following which Mr. Mennear asked whether the culvert was paid for by the developer, and Mr. Bennett replied, no, but that negotiations had been entered into with the Municipality for same.

Mr. Mennear then asked Mr. Bennett why the Company had rushed to clear off the property by bull-dozers following Council's decision not to proceed in the program planned. Following the clearing off it sat idle for so long that it seemed ashamed.

Ald. Stibbs referred to the question before the meeting, as to whether duplexes in RS-1 or whether it will remain as RT-1 in which the Council have no control. Basic issue being that it be rezoned to RS-1 so that control may be in the hands of the Council.

A Mr. Leo Rowney stated that he felt that this meeting had condoned unlawful suites, yet opposed duplexes. Condoning by implications is something that he could not understand.

Mrs. Reid stated that she would like to see the property remain as is, so that those who purchase for the duplex avail themselves of the privilege. This is answered by Ald. Gilmore in which he stated that 800 sq. ft. was required to be eligible under the present criteria, and that a Public Hearing method was to determine the acceptance of the criteria by the neighbours and the developers wherever it may be.

Mr. Leo Rowney stated that he had checked and double checked before he invested in his property, and in Oct. 1973 he purchased the property with the intention of building a duplex and then was informed that it would be impossible, and reminded the people that the question of 50 to 90 ft. trees is a definite hazard, and its far better to landscape after then to allow such hazards to remain.

Mr. Bennett caused quite a storm between himself and Mrs. Stiglish when he referred to the Trailer Court as a mess. Mr. Al Mennear then stated what would stop once the duplex was permitted to be enlarged to a 4-plex, or some other application. Mr. Doug Reed, 750 Quadling Ave., felt that the zoning should stay as it is, while his neighbour at 709 Quadling Ave. said what is the point of questioning the zoning of 8,000 sq. ft. At this time, the Clerk read a petition of some 30 names requesting support of the proposed rezoning, from RT-1 to RS-1 Single Family.

ITEM #4 - Reference No. Z 15/74

Clause 1 - Section 602 (2) of the "District of Coquitlam Zoning By-Law No. 1928, 1971", as amended, is hereby further amended to insert the following:

"(d) 4,000 square feet in the RT-1 Zone where the building on the lot abuts an interior side lot line and is attached to the building on the adjacent lot."

Thursday, May 23, 1974
Public Hearing - cont'd.

Clause 2 - Section 603 (1) of the "District of Coquitlam Zoning By-Law No. 1928, 1971" as amended, is hereby further amended to insert the following:

"(e) in the RT-1 Zone, notwithstanding (c), may be sited abutting on an interior side lot line where attached to a building on the adjacent lot at that lot line."

Upon requesting opposition, it was found that there was no one to oppose the Clauses 1 and 2 of the rezoning.

ITEM #5 - Reference No. Z 53/73

INDUSTRIAL ZONING REGULATIONS

Clause 1 - The District of Coquitlam proposes to repeal all sections of the Zoning By-Law dealing with Industrial Zones and replacing these with a complete set of new regulations. The main changes contained in the new regulations are:

1. The industrial regulations provide for commercial uses within industrial zones in defined areas rather than under the present By-Law which simply states that office and retail facilities forming part of the industrial use are permitted.
2. Industrial uses are prohibited which will discharge pollution at higher levels than permitted by the Regional and Provincial authorities and which emit noise contravening the Noise Control By-Law.
3. In the M-2 and M-3 zones, the number of uses allowed has been clearly stated rather than a list of prohibited uses being stated as is present in the existing By-Law.
4. Outdoor storage uses are carefully regulated as to height; landscape screens including fences are simply required along a street or lane or adjacent to a residential use rather than completely bounding outside storage areas, which is the present requirement.

Clause 2 - PART 2 of the "District of Coquitlam Zoning By-Law No. 1928, 1971", as amended, is hereby further amended by removing the words after "abattoirs" in the definition of "INDUSTRIAL USE", namely, "and office and retail facilities forming part of an industrial use."

Mrs. Norris then presented a brief from the Mathewson Ratepayers Association which was read as follows:

"Mr. Chairman, Gentlemen:

My name is Mrs. Norris, Speaking for Mathewson Ratepayers Assoc. representing residents in the Cape Horn and Dartmoor Highlands Area. This presentation is without prejudice.

On April 1, 1974, a memo from the planner, Mr. Buchanan, was presented to Council with regard to amending Industrial Zoning regulations.

We would like to draw your attention to several extremely bad points, both in the proposed amendment and in Mr. Buchanan's memo. First, item three from the memo - if the present example of B.C. Mack Trucks as an industry compatible with adjacent residential zoning, then many sections of the proposed By-Law are not restrictive enough.

Thursday, May 23, 1974
Public Hearing - cont'd.

The paragraph stating that new industries may be allowed into an area where existing industry is similar in character is tantamount to giving the planner a dictatorship! This will allow questionable developers carte blanche! Under no circumstances should industry be allowed, especially near or adjacent to residential property without a Public Hearing.

The proposed By-Law amendment is inadequate because of its omissions. It says nothing about a MAXIMUM weight limit for vehicles in the M3 zone. It does not prohibit the repairing of goods - such as trucks - assembled or stored on a lot in the M3 zone. It states an Industrial Zone shall exclude a use which emits noise contravening the District of Coquitlam Noise Control By-Law. We have been told that By-Law 981 could not be enforced and is no longer in effect. Do we have a Noise By-Law?

Section 802-1-d must read "in the M3 zone shall be located and operated within a building, with the doors closed."

The Section 802-2-d-ii, facilities for construction contractors is very vague, especially since no one at Municipal Hall is able to define it. It could leave the area open to extremely large equipment, not only going in and out, but being repaired at all hours. This should be deleted from M3 and relegated to M2.

One major omission is a restriction of the hours of operation. In order to ensure some quality of life, and peace and quiet for nearby residents, the hours should be 8:00A.M. to 5:00P.M.

The increase in height of buildings from 20 ft. to 30 ft. is a definite step backwards.

Inherent in the entire proposal is By-Law Enforcement. This makes a farce of the whole exercise, because in this municipality, you will not, cannot, or do not, enforce your By-Laws.

Since the only existing M3 zone is in the Cape Horn area, let us look at it. If the planner's suggestion of no public hearing is accepted, the planning department can say to the firm who is applying for an Industrial Business Park Zoning in this area "O.K., go ahead, do what you want, we don't have to have a public hearing". And the anything will go. One gets the feeling that the planning department, the Council, even the entire Municipality is being run by and for the convenience of developers, and to hell with the residents! The complaints generated by the poor corporate citizenship of Mack Trucks, Columbia Bitulithic, and to a degree, by Elliott Trucking, and the time wasted by Council trying to solve them, will be nothing compared to the howls of protest which will arise from people living on Cape Horn Ave. and Dartmoor Highlands if the current proposal goes in at the foot of Mathewson Ave.

The traffic situation at Colony Farm Road is now terrible. With the closure of more exits from Riverview due to the widening of Loughheed Highway, all hospital traffic will be forced to use this intersection. Add to that the extra traffic from residences in Dartmoor Highlands. Can you then imagine what the amount and type of traffic generated by warehousing will do?

The traffic alone is bad enough, but the noise of traffic, on top of the noise of trucks loading and unloading, banging and clanging - perhaps all night long, will completely destroy any quality of life for nearby home-owners. This area was supposed to be designated a Quiet Zone with an allowed decibel rating of 55Db at night and 65Db during the day. Unfortunately these readings are taken on the road, and the people live up on the hill and the noise carries up. Also, I would suggest that traffic noise from the Loughheed, plus the railway noise already exceeds this rating. "The Tyranny of Noise" by Robert Axel Baron, particularly chapters 3, 4 and 5, should be compulsory reading for every person in the planning department and every Alderman.

Thursday, May 23, 1974
Public Hearing - cont'd.

Finally, why must we have industry, noisy or otherwise, across from homes? All the things allowed in M3 could as well go south of the railway tracks and the Lougheed Highway.

There are other alternatives which would provide tax dollars. These are now more feasible with the introduction of Public transportation. A business park with office buildings, such as Mr. Buchanan mentioned at the Public Hearing on June 26, 1973, could include a few facilities necessary to offices. Condominiums, if they had a buffer of trees to protect them from highway noise, would be more pleasant to look down on, from the hill. A residence for senior citizens, especially if some limited facilities for shopping, a library and recreation centre were included. Some of these things would also be available for the use of the growing population in this area. There is a need for accommodation for senior citizens, and they, at least would not put a strain on the school system, nor likely generate much vehicular traffic.

Or, with all the new homes in the area, you might even consider the shopping centre which was presented to the planning department about two weeks ago.

Gentlemen, we urge you to show the voters of this community that you are responsible enough to benefit from past experience and look very closely at the suggested additions to the proposed amendments to the By-Laws. And be very aware of the dangers of denying citizens the right to be heard at a public hearing, especially when such action could result in a total loss of the right to peace and a quiet enjoyment of their homes.

Thank you."

Mr. Tiessen replied to the question of rezoning without Public Hearings stating that it was impossible to do so, and this was confirmed by the Mayor and Ald. Gilmore.

Mrs. McMichael stated that she would request Council to consider contractors facilities to be removed from the zone.

Ald. Stibbs took exception to statement (run by developers) and (By-Laws are not adhered to) and stated that this was not true.

Ald. Gilmore questioned Mrs. McMichael regarding Monson Construction and Mrs. McMichael stated it is true, that at the present there are no objections but with large pieces of equipment she would become concerned if they were permitted to extend their facilities.

ITEM #6 - Reference No. Z 21/74

Clause 1 - Lot B of Lot 1 of N $\frac{1}{2}$ of Block 14 Lot 357 Group 1, Plan 20145 N.W.D.

From One Family Residential (RS-1) to Two Family Residential (RT-1).

(Property located at 1520 Winslow Drive.)

There was no opposition.

ITEM #7 - Reference No. Z 20/74

Clause 1 - Lots 164, 165, 166, 167 of Block 2 of D.L. 356 Group 1, Plan 1714, N.W.D.

From Two Family Residential (RT-1) to Three Storey Medium - Density Apartment Residential (RM-2).

(Property located at 959, 963, 1003 and 1007 Howie Avenue.)

There was no opposition.

Thursday, May 23, 1974
Public Hearing - cont'd.

ITEM #8 - Reference No. Z 11/74

Clause 1 - The northerly 198 feet of Parcel "N" (Explanatory Plan 9195) of E $\frac{1}{2}$ of D.L. 381 Group 1 except Parcel "A" (Explanatory Plan 9628) N.W.D.

From One Family Suburban Residential (RS-2) to One Family Residential (RS-1).

(Property located at 3013 Dewdney Trunk Road.)

There was no opposition.

ITEM #9 - Reference No. Z 9/74

Clause 1 - Lot 195 of D.L. 3 Group 1, Plan 41416 N.W.D.
and
Lot 5 of Parcel "A" of Blocks 5 and 5 "A" of D.L. 3 and 108 and 45 Group 1, Plan 18021 N.W.D.

From One Family Residential (RS-1) to Three Storey Medium - Density Apartment Residential (RM-2).

Upon being presented to the Meeting there was no opposition.

ITEM #10 - Reference No. Z 19/74

Clause 1 - Lot 5 of Block B of Lot 369 Group 1, Plan 16348 N.W.D.

From One Family Residential (RS-1) to Two Family Residential (RT-1).

(Property located at 985 Gatensbury Street.)

There was no opposition.

ITEM #11 - Reference No. Z 21/73

Clause 1 - The properties shown within the areas outlined in black on the map to be zoned as shown thereon.

Clause 2 - Section 901 of the "District of Coquitlam Zoning By-Law No. 1928, 1971" as amended, is hereby further amended by adding "Assembly" as a permitted use in the P-3 Zone.

Clause 3 - Clause (1) of Section 902 of the "District of Coquitlam Zoning By-Law No. 1928, 1971" as amended is hereby repealed and the following enacted in its place and stead.

"(1) An assembly use:

(a) shall not be permitted on a lot of less than 6,000 square feet.

(b) in the P-3 zone shall be limited to recreational facilities and open space."

Clause 4 - Section 302 of the "District of Coquitlam Zoning By-Law No. 1928, 1971", as amended, is hereby amended by changing "P-3 Golf Course" to "P-3 Golf Course and Recreation".

Mr. Veen from Haversley Avenue requested the number of suites, and Mr. Gliege answered 111 suites. Mr. Veen asked the question of access to the park and parking area, this Mr. Gliege replied consists of the remainder of the three acres used for the complex as a recreational area and would be private not public, and be entered by a foot-path from the complex, not from the road or lane. Mr. Veen then asked when the Austin widening would

Thursday, May 23, 1974
Public Hearing - cont'd.

take place and Ald. Garrison then replied that he hoped to table a report by May 31st, and there would be Public Meetings in June. He was not able to give question of priority at this time.

Mr. Veen stated that he would not be so concerned if the apartments were in the apartment area, but being on the edge of same, the density would cause some concern. Others on Haversley Avenue complained of the view, would not object to a three-storey apartment but eight stories was too much.

Mr. Johns on Haversley Avenue questioned the criteria of notification and suggested that it should be amended as he did not receive a notice yet it was as visible to him as those living next to it.

Mr. Gliege assured the meeting that the park would be fenced and no access except from the complex.

Question of fire equipment and buffer was also brought up, and replied to by Ald. Bewley, the Chairman, that the fire equipment would reach the eight storey floor.

ITEM #12 - Reference No. Z 64/73

Clause 1 - Lot 1 of Lot "E" of Block "B" of Lot 365, Group 1, Plan 17101, N.W.D.

From One Family Residential (RS-1) to Civic Institutional (P-1).

(Property located at 701 Blue Mountain Street.)

Representatives of the B.C. Telephone Company were present, and Mr. Morrison, 715 Blue Mountain Street, along with Mr. Howard, 715 Colinet Street, referred back to the previous Public Hearings and quoted from a letter from the Telephone Company to Mr. Tonn of April 30th, in which they stated that they would not extend the building upward. Now they are talking about under-ground complex on the Gil property. Council reconsidered the Zoning By-Law, following which Mr. Howard read a petition.

Mr. Payne, 701 McIntosh Street, referring to the Semi-Judicial Hearing, also referred to the previous presentation and presented a new brief for Council's consideration.

Mr. Andrisack, 717 Colinet Street, brought up the question of two extra lots and the underground development which shocked him that Council would consider same. In other words, I am against this application.

Mr. Chapman, 716 Colinet, stated that he felt there were misrepresentations made by the Company and the basic program was to rezone, and now we have residential and houses being removed, which were badly needed for housing.

Mr. Doug Rich, 712 Colinet Street, stated he was against the playground, as Blue Mountain Street is too busy to permit children going to and from playgrounds.

Mr. Doug Cameron, 718 Blue Mountain Street, said he had moved out from Vancouver, away from such traffic, and now he finds with the trucks that it is just as dangerous in Blue Mountain area.

Mr. Don Bulinger, 707 Colinet Street, suggested that if they hang on long enough that they can sell their property for a hundred grand. This inferring those sold received a healthy payment.

748 Blue Mountain Street complained about the danger of a customer service being installed, and the traffic involved. Mr. Payne bringing up the question of Semi-Judicial handling of the matter in which the Chairman explained that the Semi-Judicial handling of the meeting was that following the closing of the meeting, that no applications for further input be received by Council.

Thursday, May 23, 1974
Public Hearing - cont'd.

Mr. Doug Harry, 705 McIntosh Street, asked the Council to consider why North Vancouver and West Vancouver had turned down a similar application from the B.C. Telephone.

Former Ald. Mike Butler spoke briefly and stated that he would refer the Council to the question of Blue Mountain traffic and would ask them to consider this, when considering the application.

Mr. Watson stated that they had committed themselves not to build a tower on this property, and no offices could be built underground due to danger of loss by flood and working environment although it was possible for storage of batteries and other equipment and that the growth was 10% per year and at present they have 23,000 lines. The expansion plan will carry them through to 1992, but if no expansion is permitted, 1976 would see the building fully used, including cupboards and lunchrooms.

He had considered the question of parking following the last meeting in which was indicated to them that the off-street parking was required. Mr. Watson then asked permission to use the screen with pictures and described by graphs the equipment and trunks in the program before them. Take care of the areas of the Mall and Lake City east, and other surrounding areas as the enlargement takes place.

ITEM #13 - Reference No. Z 22/74

Clause 1 - Lot 119 of D.L. 359, Group 1, Plan 45650 N.W.D.

From One Family Residential (RS-1) to Two Family Residential (RT-1).

(Property located at 2320 Haversley Avenue.)

Mr. Van Trent stated that he was opposed to the rezoning RT-1 at the site 2320 Haversley, his location being 2311, that he will find himself surrounded entirely by rental accommodation. Ald. Gilmore then asked why objections to rentals and the only answer he could give was that grass was so high, this Ald. Gilmore stated he would look into.

Mr. Garrison, the applicant, objected to the criticism and touched upon personalities which the Chairman restricted. Mrs. Garrison then spoke in regard to the opposed project and the fact that they would not object to the rezoning of this one lot. Mr. Van Trent then stated why should they, they are going to sell their property anyhow.

ITEM #14 - Reference No. Z 12/74

Clause 1 - Lots 60 and 61 of D.L. 3 Group 1, Plan 25044 N.W.D.

From One Family Residential (RS-1) to Neighbourhood Commercial (C-2).

(Property located on the south side of the 500 Block Austin Avenue.)

Clause 2 - Subsection (4) of Section 402 of the "District of Coquitlam Zoning By-Law No. 1928, 1971" is hereby repealed and the following enacted in its place and stead:

"(4) Location of Accessory Off-Street Parking. An accessory off-street parking use shall be located on the same lot as the use to which it is accessory except that this requirement shall not apply in a planned shopping centre, where such planned shopping centre occupies more than one lot, and the total number of off-street parking spaces provided in the planned shopping centre meets the requirements of this By-Law, and where such off-street parking is protected by a restrictive covenant in favour of the Municipality."

Mr. Brown-John, next to the property on Lot 4, asked for the contours which were shown to him by Mr. Tiessen, following which he stated he was objecting to the parking on a 24-hour day basis as its bad enough now

Thursday, May 23, 1974
Public Hearing - cont'd.

in the small parking lot beside Denny's in which the rubber burn-off
as they leave the parking lot is bad enough without added space.

ADJOURNMENT

MOVED BY ALD. GILMORE
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn. 9:30P.M.

CARRIED

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO MAY 23, 1974 PUBLIC HEARING

ITEM #1 - APPLICATION Z-4-74

This application is to allow the construction of a commercial building at the corner of Christmas Way and the Loughheed Highway. Preliminary plans were reviewed by the Design Committee on February 13, 1974, and again on March 20, 1974, at which time the Committee made the following comments:

"The Committee assumed that the revised preliminary plans received March 11, 1974 in the Planning Department show exterior materials which match up in materials and colours with the larger shopping centre to the north-west and were found acceptable for Public Hearing.

If this project proceeds, detailed plans will be reviewed by the Committee. At that time, the following matters will be considered in depth:

- a) Some protection for pedestrians during inclement weather. This may be incorporated into the design as a cantilevered feature.
- b) The linkage between this project and the adjacent shopping centre which is presently tenuous.
- c) The solution for servicing and garbage storage for each unit. (The overall garbage holding area in the south is acceptable.)
- d) The landscape plan and its relationship with the existing planting in the area.
- e) The screening of the mechanical equipment on the roof, which should be effective but aesthetically done."

On March 20 also, the Advisory Planning Commission recommended that this application be referred to Public Hearing.

One outstanding issue with this application is the disposition of the portion of Redwood Avenue on the north side of the site. Cancellation of this allowance, with a mutual access agreement between the two abutting owners would be the logical solution, but to date the neighbouring owner (Monterey Development Co.) has not agreed to this solution. This issue should be resolved prior to final approval.

Application Z-4-74 complies with the Community Plan Map and the Planning Department recommends in favour.

ITEM #2 - APPLICATION Z-14-74

This application is to allow for a duplex at 1013 Irvine Street, and was referred to Public Hearing by Council on March 18, 1974. The application meets the criteria for location of duplexes in single-family areas, and the plans submitted with the application indicate a building that would not detract from surrounding buildings.

The Planning Department recommends in favour of this application.

ITEM #3 - APPLICATION Z-17-74

On January 21, 1974, Council asked the Planning Department to review the question of areas zoned outright for RT-1 duplex use, and whether these should be rezoned to RS-1 to prevent concentrations of duplexes. Our recommendation was that the RT-1 areas not be rezoned. On February 18 Council invoked a "freeze" under Section 707 of the Municipal Act on the construction of duplexes on RT-1 zoned areas, and requested a further report on the criteria for location of duplexes in single-family areas. Following report from the Planning Department and the Advisory Planning Commission, Council amended the criteria on March 11, in regard to the spacing of isolated duplexes in RS-1 areas.

The issue of areas zoned outright for RT-1 duplex use was raised again by a petition from the owners of RT-1 zoned property between Edgar and Quadling Avenues who proposed an eight-lot duplex subdivision, and asked to be exempted from Council's "freeze". Since most of the concern regarding possible concentration of duplexes in RT-1 zones had centered on this particular neighbourhood, Council on March 18 referred application Z-17-74 to Public Hearing to rezone to RS-1 the whole of the RT-1 zone from Alderson to north of Edgar Avenue, and centered on Allison Street, in order to:

"provide the opportunity of hearing from both the applicant and the adjoining neighbours on the question of this and other duplex developments in this area."

ITEM #3 CONT'D

On April 29, in response to a duplex application at 1015 Rochester Avenue, Council, by Resolution No. 546, narrowed its policy of requiring building permits for duplexes in RT-1 zoned areas to be referred to Council, to be applied only to the RT-1 zone covered by application Z-17-74.

One further factor to be considered is that within the area covered by application Z-17-74, there are, according to our records, one duplex building and seven dwellings with an extra suite. These eight properties would be made non-conforming if the rezoning to RS-1 were to proceed. Also, a building permit for a duplex at 723 Edgar was withheld by Council on May 6 under Section 707 of the Municipal Act, and pursuant to Resolution No. 546; a decision on this building permit should be made following the Public Hearing.

ITEM #4 - APPLICATION Z-15-74

On February 18, 1974, Council, by Resolution No. 215, directed the Planning Director to report on amendments to the Zoning and Subdivision Control By-laws, to allow each side of a duplex to be separately owned. The Planning Department's recommendation was to simply amend the RT-1 zone regulations rather than to create a new zone. The Zoning By-law amendments under application Z-15-74 would give effect to Council's intention; if this application proceeds to three readings, parallel amendments should then be made to the Subdivision Control By-law.

ITEM #5 - APPLICATION Z-53-73

In a report dated November 6, 1973, the Planning Director recommended an overhaul of the industrial zoning regulations, partly in order to tighten up the M-3 regulations relative to the situation in the Cape Horn Area, and partly because of various administrative problems with the existing regulations.

The first draft regulations were reviewed by the Advisory Planning Commission on November 21, 1973, and the Advisory Industrial Development Commission on November 29, 1973. Their comments in regard to the

ITEM #5 CONT'D

limiting of commercial uses, building height, and a rewording to have more discretion as to new uses have been taken into account in the present draft. The two bodies supported the idea of restricting use of the waterfront as proposed.

The main changes now proposed from the existing regulations are:

1. The industrial regulations provide for commercial uses within industrial zones in a defined manner rather than under the present By-law, which simply states that office and retail facilities forming part of the industrial use are permitted.
2. Industrial uses are prohibited which will discharge pollution at higher levels than permitted by the Regional and Provincial authorities and which emit noise contravening the Noise Control By-law.
3. In the M-2 and M-3 zones, the number of uses allowed has been clearly stated rather than a list of prohibited uses being stated as is present in the existing By-law.
4. Outdoor storage uses are carefully regulated as to height; landscape screens including fences are simply required along a street or lane or adjacent to a residential use rather than completely bounding outside storage areas, which is the present requirement.

One aspect of the proposed regulations which may prove contentious is that "construction contractors" are an allowed use within the M-3 zone. This was done so that the existing Monssen Construction property on Cape Horn Avenue would not be made non-conforming.

The Planning Department recommends in favour of application Z-53-73.

ITEM #6 - Z-21-74

This application is for duplex zoning to allow an additional suite in the existing dwelling at 1520 Winslow Avenue. The application meets the criteria for locating isolated duplexes in single-family residential areas, and the Planning Department recommends in favour.

ITEM #7 - APPLICATION Z-20-74

The legal description given for this property in the Public Hearing agenda is incorrect; the description should read "Blocks 21-30" and not "Block 2".

The application is to allow a 36 suite strata title apartment building at 959-1007 Howie Avenue. Preliminary plans were reviewed by the Design Committee on April 17, 1974, at which time the following statement was made:

"The Committee reviewed the plans submitted to the Planning Department April 8, 1974 and found the proposed structure architecturally interesting. The lobby would be delightful if it is permitted by the National Building Code. The landscaping too is commendable, with its use of screening, patio landscaping, partial screen walls and vegetable garden areas which are very effective.

The elements which form the basic walls should remain since the fascia and basic exterior wall treatment seems most appropriate to the form concept; however, the Project Architect may wish to consider enhancing the exterior spaces somewhat by carrying the wood theme used in the patio spaces out to the outdoor spaces of the typical floors, i.e. the balcony exteriors."

On April 17, the Advisory Planning Commission recommended that the application be referred to Public Hearing, and this was done by Council on April 22. The Planning Department recommends in favour of the application.

ITEM #8 - APPLICATION Z-11-74

This application is for RS-1 single-family residential zoning at 3013 Dewdney Trunk Road to allow a five lot subdivision. Council tabled the application on March 11, 1974 for further investigation of drainage in the area.

Following investigation by the Engineering Department and a further report from the Planning Director, Council referred the application to Public Hearing on April 28. The Planning Department recommends in favour of this application.

ITEM #9 - APPLICATION Z-9-74

This application is for a 36 suite three-storey strata title apartment block at 552 Dansey Avenue. The Public Hearing Notice for this application is incorrect in that "Clause 2", providing for the deletion of the present Section 403(3)(c) from the Zoning By-law, and for its replacement by the following:

"403(3)(c) An underground structure may be sited in any portion of a lot, except as limited by Section 403(7), provided that such structure shall at no point project more than 4 feet above finished grade, except at driveway and stairwell entrances."

was not included in the Notice.

Preliminary plans were reviewed by the Design Committee on March 13, 1973; on March 27, 1974 and on April 10, 1974. While the Design Committee found the general building design satisfactory, the plans did not comply with Section 403(3)(c) of the Zoning By-law, which governs the relationship of building elevation to site grades. The Advisory Planning Commission also reviewed the application on April 3 and on April 17, with the main issue again being the grade relationship between building and site. On April 17 the APC recommended referral of this application to Public Hearing, together with an amendment to Section 403(3)(c) which in its present form is a severely limiting design factor. The Design Committee and Advisory Planning Commission also agreed on guidelines, in addition to amending Section 403(3)(c) to deal with grade relationships in future applications.

Council referred the application to Public Hearing on April 8, 1974. The Planning Department recommends in favour of the application. Obviously the missing Clause 2 should be referred to Public Hearing as soon as possible so that if this application is approved, there will be no undue delay in proceeding to final approval of the building as now designed

ITEM #10 - APPLICATION Z-19-74

This application is for duplex zoning at 985 Gatensbury Street, to allow the installation of a suite in the existing dwelling. The application complies with the criteria for the location of isolated duplexes in single-family residential areas, except that access is to Gatensbury Street, which is in effect a collector street. Council referred the application to Public Hearing on April 22, 1974. The Planning Department is not opposed to the application except on the grounds of its non-compliance with one of the normal criteria.

ITEM #11 - APPLICATION Z-21-73

This application is for three high-rise apartment towers at the north-west corner of Gatensbury Street and Austin Avenue. The application also provides for an amendment to the P-3 zone to allow for private recreational use of the ravine behind this project.

This project had been to Public Hearing and had received three readings to a by-law under a previous application. However, as numerous changes were made to the plans after the original Public Hearing, the Advisory Planning Commission passed the following resolution on April 3, 1974:

"2805 MOVED BY MR. NEILSON
 SECONDED BY MR. RICHARDSON

- Whereas application Z-21-73 has been substantially amended from the original presentation to Public Hearing on June 28, 1973 in the following respects:
 - 1) The elimination of penthouses from the towers;
 - 2) The substitution of stucco for brick on large areas of the building;
 - 3) The fluming or enclosure of the creek, as opposed to the original proposal to leave the watercourse as a reasonably natural feature;
 - 4) The proposal to subdivide off the easterly 66 feet of the property, which differs from the legal description given at the Hearing;

5) The project being sold to Bramalea Corp., with Group 9 not retaining ownership of the suites in one tower for rental purposes, as stated at the Hearing;

- And whereas the Commission feels that the changes to the penthouses, to the brick exterior, and to the treatment of the watercourse will adversely affect the appearance of the project;
- And whereas, by Resolution No. 2706, the Commission requested the applicants to make a legally binding commitment to make available facilities adequate for a day centre at no cost to the Municipality, and whereas the Commission feels the applicants agreed to this but have to date provided no such legally binding commitment;
- And whereas the Commission finds the project unacceptable in its present form, and those members of the Design Committee present, upon seeing the cumulative effect of all the changes, agree with the Commission in this opinion;

NOW THEREFORE the Commission recommends that Council withhold final approval of this project until:

- 1) The applicants have submitted a revised set of plans, complete in every respect, and a revised model, incorporating changes to deal with the concerns the Commission has raised;
- 2) The revised plans have been reviewed and approved by the Commission and the Design Committee;
- 3) The applicants have made a legally binding commitment to give the Municipality Strata Title to satisfactory day care facilities within the project, for the sum of one dollar;
- 4) The project as amended, and as approved pursuant to 2) above, has been re-submitted to Public Hearing.

CARRIED UNANIMOUSLY."

Council endorsed this recommendation on April 8, 1974. Following review of revised plans by the Design Committee on April 24, the Advisory Planning Commission on May 1 recommended referral to Public Hearing, subject to submission of satisfactory landscaping plans. These have since been supplied, and the Planning Department recommends in favour of the application as now amended.

ITEM #12 - APPLICATION Z-64-73

This application is for rezoning to allow an extension to the telephone exchange building at 701 Blue Mountain Street. This application was declined by Council on April 8, 1974 following an earlier Public Hearing. The applicants have further revised their plans, and these were reviewed by the Design Committee on May 8, with the following result:

"The Committee reviewed the preliminary plans and landscaping plans received May 8, 1974 and finds the scale of the building handled effectively. The Committee believes that this addition will make the building as large as it should be in a residential area, and a second storey should not be approved at any time.

The landscaping plan is very effective and should be scrupulously followed during installation."

Following discussions between B.C. Telephone and Mayor Tonn, in which B.C. Telephone undertook that any additions to the structure beyond the present application would take the form of underground structures, Council on May 6 referred the revised application to Public Hearing.

ITEM #13 - APPLICATION Z-22-74

This application is for rezoning to allow a new duplex at 2320 Haversley Avenue. The application meets the criteria for the location of isolated duplexes in single-family residential areas, and the Planning Department recommends in favour.

ITEM #14 - APPLICATION Z-12-74

This application would:

- a) Allow minor additions to the Cariboo Shopping Centre.
- b) Allow the required parking for a planned shopping centre to be provided on several lots, subject to the total parking requirement being met, and the arrangement being protected by a restrictive covenant.

The Design Committee reviewed preliminary plans for the shopping centre additions on April 24, 1974 and stated the following:

"The Committee reviewed the plans submitted April 3 and the landscaping plan submitted April 24, 1974 to the Planning Department. The proposed additions were found acceptable. The attempt to upgrade the development with landscaping is commendable, and the Committee especially likes the proposal for substantial planting on North Road. If municipal services are installed in the area proposed for planting, the landscape architect is requested to consider the use of large cement tubs with substantial trees planted inside them."

The Advisory Planning Commission reviewed the application on May 1 and recommended referral to Public Hearing; this was adopted by Council on May 6. The Planning Department has no objection to this application.

Respectfully submitted,



FOR D.M. Buchanan
Planning Director

ET/ci

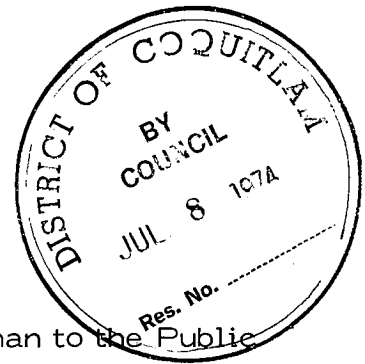
PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, June 27th, 1974 at 7:30 p.m. to deal with applications to amend Zoning By-Law No. 1928 and amending by-laws.

Present were His Worship Mayor J.L. Tonn and Alderman Bewley, Ald. Filiatrault, Ald. Hofseth, Ald. Garrison and Ald. Gilmore. Also present were the Municipal Clerk and the Planning Director.

The Clerk reported that notices have been published and notices mailed as required by the Municipal Act.

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. GARRISON:



That His Worship The Mayor act as Chairman to the Public Hearing and that the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

Council members were supplied a brief on all of the items before the Public Hearing produced by the Planning Department.

His Worship announced that the Hearing would convene giving all an opportunity to speak and that Council would hear as a semi-judicial body the objections to and remarks in favour of the projects so advertised.

The Planning Department tabled a duplex rezoning criteria as approved by Council June 24th, 1974 and these items along with briefs to be supplied with the minutes for Council's consideration.

ITEM #1 - Reference Z-30/74

A Mr. Tretwold handed the Clerk a petition signed by 45 people opposing the proposed rezoning.

Mr. R. Boileau on behalf of the owner spoke briefly on the proposal.

Mr. Gunn, 3058 Spuraway Avenue, remarked that with such steep grades leading into the properties and the question of parking so vital, this must not be granted.

Mr. Tretwold stated that he lives next door and that he would be 20 feet below the road and cannot see why Council would consider allowing such a situation to reoccur and asked Council when this matter would again come before Council. The Mayor advised him that July 8th, at 7:30 p.m. the Council would again sit upon the matter.

Ald. Gilmore asked Mr. Boileau if he considered the aesthetic values in this regard and he agreed that this had been taken into consideration.

Mr. Mann, 3055 Spuraway, stated that he was lower on the back

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than the property in question and that a wall would have to be built to retain the soil. Ald. Garrison asked Mr. Boileau if they had considered a retaining wall. Mr. Boileau stated that he expected such walls were necessary including a green buffer to shield against the appearance of the cement retaining wall from the property next door.

ITEM #2 - Reference Z 32/74

No opposition was expressed in regard to this application with the exception of one letter from Mike Schatz, 1015 Howie Avenue.

ITEM #3 - Reference No. Z 27/74

Mr. K. Gumman, 2328 Sonora Drive presented a petition against the project requesting Council to cause to remain single family residential for the entire street. A letter was received from D.M. Lawler and Garfield M. Bateman opposing the application.

One gentleman, name not ascertained stated that he was not against this application but thought that Council should consider a precedent of more than one two-family residential development on one street.

John Carlson, the applicant, at 2323 Sonora Drive stated that he had been touch with the Building Inspector in regards to the in-law suites and was told that they were illegal, therefore he was taking this method to secure permission to establish an in-law relationship in his home.

Ald. Hofseth, referring to the letter stated that some concern was expressed in regard to traffic and cars, and then ascertained the age of the in-laws to be 78 and 75 years.

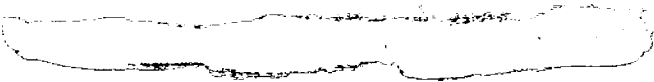
Ald. Gilmore explained that the control of the in-law suites made it necessary for the Municipality to put an official moratorium on such suites at the present time.

Another reported that they did not object to Mr. John Carlson's application, but think more duplexes will come later on if this is granted, when Mr. Carlson is gone and others own the property.

Ald. Gilmore stated that we recognize that you have the rights to single family dwellings but our criteria works and all over the municipality blocks have incorporated in them under the criteria, duplex dwellings and we wonder what argument you could come up with that the municipality could use that would state that yours would be different when it has successfully been controlled in the past.

ITEM #4 - Reference Z-26/74

Mr. Raven of 660 Gatensbury Street presented a petition of 15 homes which he claims was 100% in opposition, headed "We the undersigned appoint Mr. Arthur Raven, 660 Gatensbury Street as our spokesman in presenting our objections to the proposed rezoning to P-2 of 656-658 Gatensbury Street, at the same time reserving the right to speak on any personal objection. The petition was signed by 37 people.



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Mr. Raven went on to refer to By-Law No. 291 stating that it is the tip of the iceberg and that to grant the rezoning to P-2 would be unfair. This neighbourhood already has enough special care facilities, such as: 1) Como Lake Hospital for the aged; 2) Como Lake Lodge for intermediate care; 3) the special school for the retarded and 4) a rehabilitation home for mentally disabled. We think we have more than our fair share. Also it has been proposed and passed to build a senior citizens recreational centre at Como Lake Park.

Mr. Raven also stated that if the property were granted a rezoning to P-2, it could be changed to any other use within the act. Already the Bridges have approached Rutherford and MacRae regarding the lot next to the Bridges. If their application for rezoning to P-2 is granted, it is reasonable to expect the Bridges to attempt to purchase the vacant lot for the same purpose.

Mr. Raven's third objection is parking. Already the number of cars parked outside Como Lake Hospital at weekends exceeds the number of parking spaces available. To rezone to P-2 would mean providing another 10 spaces for the relatives of the persons being cared for in the proposed institute for the rehabilitation of mentally ill.

The fourth objection to this application is fire hazard. Already the 50 to 100 trees in the immediate area of which the duplex has recently been raised are a fire hazard with small children playing around the park. The bedrooms in the duplex are 30 to 35 feet high and the only exit is inside. The patients would not have a chance to get out.

Traffic problems are the fifth objection. The police have been bombarded with requests for help in slowing down the cars in the 20 mile per hour zone. Mr. Raven said he does not grumble when the traffic goes 30 miles per hour but when they go 40 to 50 with screaming tires, the patients of the rehabilitation centre do not have a chance to cross the two roads to go anywhere.

Mr. Raven also questioned Mrs. Bridge's qualifications. Mrs. Bridge is listed as not employed in the election roll. Surely someone looking after 10 mentally sick people should have a Canadian qualification in the care of mentally ill. All the patients, we are informed by Grace Drummond, Mental Housing Centre, are referred to Mrs. Mary Brown, Simon Fraser Health Unit. Mrs. Mary Brown telephoned the Planning Department to state that the house (this is not a house but a duplex) of which the rooms to quote Mrs. Bridges "are not as large as they should be") was large enough to accommodate 10 people, yet Mrs. Bridges told Mrs. Raven that the rooms did not come up to the minimum.

The seventh objection put forth by Mr. Raven concerned the five way intersection of Foster-Gatensbury-Lakeshore. He stated it is one of the few five-way intersections in Coquitlam and has already been the basis for a petition for traffic lights which

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resulted in a pedestrian crossing.

These junctions are used by the B.C. Hydro Busses, there is heavy traffic on Foster and Gatensbury, and many children going to and from school. Mr. Raven feels the rehabilitation patients would increase the chances of a traffic fatality.

Mr. Raven explained they appreciate the need for more rehabilitation centres for mentally disturbed people, but to put them together in charge of a person without necessary qualifications to care for such people, does not appear to be beneficial to the patients, only to provide monetary gain for the Bridges'.

Mr. Raven asked that it be noted they did not base their objections on emotional grounds or on grounds that the value of the homes in the area would go down, because the home owners on this petition have lived in their homes for a long time and are satisfied that Coquitlam is a good place to live.

In conclusion, Mr. Raven summarized the objections of himself and the other signers of the petition as follows:

- 1) This area already has more than its fair share of care facilities.
- 2) To grant P-2 zoning would open a whole new can of worms.
- 3) Congestion of parked cars.
- 4) Fire hazard to many people congested in a wooded area.
- 5) Traffic is getting heavier by the day and constitutes a danger to patients.

Ald. Hofseth asked what regulations referred to in the size of rooms after July 1st will be greater.

Joan Bridges, the applicant, advised that in October, 1972 the present government established new regulations for institutions and commercial care facilities. These are not final but are being considered and rooms do measure up, including windows, hallways, etc., contrary to what was stated.

Ald. Filiatrault asked the reason that the premises were enlarged if the patients number 5, was there anticipation of increasing that number, from 5 to 10. Mrs. Bridges answered yes. The staff would then consist of two. At present it is just Mrs. Bridges. Mrs. Bridges then volunteered that the rate the government pays is \$8.00 per day per person. Mr. Rogers, of Rutherford and MacRae, living in Richmond stated that this would depreciate their property adjacent to the Bridges property. Mr. Rogers hastened to say that he appreciates what Mrs. Bridges is doing but he feels it should be in another area.

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Mrs. Bridge stated that she is not running a nursing home, but a rehabilitation home. Harold Bridge asked if the people who signed the petition knew there was a home there. Those present who had signed the petition and stood up to signify they knew about the home numbered about 15. Mr. Wortz from near Austin and Gatensbury asked questions as to the position of the home in the immediate future and if the enlargement to 10 would be immediately or next spring.

Mrs. Veter, 630 Gatensbury, stated that they were against this application because it is not an area suitable for rehabilitation. She asked if the patients worked. Mrs. Bridge replied that two worked out and three worked with SHARE.

Mr. Tatos, 1510 Foster Avenue, stated that they bought their home in 1971 and now it stands and looks at a building that is very similar to a grain elevator. A year later signs came up on Como Lake Avenue that required them to shield their windows for sleeping. Last year a bus stop was established just outside their house without any question to the owners. Now he is against the rezoning of the Bridge property.

Harold Bridges pointed out that 50% of those in Essondale are institutionalized that should be out in a home environment.

Mr. Raven made reference to the five patients Mrs. Bridge now has and asked how many more there would be ultimately and questioned Mrs. Bridges' statement that she works 24 hours per day, 7 days per week, when 15 to 20 hours is not even an accurate amount. Mr. Bridge recently went on holiday and is President of a cycle club, therefore she could not possibly spend the number of hours in the home that she stated.

The Mayor asked Mr. Raven how he accommodated his guests for parking when he had a barbecue recently. Mr. Raven replied that he has room in his driveway for six cars and that many of the neighbours walked to his house.

Mrs. Bridge stated that when she was away, that she was relieved by someone who has 18 years of experience and was approved by the Welfare workers.

A lady in the audience asked how many staff should be required for five patients. The answer was one, and if there were 10 patients there should be two staff. This was tied in with the economics of the operation.

Mr. Dyer, 633 Gatensbury Street reconfirmed that residents were 100% against this rezoning.

Ald. Filiatrault requested to know who gave the professional approval that she referred to. The answer was that anyone she wanted to get in to help, had to be approved either by the Provincial Government, Social Workers, Case Aids, Activity Therapists, Public Health Case Workers and others.

ITEM #5 - Reference Z-54/73

It was explained that a technical error was made in the notifications and representatives of the developer asked that the matter be withdrawn until re-advertised for a meeting at 7:00 p.m. on Monday, July 22nd, 1974 in the Council Chambers, 1111 Brunette Avenue, Coquitlam. *X*

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ITEM #6 - Reference Z-23/74

There was no opposition expressed to this application.

ITEM #7 - Reference Z-18/74

There was no opposition expressed to this application.

ITEM #8 - Reference Z-29/74

There was no opposition expressed to this application.

ITEM #9 - Reference Z-3/74

Mr. Preswick of Austin Avenue asked for the Nu-West Presentation before the audience presented their feelings on the matter.

Mr. D. Ashford, representing the company, presented a brief, pictures and graphs along with a model.

Ald. Garrison asked the Planner if the A.P.C. or Design Committee had seen this model and material. Mr. Buchanan answered that they had not, that he had endeavoured to arrange a meeting but could not get the members together.

Mr. Ashford read a list of names of firms that were interested in the project and could be utilized in the development.

Ald. Hofseth asked about access and egress and what would happen if there were a weight restriction placed on the road that leads into the development. The answer was that the Cape Horn west of Mathewson Road leading to the highway would be the service road.

Ald. Bewley stated that trees had been removed from Columbia Bitulithic property and asked if the screening would be tall trees or saplings. He went on to state that 800 trucks a day could use the access road, and pointed out that it has been questioned whether the road could not lead straight through, rather than to make the curve towards the Mathewson intersection. The answer was that if permission was secured from B.C. Hydro they could.

The Planner stated that there may be a revision of roads in this area by the Department of Highways and the Department of Public Works.

Ald. Filiatrault asked how much area was involved in the development, and was informed there would be approximately 210,000 sq. ft.

Mr. Anderson explained that the two buildings on the east side would be the first stage of the development, with road development, and the remainder would be completed in two or three years.

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Ald. Filiatrault asked if it was possible that there might be one stage completed at a time and then a change in development which would change the whole concept. The Planner answered that there would be a development agreement and that Council could control the development from start to finish.

Ald. Hofseth stated that this is not a land use contract they were talking about. Mr. Buchanan replied that we do have an agreement of development and new owners that would take over must also take over the agreement before permission would be granted.

Mr. Anderson said that the original scheme envisioned a 100 ft. display strip next to the highway for the occupants, but because of dealings with Public Works and their inability to obtain definite answers from them, they have now decided to abandon this display strip.

Ald. Hofseth asked if it was necessary to get closer to the highway and the reply was that B.C. Hydro would first have to grant permission and they did not think that would happen.

Ald. Gilmore inquired about the residential reservations that one of the speakers had and was told that the whole area was a moonscape with gravel, no trees and the noise factor to the residents and the purchase price of same made it necessary to consider such a development.

Mr. G.R. McFadden of Mathewson Avenue submitted a letter stating that traffic noise was a problem and wanted to know if there were plans for widening the road.

Mrs. Norris asked Ald. Bewley if the 800 trucks mentioned previously were on the road presently or was that an anticipated figure for the future. Mrs. Norris also asked how many offices would be in the complex. This was not answered. A discussion ensued between Mrs. Norris and Mr. Anderson of the Corporation about peak traffic and the vision of the development from Dartmoor.

Mrs. Norris asked how long it would be before the buffer zone would be developed and become effective and was told if growth were normal the smaller trees would take 20 to 30 years.

Mr. Anderson stated that landscaping beyond the requirements of the Municipality would be forthcoming. Mrs. Norris replied that they have heard this from previous developers many, many times.

Mr. D. Ashford stated that what was required from the Municipality would be written into the agreement and a deposit or hold-back of funds would be taken to secure what was required of the developer.

Mrs. Norris read a brief which was passed to the Clerk for inclusion in the Minutes.

Mr. Scott of 2403 Cape Horn Avenue asked why there were no food outlets in the planning. Mr. Ashford replied that food outlets were not permitted in this zone, but that traffic from singular use transportation would be permitted. It was stated that B.C. Mack truck noise went on until as late as 10:30 p.m. the previous evening when they were operating in that area.

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Mr. Boris Simcoe of 2415 Cape Horn Avenue stated that he will move out of the area. He hopes that Council will look at revenue from M-3 as against residential.

Mrs. Morrison of Pinehurst Court stated that 6 of her neighbours can look upon the school children in the Cape Horn area and others stated that they agreed that they are very concerned for the safety of the children and would not like to see it rezoned.

A lady from 2533 Mathewson stated that she had 3 children and was worried about their safety. She also stated she felt the noise would be too overpowering and said she would prefer to see condominium housing or a pitch and put golf course, but certainly not warehouses and trucks.

Mr. Bigelow expressed concern for the school children on the north side of the development. He stated the trucks are to be taken off of Dawes Hill Road and the housing site admittedly can be viewed from portions of the two million dollar Nu-West Development now under construction. Nu-West would not want any portion of their development depreciated in any way by views of an unsightly development below.

Mr. Scott stated that this Industrial Park looked good if it could be properly laid out and well run and policed. He felt the property would not stay vacant for long.

Mrs. McMichael stated she would hold up development by way of the road and allow no one to go through her property. She then asked the developers if the position of the buildings could be reversed so that the offices faced the Cape Horn Road.

Mr. Anderson stated that this had been discussed twice and presented to the Advisory Planning Commission and decided that this would be a less desirable design.

Ald. Filiatrault asked Mrs. McMichael if she would accept this development if it were reversed. The answer was no.

Mr. Jim Mason stated that he was concerned about the situation of the traffic tie-up at Cape Horn.

Mr. Ashford referred to the Engineering Department's Mr. Lee's report at this time. Mr. Mason replied that it seemed to him some action should be taken now when the development is being built, not later when the problems develop.

A lady questioned when the school would be built and the Mayor answered that this would be up to the School Board. The Planner, Mr. Buchanan said that as far as he knew the School Board planned the school to be built a year from this September.

Ald. Filiatrault asked Mr. Buchanan asked about where it was proposed for the highway from New Westminster to link in to the 401 traffic and the reply was that it was under study.

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Mr. John Isdola of Mathewson Avenue stated that he supported the proposal brought in by the Nu-West Development Corp. for this area.

Another gentleman stated that he disagreed with the development as it had been presented.

Allan Marshall stated that he felt this would be better than something that another developer might come in and start but not be able to finish.

Mr. Bonner, President of the B.C. Mack Truck Company, stated that he was in favour of this development and hoped that Council would favourably consider it.

Floyd Manson stated that he was in favour of the development and that this would be a good tax base which would help the residents in the area in regard to their Municipal taxes, and that the frontage road was a desirable factor.

Mr. Wayne Johnson, 2427 Cape Horn Avenue inquired about the Department of Highways and Public Works Department organizing the roads for the Municipality. The answer was that they cannot agree.

Mr. McSillby of Rochester Avenue stated that the noise situation now is quite high and that he would like to see multiple dwellings in this area instead of the proposed development.

Ald. Filiatrault at this time asked Mrs. McMichael if she had 20 acres to control. The answer was "No, I just control the 20 acres." Ald. Filiatrault then asked her if she would like to see a golf course on this site. The answer was "no."

Mrs. McMichael questioned the Development Agreement method and asked what would happen if there was a change of Council. The answer was that it would be a registered agreement and would be controlled by Council in every respect.

ITEM #10

The brief was read by Mr. Buchanan and it was explained that an M-3 zoning would be more restricted for land use purposes than an M-1 zoning.

Mr. Bob Holden of 972 Adair Avenue asked whether this rezoning would cause his property to depreciate. The Mayor stated that industrial use was preferable in this area to residential. The ratepayer then said that the list of his property would be closed and he stated that he was against the application.

Mr. Tom Mair stated that he had brought in thousands of yards of gravel to improve his site and now it looks as though he's going to lose it if this property is granted M-3 zoning.

Thursday, June 27th, 1974
Public Hearing - 7:30 p.m.

Mr. P. Shurman stated that his lumber company was a new company, only 6 months old, and he had wanted to expand, but under an M-3 zoning there would be no way to do so. He stated he is against the M-3 zoning.

Mr. Tyler, a lawyer with Tom Mairs asked Mr. Buchanan why the rezoning was requested from M-1 to M-3 and the answer Mr. Buchanan gave was that there would be more capability with adjustment to the residential areas to the north.

Mr. Tyler stated that he would like to make the following observation. The present industry would stay dormant or stagnant, and he suggested that to have control, rather than residential it should be rezoned M-3 to the north, leaving it M-2 where it is.

Ron Taylor, who said he was renting from Tom Mairs is in favour of M-1.

Elwood Percy, Cigas Products, stated that he was opposed to M-3, that he was in business in Burnaby and the same thing happened there and they found themselves in an unconforming use.

Lot 64, purchased to put up a building for the manufacture of mattresses and cushions. The owner was advised when he purchased the lot that this would be an allowable use. Under M-3 it would be non-conforming.

Jemco and body shops are M-1.

The Planner was asked why he turned down recycling in his area as M-1 and it was explained that recycling was a salvage use while auto wreckers and body shops are not and are permitted in M-1 zones.

Donna Vallance of the trailer court stated that if the trailer court were sold and M-1 brought in, there would be a lot more noise. She asked if the Municipality were prepared to build another trailer park for them. The Mayor stated that this was a matter for Council, not for the public hearing.

ITEM #11 - Reference Z-9/74

There was no opposition expressed to this application.

ADJOURNMENT

MOVED BY ALD. HOFSETH:
SECONDED BY ALD. BEWLEY:

That the Public Hearing adjourn. 10:45 p.m.

CARRIED

CHAIRMAN

BRIEF TO PUBLIC HEARING - JUNE 27, 1974 FROM PLANNING DEPARTMENT

ITEM #1 - Z-30-74

We reported to Council in regard to this development on May 27 and again on June 3, indicating that because of the access proposed to a collector street and the steepness of this access, we would recommend against the application. However, because of the applicant supplying information to the effect that he would provide a level access off Spuraway Avenue on this site, Council referred the application to Public Hearing on June 3.

Plans were submitted to us on June 18, 1974, indicating that at the 25 foot setback line, the building is 14.6 feet below the level at the edge of the curb on Spuraway Avenue. Thirty feet beyond that the property drops an additional 6.8 feet, meaning that about halfway along the side of the building on both the north and south sides where carports are proposed, the natural grade would be about 18 feet below where the carports are proposed. I gather that the carport slabs are to be several feet below the level of the curb edge but this is not indicated on the plans supplied.

On the question of collector street designation, Council has now amended the criterion to only restrict secondary access in the case of major arterial streets, so that this criterion is no longer of direct concern.

ITEM #2 - Z-32-74

This application is similar to one considered earlier this year under our file Z-20-74, which proceeded to the stage of having three by-law readings by Council. The Design Committee examined the project on May 22, 1974, and suggested that the two buildings, since they are so similar and adjacent to each other, have a similar wood theme of the patio screens and balustrades since the patio screens and landscaping concept were more effectively treated in the first proposal. The Advisory Planning Commission recommended referral of this application to

ITEM #2 - Z-32-74 cont'd

Public Hearing at their meeting of June 5, 1974.

The proposed development is, of course, within a designated apartment area, and has been recommended favourably by the Planning Department.

ITEM #3 - Z-27-74

The Planning Department recommended in favour of this application in a report considered by Council on May 27 and the application was referred to Public Hearing. All criteria for locating duplexes within one-family housing areas are followed with this proposal.

ITEM #4 - Z-26-74

This application is for P-2 zoning in order to allow expansion of the present personal care and boarding facilities from the present five persons on one side of the duplex to ten in number, plus one live-in staff person. The Building Department has indicated that certain changes will be required to the building in order to make it fully usable in an institutional class under the National Building Code.

I might say that Mr. J. Thomson, Welfare Administrator, indicated to us on May 30, 1974 that he, as "paying agent", will go strictly by the recommendations of the Mental Health Branch, and if the Mental Health Branch believe that the proposal is of benefit for the people involved, he would pay the costs incurred therefore. We were also advised by Mrs. Mary Brown of the Simon Fraser Health Unit in early May that her agency is happy with the work the applicants are doing, and the relationship which exists between the mental patients and the applicants. We are advised that this type of facility is in keeping with the general approach being taken in the care of people who are mentally ill and are being rehabilitated so that they can take their place in the community.

In view of the recommendations of the social agencies, we recommend in favour of this application.

inadequate notice

ITEM #5 - Z-54-73

This application dates back to October, 1973 when we recommended that the application be tabled until the sanitary sewer problem and floodproofing requirements had been resolved. At its meeting of May 14, 1974, the Subdivision Committee asked that this matter be reactivated as far as rezoning was concerned, and on May 27, 1974, I reported to Council, who recommended that the rezoning proceed to Public Hearing. We can advise that the subdivision has not received preliminary approval since it is still tabled for:

- 1) the rezoning to RS-1 to be concluded;
- 2) the Planning Department to review the lot layout and municipal land requirements along Scott Creek, since it has come to the attention of the Subdivision Committee that Scott Creek infringes upon two of the proposed lots;
- 3) the applicant to prove out in the field the conceptual design of the sanitary sewer interceptor, indicating on the plans to be submitted the pipe sizing and profile, relevant ground profile, and critical invert elevations on the interceptor.

I can further advise that when the preliminary approval is granted, it would be subject to the requirements of Subdivision Control By-law No. 1930, as amended, and I would particularly note that this would include the design, location and installation of the sanitary sewerage pumping station referred to above. Also to be noted is that a proposed road on the north side of the subdivision to gain access to an area to the north is proposed to be protected by way of a registered covenant against this particular land. Another key factor is that the floodproofing of the land below the 120 foot contour GVS & DD datum will be required, with any fill to be protected by way of riprapping along Scott Creek. The subdivider will also have to construct the proposed sanitary sewer interceptor.

The Planning Department recommends in favour of this rezoning, subject to the technical requirements listed above, since it will allow the development of a 45 lot subdivision for housing in this area.

ITEM #6 - Z-23-74

I reported to Council at the meeting of May 13, 1974 in regard to this application, indicating that this was the first site to be proposed for apartment development within this block on the south side of King Albert Avenue west of Marmont Street, that this sufficient land was being left to the east and west for further apartment sites. The Design Committee reviewed the project on May 8, 1974 and found the plans acceptable for Public Hearing purposes. They found the building indentations and the warmth of the centre section commendable, but indicated that other faces of the project would require restudy, bearing in mind that this project would be adjacent to Blue Mountain Park and the Municipal Museum site. The applicants were also requested to clarify the type of stucco they were proposing. On May 15, 1974 the Advisory Planning Commission passed a resolution recommending referral of the application to Public Hearing on the basis of the developer's assurance to the Commission that he would: 1) improve the standard of soundproofing significantly above the minimum required by the Building Code and 2) carry the use of cedar siding consistently through the building elevations. There are certain specifics in the Zoning By-law review that require clarification, but these can be handled at the time of building permit application.

One further item is that Council, on May 8, requested the applicants to consider proceeding under the recently announced programme for providing rental housing in the Vancouver area. Neither this request nor the request of the Design Committee or the Advisory Planning Commission appear to have been answered in written correspondence from the applicants. I suggest that these be queried at the Public Hearing.

The Planning Department would recommend that this application be approved subject to comments and assurance from the developer on the various aspects noted above, as raised by the Design Committee, Advisory Planning Commission and Council.

ITEM #7 - Z-18-74

We reported to Council on this application originally in a report dated April 4, 1974, noting that this application was compatible with the Apartment Plan designation of the area for high-density apartment development, and Council instruction to the applicants under a previous application Z-47-73 that the applicants proceed on the basis of an innovative design complying with RM4 regulations. Preliminary plans for the project were reviewed by the Planning Department three times since that date, and I note a further set of revised plans has come to the Department on June 20, 1974, which still require checking. The details of the Planning Department review are found in a letter to the applicant dated May 22, 1974, after an examination of the second set of revised plans:

- 1) Curb stops had to be shown on the accessory off-street parking spaces where required.
- 2) The grade of the ramps was not indicated on the plans between Levels A, B and C, and these should not exceed 15%.
- 3) Two accessory off-street loading bays must be shown on the plans.
- 4) Amenity areas totalling a minimum of 9,400 square feet must be shown.
- 5) Each building must have an elevator which is adequate in depth to accommodate a wheeled stretcher.

The latest plans indicate that the proposed swimming pool is almost completely underground, and this would comply with the proposed amendment to the Zoning By-law under Item 11 at this Public Hearing. The plans do not comply with the existing Section 403(3)(c).

As far as the Design Committee was concerned, they looked at the plans three times. On April 10, 1974, they indicated that they appreciated the simple expression of materials employed, the well defined units and the design of the usable balconies. They recognized the peculiar difficulties in building to eight storeys but recommended that the Project Architect consider a more creative solution, which might include a revised

ITEM #7 - Z-18-74 cont'd

treatment of the penthouse and stairwell into a more unified unit, with a more fully expressed fascia treatment, and two-storey units on the top floors. They asked that revised plans be submitted with "colour chips" since colour will play such an important part in the external appearance of the project. They hoped that the chips would be richer and brighter looking than the perspective suggested. On April 24, 1974 they discussed the project again and indicated that because the site was unique, the Committee had been hopeful that the architectural design would reflect the potential of the site, but they feel the submitted plans, while showing promise, did not meet the standard the Committee expected. The revised plans did not show the substantial modifications to the upper two floors, which were requested, and they noted that the elevator penthouse was not softened sufficiently and the use of brick on the balustrades was considered possibly unfortunate. The Committee felt strongly that this proposal for the particular site was not up to the standard necessary to be sent to Public Hearing. The Committee reiterated its belief that the problem was not a simple one, and the Project Architect was requested to meet with the Committee members to attempt to work out a design concept which reflected the amenities of the site.

The Design Committee looked again at this matter on May 22, 1974, in discussion with the Project Architect. Following this discussion, and taking into account the exceptional site, the applicant's apparent restrictions on the Architect, and the constraints of the Zoning By-law, the Committee very reluctantly accepted the revised proposal for Public Hearing. The Committee felt strongly that the eight-storey height limitation circumvented a more unique design solution, and out of their concerns reconsideration is being given to this height limitation in relation to safety. The Architect was also requested to give some consideration to buffering the traffic noise on Austin Avenue in future submissions.

ITEM #7 - Z-18-74 cont'd

The Advisory Planning Commission reviewed the project on May 15, 1974, and they recommended to Council that this application be referred to Public Hearing, but drew attention to the Commission's concern about traffic problems in the area, with particular reference to:

- 1) the school crosswalk on Austin Avenue;
- 2) the proposal to connect Whiting Way to Westview Street;
- 3) the general traffic impact on Austin Avenue.

On May 27, 1974, Council referred the application to Public Hearing. Council indicated that they wished a traffic study prepared by the developer, and that this study was to be co-ordinated with a similar study being done for the Cariboo Hotel redevelopment. The terms of reference were those referred to above, as raised by the Advisory Planning Commission, as well as taking into account the impact of other developments in the area. We received the report from N.D. Lea and Associates dated June 19, and the summary of the report is as follows:

- 1) The 94 suite condominium will generate a two-way estimated traffic volume of about 65 vehicles per hour during the p.m. rush period. These will probably distribute 45 vehicles per hour east on Austin and 20 vehicles per hour west on Austin. This will result in less than 3½% of the total Austin Avenue traffic, and will not noticeably affect traffic flow on Austin.
- 2) Exiting traffic onto Austin should preferably be allowed a site distance of about 350 feet to assure a safe exit. Entering traffic will have more than adequate visibility.
- 3) The existing school crosswalk will not be imperiled additionally by this development. There are, however, other good reasons why the crosswalk should be located to the crest of the hill about 450 feet to the west. Additional signing and perhaps flashing amber lights are needed to make the school crosswalk more conspicuous. A study should be carried out to establish whether a full

ITEM #7 - Z-18-74 cont'd

pedestrian activated traffic signal is warranted.

- 4) Due to the limited volume of traffic generated by this development, it would not be warranted to continue the Whiting Way extension through the park to connect up to this development.

*Ken's
Comments?*

As noted above, we have a revised submission dated June 19, 1974, including a revised coloured perspective which the Architect offered to revise at the Design Committee meeting of May 22. Basically, these revised plans deal with the technical requirements of the Zoning By-law and the request of the Fire Department to have an elevator of a size to take a wheeled stretcher. My staff are still reviewing these plans, and if there are any matters which cannot be resolved at the time of building permit, I would advise Council at the Public Hearing. The Planning Department recommends that this development proceed on the basis of submissions received, subject to by-law requirements and the recommendations of the Fire Department.

ITEM #8 - Z-29-74

This application was reviewed by the Planning Department in a report to Council dated May 22, 1974, and Council referred the application to Public Hearing at their meeting of May 27. The access is proposed to be relocated to Poplar Street rather than be on the designated Laurentian-Linton major arterial. Since this is alteration to an existing building, there would appear to be no problem with the criterion related to neighbourhood character. All other criteria are met.

ITEM #9 - Z-3-74

We reported to Council originally on this application on January 14, 1974. As far as land use policy is concerned, we noted that the Planning Department had prepared two reports in 1973 on the Cape Horn Area, and that the Advisory Planning Commission and Advisory Industrial Development Commission

ITEM #9 - Z-3-74 cont'd

recommended the industrial development alternative for the area recommended in Policy Report No. 3A/73. Council subsequently rezoned the area to RS-2, providing control of future development, but Council never determined long term land use policy. We noted at that time that revised M-3 zoning regulations were still being worked on in the context of a total review of industrial zoning regulations, and these have subsequently gone to Public Hearing and received three by-law readings by Council.

This application features three large warehouses of 58,341 square feet, 66,240 square feet and 51,432 square feet, plus four office warehouses of approximately 19,648 square feet each. Also featured in the application is a proposed road along the north side of the B.C. Hydro line westwards to allow for truck access from the two industrial developments to the west, Mack Truck and Monssen Construction. This road will also provide access to the industrial park. The area for display units on the south side of the B.C. Hydro right-of-way is not now proposed to proceed, as will be noted below.

The application was reviewed first by the Advisory Planning Commission on March 6, 1974, when the Commission indicated its agreement with the proposed land use concept under application Z-3-74, i.e. light industrial and related commercial use, completely enclosed within buildings, with a separate access road, but the Commission would not make a recommendation on referral to Public Hearing until it has had an opportunity to study the following:

- 1) A full report on how the road system in the area could be developed, including existing streets as well as the proposed access road, to handle not only the proposed development, but also other traffic generation in the general area; (the Commission, in fact, recommended that the applicants hire a traffic consultant in this regard, and this was so done).

ITEM #9 - Z-3-74 cont'd

2) A more thorough preliminary review by the Design Committee of specific building plans. I note that the Design Committee had reviewed the project on January 23, 1974 and found the design concept for the warehousing satisfactory. However, the Committee believed that a very careful consideration should be given by Council and the Advisory Planning Commission on the fundamental question of visual conflict with existing and proposed residential development on the hill overlooking the site from the north, and on the noise factors involved with the obviously increased amount of traffic, probable movement of heavy duty trucks and employees' vehicles for such a large project. They indicated that any design problems can be resolved with a more complete review but suggested that the Advisory Planning Commission should first make the decision regarding the desirability of the proposed land use for this particular site. This basic decision was, of course, made by the Commission on March 6.

The Advisory Planning Commission next received for information, on April 3, 1974, the terms of reference for the traffic study dated March 22, 1974 from N.D. Lea and Associates. No objections were expressed by the Commission to the study outline proposed by Mr. Pelzer of N.D. Lea. The Design Committee reviewed the project again on April 17, 1974 and expressed serious concern regarding:

- a) the audio and visual impact of the proposed development on the residents of the area with such very large roof areas.
- b) the scale of the buildings proposed; particularly the massive 120 feet by 400 feet one-storey warehouse buildings.
- c) the generation of large volumes of traffic.
- d) the maneuverability of trucks on the site.
- e) the road location.

Because of the residential area adjacent to and overlooking the site, the Committee wanted to see detailed renderings of the

ITEM #9 - Z-3-74 cont'd

proposal to screen the mechanical exhaust and ventilating equipment which will be highly visible from above, noting that it is desirable to have some unified screening. The Committee also indicated that due to grades on the site, the applicant was requested to give serious consideration to either stepping the buildings to grade, which could be done while retaining the double loading shown in the original presentation; turning the buildings around to conform more to grade rather than fighting the slope or thirdly, breaking up the warehouse buildings so that there are six smaller rather than three very large buildings. I note that the Committee looked at the matter further at their meeting of May 22, 1974 in reviewing a letter from Mr. J. Hanson, Architect to Mr. S.B. Anderson, Consultant, and a letter from Mr. Anderson to myself. After reviewing those letters, which attempted to answer the questions raised by the Committee, the Committee reiterated its concern with the visual impact of this proposed development, since the combination of such large gravelled roofs and blacktop areas will give the appearance of a "vast wasteland" when viewed from the residences above. I understand that the applicants are preparing a model for review by the Design Committee on June 26, 1974, and I will report verbally on the outcome of that meeting to the Public Hearing.

*Bo/groverum
have made
certain changes*

Going back to April 23, 1974, I note that the Planning Department did review the plans as far as by-law matters are concerned, and these were discussed with the Project Architect on that same date of April 23. On the basis of a preliminary look at the parking proposals, a total of 335 spaces would be required compared to the 267 sketched out on plans. Consolidation of the property will be required at the time of subdivision to make sure that adequate accessory off-street parking for uses on each proposed lot will be available. Proposed uses of the site will have to

ITEM #9 - Z-3-74 cont'd

comply with the M-3 zoning regulations; I also note that a 25 foot setback is required from all lot lines in the M-3 zone and a setback of 12 additional feet is required from Cape Horn Avenue. The plans submitted are inadequate in this regard. On May 1, 1974, the Advisory Planning Commission received the traffic study dealing with the proposal, but did not finalize its dealings with the application since a proposal had then come from the Department of Public Works to take over part of the site. The Commission recommended that the applicants amend their application and deal for the present time only with that portion of the site for which they can now bring forward firm plans. Council was brought up to date on the application at a special meeting on May 13, 1974. At that time, the Department of Public Works proposal was firmly rejected by Council since it was an extended hour operation. The applicants subsequently discussed the matter with me and wished to proceed with their plans covering the area north of the B.C. Hydro line, excluding the Public Works proposal. I then recommended to Council on May 17 that the application be referred to Public Hearing on this basis, and Council did so on May 27. It was my opinion that the aesthetic and road configuration matters could be resolved after Public Hearing if the land use concept was acceptable to Council.

1) broken up!
roofs!
2) photos show
no view of
bldg rows.

I do wish to report on our evaluation of the traffic study prepared by N.D. Lea and Associates for the applicants. We received a corrected version of the traffic study on June 7, the study being dated April 30, 1974. The summary of the study briefly makes the following points:

- 1) The industrial park development will provide about 246,500 square feet of additional floor space.
- 2) Based on past trends, the normal traffic growth generated outside the study area has been estimated at 5.7% compounded per year.

ITEM #9 - Z-3-74

- 3) The industrial development will generate a total of about 3,100 vehicle trips per day (trucks and cars) two-way total, and about 535 vehicle trips per hour (two-way total) in the peak hours.
- 4) The Nu-West residential subdivision now under construction is estimated to produce a total two-way volume of 200 vehicles per hour.
- 5) The trips were distributed and assigned according to the relative attractions of areas within the Greater Vancouver Region.
- 6) A total of 800 trucks per day (two-way) will come from the industrial development, which gives a total two-way flow of 178 trucks per hour.
- 7) In the p.m. peak hours, an additional 900 vehicles per hour (two-way) will be generated by the infilling of all residential lands within the study area, and a further 300 vehicles per hour (two-way) will be generated by the neighbourhood shopping centre on Austin Avenue.
- 8) The intersection of Mathewson Avenue/Cape Horn Avenue can adequately handle the ultimate traffic volumes. Improvement on the geometrics is warranted.
- 9) Cape Horn Avenue can handle the ultimate traffic volume on its existing two lanes.
- 10) The new industrial access road should join Cape Horn Avenue in a T intersection. The exact intersection location is to receive further study.
- 11) Colony Farm Road intersection will need improvements following completion of the industrial development and the Nu-West residential development now under construction. In the case of ultimate development, this intersection will need to be grade separated.

I would add that I have been in discussion with the Department of Public Works, Department of Highways and Department of Agriculture with regard to the possible relocation of the Colony Farm intersection to avoid a section of road

across the north-west corner of Colony Farm. This is still under discussion between the Minister of Agriculture and the Minister of Highways, and no decision has been reached on the question of moving the Colony Farm Road intersection. If this were done, it could allow for a better design of intersection to accommodate the future traffic volume seen in the N.D. Lea report.

In conclusion, the Planning Department recommends in favour of this application, since it is in keeping with the land use alternative recommended in 1973. We would wish the traffic and design considerations of the project thoroughly reviewed as part of the building permit review process between third and fourth readings of the rezoning by-law. This process might well result in extensive modifications to the plans as now put forward by the applicants in order to overcome matters raised by the Design Committee, and to tie in with the road system.

ITEM #10 - Z-24-74

This proposal for rezoning of the area south of Adair Avenue to Special Industrial M-3 was proposed after an application was received for property on the south side of Adair Avenue. Council had discussed, on May 9, 1974, the land use proposal of the Plan Maillardville Report, and as an outcome of that proposal, we felt that the industrial development within the area should be made more compatible with existing and proposed apartment development. The proposed M-3 zoning regulations, which have received three readings by Council, will, if finally adopted, make outside storage a non-permitted use. Furthermore, the list of uses within the M-3 zone will be restricted to the following uses under By-law No. 347:

- a) Commercial uses shall be limited to:
 - i) the retail sale and/or rental of any goods manufactured, assembled or stored on the same lot, where such commercial use is not the principle use on a lot.
 - ii) offices which are incidental to an industrial use on the same lot.

ITEM #10 - Z-24-74 cont'd

- iii) offices which are not incidental to an industrial use on the same lot where the gross floor area is less than 25% of the total gross floor area on the same lot, and such offices are accommodating land surveyors, architects, landscape architects, planners, engineers and contractors; data processing and computer services or archives; research or test laboratories, not including medical laboratories; and administrative offices of a contractor, public utility or other industrial use.
- b) Industrial uses are limited to the following:
- i) the distributing, storing and wholesaling of apparel, audio-visual equipment, bedsprings, books, brooms, brushes, candy, ceramic products, confectionery products, clothing, electrical goods, electronic instruments, film products, glass products, jewellery, mattresses, medicines, musical instruments, novelties, office supplies, optical equipment, photographic equipment, plumbing supplies, signs, tobacco products, tents and similar goods.
 - ii) facilities for construction contractors.
 - iii) engineering laboratories.

Certain industrial firms in the area being proposed for M-3 zoning will be rendered non-conforming, and of course these uses can continue. The intent over the longer term is to encourage a more aesthetic approach to industrial development in the area to make uses compatible with the adjoining higher density residential development.

The Planning Department recommends that this application proceed to final adoption.

ITEM #11 - Z-9-74

This proposed amendment to Section 403(3)(c) of the District of Coquitlam Zoning By-law originated with a proposed development at 552 Dansey Avenue. This Section states the following:

"An underground structure may be sited in any portion of a lot, provided that no structure shall have an exterior wall projecting more than 4 feet in height above the finished grade at the nearest point on a lot line, except as limited elsewhere by this by-law."

The whole idea of this Section is to keep underground structures under the ground. The idea was that where there were certain exceptional physical circumstances, the Board of Variance could deal with physical hardship situations. The precise relationship of the building to grades is also determined by other factors such as existing grades on site, the design review process, and the by-law definition of gross floor area, which excludes parking from being counted as floor area only if it is substantially underground. Section 403(3)(c) came into the by-law as a result of Advisory Planning Commission and Design Committee reviews in 1970. The intention of the clause was to facilitate all of the required parking for apartment projects to be placed underground, by not limiting underground structures to the normal building setbacks, but at the same time to prevent such structures from coming completely out of the ground at the low side of the site. Also, at this time, the Design Committee was concerned with having three-storey apartment buildings conform to natural side grades by stepping the building if necessary, not only for aesthetic reasons, but to prevent overshadowing of adjacent sites. Several apartment projects have been designed to fit sloping sites and conform to the existing by-law regulation. Also, as mentioned above, appeals have been made to the Board of Variance in this regard. One other aspect is that the by-law regulation can be followed by producing an artificial grade at the property line, by providing a retaining wall at that location. The objectives of

ITEM #11 - Z-9-74 cont'd

the by-law amendment before Council at this Public Hearing were as follows:

- a) to encourage some conformity to natural site grades, particularly for long three-storey buildings;
- b) to discourage buildings being sited so as to unnecessarily overshadow adjacent sites;
- c) to discourage large areas of exposed rock concrete, or in effect having an extra storey at the low end of the sloping site.

The Design Committee was involved in reviewing this matter on March 27, 1974, and on April 10, 1974. The amendment which is before Council comes from the meeting of April 10. In addition, the Committee would employ the following guidelines, which are to be given to every apartment developer at the time of initial rezoning application, prior to preparation of preliminary plans:

- 1) That the underground structure comply with the new Section 403(3)(c), as amended, i.e. that the structure not project more than 4 feet above finished grade at any point, except for driveways and stairwells.
- 2) That the top of the underground structure not project above a three to five slope, taken at right angles from the existing grade at any point along the nearest property line.
- 3) That landscaped areas between such underground structures on the nearest property line generally not exceed a finished slope of one to four.
- 4) That where a retaining wall is used to raise the finished elevation at the property line, or between the property line and underground structure, in order to achieve one to four finished slope, such retaining wall not exceed four feet in height.

On April 22, 1974, the Advisory Planning Commission approved the Design Committee's recommendations and recommended that the proposed change to the Zoning By-law be referred to Public Hearing.

ITEM #11 - Z-9-74 cont'd

The Planning Department recommends that this by-law be implemented, since it will resolve the question of underground parking structures in sloping sites as far as by-law regulations are concerned.

Respectfully submitted,

D.M. Buchanan

DMB/ci

D.M. Buchanan
Planning Director

DUPLEX REZONING CRITERIA

The criteria employed in locating duplex development within the one-family housing areas of the Municipality are presented below:

1. Lot Size - The lot shall include 8,000 square feet of usable area, not including ravines or areas in excess slope.
2. Access and Parking - Required on-site parking shall not have access to a major arterial street, and shall preferably be provided in the rear yard.
3. Services Available - The municipal water supply system and sanitary sewer system should be available to service any duplex development. Storm sewers may also be required to avoid drainage problems and to complete adjacent roads.
4. Neighbourhood Character - Any duplex development should enhance the general standard of housing in the area.
5. Other Duplexes - In order to avoid a concentration of duplexes in one-family housing areas, a 600 foot distance between them has been employed as a guide. This distance is measured along the frontage of a street and not on both sides of a street, except that not more than one duplex shall be considered at an intersection of two streets. (This 600 foot distance does not apply, however, within the area shown on the attached map.)

Please note that within the Municipality there are areas of Maillardville and adjacent to Clarke Road which are available for duplex development since they are appropriately zoned at the present time. For lots in these areas meeting by-law requirements, a simple building permit application is all that is required.

Rezoning applications for lots outside the already zoned areas should be accompanied by adequate information, including photographs in the case of existing buildings, sketch plans of any proposed building, and in every case a site plan showing proposed building siting and setbacks; access, parking and driveway arrangements; and ground elevations at the four corners of the site.

Approved by Council: June 24, 1974

45.
Mayor Tonn and Members of the Municipal Council of Coquitlam.

Subject: Proposed change of zoning from One Family Residential (RS-1) TO Two Family Residential (RT-1) for duplex development.

Item #1

P.N.

Dear Sir:

June 27/74

Subject to your bulletin of June 18, 1974 we the undersigned wish to protest the rezoning of 3061 Spuraway from One Family RS-1 to Two Family RT-1.

Due to the fact that re construction of Spuraway Avenue has restricted parking to one side, this area during certain times of the year is saturated with on street parking. We well realize that street parking is a privilege, not a right, but due to the contour of the land in this area, and the fact that we do not have a rear lane, it becomes a necessity to park on the street during the winter months.

We further feel that granting this rezoning will no doubt cause the present residents greater difficulty. Up to now we have been able to police the parking ourselves.

The undersigned residents chose this area because it was zoned single family, and feel that it should remain this way.

<u>NAME</u>	<u>ADDRESS</u>
<i>E. Tripe</i>	<i>3095 Spuraway</i>
<i>Bartlett & Mary Lynn</i>	<i>3058 Spuraway</i>
<i>Paul & Rosemarie Parichard</i>	<i>3064 Spuraway</i>
<i>Edith + Ed. Bretford</i>	<i>3067 SPURAWAY.</i>
<i>James and Lillian Whyte</i>	<i>3070 Spuraway.</i>
<i>Bev + Jeff Fay</i>	<i>3074 Spuraway.</i>
<i>Pen + John Szaguly</i>	<i>3078 Spuraway</i>
<i>John + Karen Krocken</i>	<i>3084 Spuraway</i>
<i>Gloria Korish</i>	<i>3088 Spuraway</i>
<i>J. Johnson</i>	<i>3091 Spuraway</i>
<i>Paul Graham</i>	<i>3091 Spuraway</i>

C. a. Trice 3095 Spuraway

~~John~~ 3097 Spuraway

Alton 3099 Spuraway

Rick and Carol Kussat 3097 - Spuraway

Wilson + Merry Kenna 3083 Spuraway Dr

Jack + Susan Mann 3055 Spuraway Drive

Hert + Roberts McKee 3047 Spuraway Drive

John J. Larson 3043 Spuraway Ave.
941-3720

of Buzen 3037 Spuraway Ave.

Mr + Mrs. R. Stewart 3033 Spuraway Ave

David + Fran Schutz 3051 Spuraway Ave

Choo-whan Kim 3077 Spuraway Av

H. Jones 3052 Spuraway

Rm Jones 3052 Spuraway

Lois Schneider 3048 Spuraway.

Michael + Anita Fellman 3044 Spuraway

John + Marlene 3038 Spuraway

Myra Munn 3038 Spuraway St

Doug + Jean Hills 3018 Spuraway Ave.,

Mrs. M. Chumpe 3017 Spuraway Ave

A BRIEF SUBMITTED TO THE
MAYOR AND COUNCIL, DISTRICT OF COQUITLAM
AT THE PUBLIC HEARING ON
JUNE 27, 1974

FOR

NU-WEST DEVELOPMENT CORPORATION LTD.

To Mayor and Council
District of Coquitlam

June 27, 1974

Gentlemen:

Coquitlam Business Park

In making this appearance on behalf of Nu-West Development Corp. Ltd., I am in fact culminating much effort which has been made to satisfactorily meet the requirements and suggestions of the Municipal Council, the Advisory Planning Commission and the Design Panel.

At this hearing we are presenting a model of the proposed development (to natural scale) in order to emphasize the layout and the quality of the development, and also display boards to show perspective views, photographs and cross-sections of the site.

I have summarized below the questions raised by the different committees and the steps taken by the developers' architects and engineers to answer them. Also indicated are those steps taken by the developer on his own initiative to produce a worthwhile Business Park that we trust will satisfy any aesthetic concerns of the Mayor, Council or local residents.

A proposed Diversion Service road within the Business Park will provide access and egress to the site from Cape Horn Avenue east of the Mathewson Road intersection. Adequate vehicular access to the Lougheed Highway is

available further to the east at Colony Farm Road. This intersection will most probably be improved as a result of the proposed Mayfair Industrial Park and being one egress from the proposed Braid Street/Cape Horn connector. A traffic study undertaken by N.D. Lea & Associates indicates that the additional traffic generated by this Business Park would for the most part be during non-peak hours. Additionally, the internal road through the Business Park will provide the basis of access to the two existing industrial properties westward and therefore allow for the removal of the annoyance related to truck traffic volume and noise levels on Cape Horn Avenue between the intersections with Dawes Hill Road and Mundy Street. The attached letters from F.W. Monssen Construction Ltd. and British Columbia Mack Truck Distributors Ltd. indicate their agreement to this proposed new road access to their properties. Their co-operation in this regard will be to the benefit of local residents. The proposed service road which is within the boundaries of the site will be constructed to Municipal standards as part of this development. Ease of access by both small and large vehicles, both on the project site and service road will be maintained by the construction of areas and grades to municipal requirements.

The buildings themselves have been given special consideration. Much research on similar-use buildings indicates that their size is comparable. Types of structures planned allow the use and flexibility required for use by multiple tenants. As a result of the suggestion by the Design Committee the roofs of the larger units have been stepped 2' and further broken up by falsework to create a more visually attractive effect. The roof surfaces are also to be treated with coloured, textured aggregate

which will provide a pleasing visual appeal. This is shown clearly on the model.

All mechanical and air conditioning equipment will be located within the structures and only colour-camouflaged vents from gas-fired unit heaters and washrooms will be exposed. The roof elevations are such that they are below the road level of Cape Horn Avenue and therefore reduce the remaining visual impact. Blind bays are located below the falsework and additional tree and shrub landscaping within the marshalling areas will provide a more pleasing aesthetic appearance. There are very few homes that currently have any direct view of our proposed Business Park. Most homes located west of the project face south towards the Port Mann Bridge and therefore would have to look eastwards towards the Mary Hill development to see any of the buildings within the development. The perspective shown for approximately this site line had to be taken from 50 ft. above ground level to give a reasonable idea of the buildings involved in the project. This can be seen more clearly by the photographs and cross-sectional drawings that have been submitted. Landscaping, which certainly will be in excess of normal municipal requirements for this type of project, will be provided on Cape Horn Avenue to further reduce any visual impact. Trees planted by the Municipality on Cape Horn Avenue are still young and further growth over the years can be expected to screen the site even more thoroughly. The additional features and close controls of this development over and above others proposed in the area will become apparent as development proceeds and may well set the pace for future development in the District.

The reduced elevation of the site will alleviate the direct sound effect coming internally from the Business Park. The proposed buildings will also act as a solid reflecting buffer to the internal road and Lougheed Highway noise and any other noise will then discreetly blend with the continually apparent hum from the 401 Freeway and the Lougheed Highway as it exists now.

Subdivision development by Nu-West Land Corp. in the area proceeded prior to Columbia Bithulithic's asphalt plant being closed down and in fact, most of the lots within that subdivision development had been sold prior to Nu-West's initial involvement in this project. Development of other adjacent viewable areas within the District of Coquitlam, the City of Port Coquitlam and the Municipality of Surrey will be changing the overall landscape from a rural outlook to an urban and industrial one. It is anticipated that the vegetation under the B.C. Hydro Right-of-Way along with the trees and landscaping will provide a "green" break in the landscape once development of the other areas is completed.

Anticipated tenants in the warehouse/office units in the Business Park will be those who maintain hours compatible to most working people, that is, between 8:00 a.m. and 5:00 p.m. The other, business office units, obviously will maintain similar hours. The District's Zoning By-Law will adequately restrict the type of user in the Business Park. We also wish to point out that stacking of materials or storage in the yard areas will not be permitted. The District's Truck Traffic By-Law will offer additional restrictions.

This proposed use of the site was originally recommended by the District's Planning Department in their Preliminary Report of January 14, 1974 as being in keeping with the land use concept favoured for the area and this was endorsed by the Advisory Planning Commission during their meeting of March 6, 1974 and, we have, we believe, satisfied the Design Panel's recommendations laid out in their letters of April 17 and May 24, 1974. There is a need for this type of development in the area, the additional source for Municipal revenue and the quality of this development will be of an advantage to the community in general. The development will also provide locally available office and warehouse facilities to the residential community. I look forward to Council's indication of their approval for this Coquitlam Business Park to proceed.

Derek J. Ashford, P. Eng.

BRITISH COLUMBIA



TRUCK DISTRIBUTORS LTD.

2376 Cape Horn Avenue
Coquitlam, B.C.
Telephone 525-1451
Telex 04-351267

PRIVATE AND CONFIDENTIAL

June 20, 1974

Mr. S. B. Anderson,
Suite 809, 837 West Hastings Street,
Vancouver, B. C.
V6C 1B6

Dear Sir:

I wish to confirm that we are in favour of a Municipal road being constructed across the extreme south end of our property running east and west with a cul-de-sac at our property, 2376 Cape Horn Avenue, Coquitlam, B. C. We understand this service road would be for the use of British Columbia Mack Truck Distributors Ltd., F. W. Monssen and yourselves and no doubt would greatly relieve traffic pressure on Cape Horn Avenue.

We feel this would be a most practical solution to the problems encountered.

Yours truly,

BRITISH COLUMBIA
MACK TRUCK DISTRIBUTORS LTD.

L. Bonar,
President.

LB:kaa

c.c. Sigler, Clarke & Paris

F. W. Monssen Construction Ltd.

2380 CAPE HORN AVENUE
COQUITLAM, B.C.

June 5, 1974

RECEIVED JUN 10 1974

Nu-West Development Corporation Ltd.,
Suite 809 - 837 West Hastings Street,
Vancouver, B.C.

Attention: Mr. Anderson

Dear Sirs:

In respect to our conversation of June 3, 1974,
we hereby confirm that we are not opposed to a Municipal Road being
constructed across the extreme South end of our property, running
East and West at 2380 Cape Horn Avenue, Coquitlam, B.C.

We further understand this road would be a service road
for yourselves, Mack Truck and ourselves, and would connect with
Cape Horn Avenue.

Yours truly,

F.W. MONSSEN CONSTRUCTION LTD.

Per: 

FWM/tr

June 24, 1974

2626 Rogate Avenue
Coquitlam, B. C.
V3K 5S4

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

Dear Sirs:

Re: Proposed Nu-West Development on Cape Horn Drive

I have recently moved to the Dartmoor Highlands subdivision and would probably be typical of most new and prospective residents. The proposed development is unknown to most of the present residents.

I would like to make a few general comments for your consideration. The nature of the zoning of the land in question being commercial cannot help but create future difficulties between the home owners and the business community. The confrontation will undoubtedly be endless. The type of commercial development which will be quiet, odorless, without traffic and beautiful is almost impossible to conceive. In short, it is doubtful that their development can attract that kind of tenant. My first recommendation is that the land which is so close to the housing development should not be able to detract from the development in any way and the zoning should reflect this attitude.

The broad outline for their development roughly proposes a warehousing and storage operation which is to operate between reasonable hours, be low in profile and surrounded by a barrier to be more visually attractive and quiet. I would object to their type of development for the following reasons:

1. Warehousing by its nature is a process of transporting, handling and storage. The method of transport is undoubtedly going to be truck. Anyone who has spent time in the subdivision realizes that the noise from these vehicles on a daily basis within the subdivision is almost unbearable. The noise from the Lougheed Highway is a constant and annoying background roar. There is little to be done about the Lougheed Highway and the trucks within the subdivision will go as construction is completed. Unfortunately, a new source of noisy traffic will be with us if almost any kind of commercial operation is allowed into the development.
2. A "band shell" effect exists in the area owing to the geography of the area. The proposed development is the centre stage of this band

Page 2

June 24, 1974

Coquitlam Municipal Council

shell. Approximately 1/3 of the houses in the area will be able to look down upon this operation and even more when the foliage is gone. More important is that any noise produced in that area spreads up the natural shape of the hillside. This will affect over half of the houses in the area. The only way to stop this noise is to produce no noise. This again would preclude trucking.

3. The present noise by-laws are inadequate to protect the residents as they are presently written. Any operation which is allowed in will be able to operate from 6 A.M. to 10 P.M. despite what promises are made to the contrary. The vehicle restriction on Cape Horn has rather wide latitude as well and to the best of my knowledge has not been enforced. I believe we can expect the same problem in the future.

My recommendation would be very stringent noise restrictions and truck restrictions which would discourage the type of operation which will undoubtedly be a source of constant complaints. It would be unfair to enact these changes after the development has been allowed to go forward. These restrictions, which have an eye to the future and would govern the type of development, should exist beforehand in order to mould the project rather than become a confrontation afterward.

My final point which I believe is very important is that those people who are going to be affected will have no opportunity for representation at this time. What I mean by this is that the proposed commercial development will affect many acres of property which is presently undeveloped and will probably in the future be residential. The people who will live in the affected areas will not have had any opportunity in deciding on the nature of the proposed development and at present have little representation. For this reason I believe the most innocuous type of development is the only one acceptable. It is only conjecture but I believe it would be very unlikely that the present zoning would exist if the entire hillside were developed and the residents of the area knew what was proposed.

In conclusion, I hope that the council considers the future residents of the area and anticipates the full ramifications of the development before they allow its passage. I cannot help but feel that the present zoning is not compatible with this residential area when one considers the geography. Naturally most people want unrealistic development. My personal preference would be to recreational revenue bearing land. i.e. golf course.

Yours truly,



G. R. McFadden, M. D.

GRM/cm

June 27, 1974

My name is Mrs. Norris, and I wish to speak as a concerned citizen who owns property on Cape Horn Ave. *This presentation is without prejudice* I would suggest that this application for re-zoning to M-3 definitely be refused.

There are several reasons for this. Firstly, the residents on Cape Horn Ave deserve better treatment than to be forced to look down on industry. Next, the traffic study recently done indicates that Cape Horn Ave. is totally inadequate to handle the traffic from an Industrial Park. The traffic at the present time at the lights at Colony Farm Road is terrible, and as more Essondale staff will be forced to use this entrance to the grounds the situation will become worse.

The noise created by one industry can make life unbearable for people who live nearby - and I speak from personal experience. Scientists are only now beginning to realize how much damage is done to people by a noisy environment, and there is already a tremendous amount of noise created by the Lougheed Highway, the 401 Highway and the C.P. trains.

The specific application by Nu West is most undesirable. By the standards of your own engineering department this company's work is not adequate. Certainly some residents in ^{Nu West's} ~~their~~ own subdivision feel this, as do those unfortunate people on Mathewson Ave. who have been repeatedly flooded as a result of Nu West's workmanship. There are also many unanswered questions - for example we were told that buildings would not exceed 22 ft high, and be below road level, but we have never seen any contour maps. There is no definite statement as to who will use these warehouses. They presumably would be rented, and renters don't care if they are good corporate citizens or not. We were told by Mr. Anderson of Nu West they would all be 9 to 5 operations, but many of the firms he hinted would be coming in certainly operate beyond these hours. He showed us beautiful pictures of the fronts of similar firms, but not the back-and the backs of some of these premises are frequently extremely untidy. You see, we are not as naive as some members

of Municipal staff and we do not believe everything a developer tells us. There is another matter - if and when this developer decides his buildings won't fit on the property in the manner shown, i.e. with the best side to Cape Horn Ave-will he be allowed to change the position of the building so that the messy loading areas face the residences- without coming before another public hearing, or without the knowledge of the ratepayers in the area?

One other thing - since you have been unable or unwilling to enforce the noise and untidy premises by-laws on one industry, B.C. Mack Trucks, how will you enforce the stricter new M3 bylaws on many businesses?

This proposed Industrial Park may be very fine, but it does not belong on Cape Horn Ave in full sight of a new housing subdivision. Rather, let it be placed south of the Railway tracks.

What does belong in this area, and has been desired in the Municipality for some time, is a Pitch and Putt course. An excellent example is the one in Vancouver bounded by First Ave., Renfrew and the 401 Highway. This could be Municipal, with financial aid from the Senior Governments, or a private endeavour. This would enable good use of the strip of land under the Hydro line, it would not generate undue vehicular traffic, it would not need classrooms to be built. It would certainly be a pleasanter view for the people in Dartmoor Subdivision, and would also provide some buffering of noise.

Since the residents in the area don't want industry, and the Minister of Highways doesn't want motels or a shopping centre, why not please a great many people in the community and also generate some revenue by re-zoning to P3 for a Pitch and Putt? Thank You.

M. Norris

(Mrs. W.A. Norris)

PROPOSAL TO REZONE

89

WE THE UNDERSIGNED APPOINT MR ARTHUR O RAVEN, 660 GATENS BURY AS OUR SPOKESMAN IN PRESENTING OUR OBJECTIONS TO THE PROPOSED REZONING TO P.2 OF 666, 658 GATENS BURY ST AT THE SAMETIME RESERVING THE RIGHT TO SPEAK ON ANY PERSONAL OBJECTION.

SIGNATURE	PHONE NUMBER	ADDRESS
Arthur O Raven	939 0600	660 Gatensbury
Blanche O Raven	939 0600	660 Gatensbury
Ernestine Wolf	939-3273	667 Gatensbury
Harold H. Wolf	939-3273	667 GATENS BURY
John Hayden	937-5725	677 GATENS BURY ST.
Colleen Hayden	937-5725	677 GATENS BURY
Gene Bohler	9377006	6679 - -
Chada Spicic	937-7006	679 Gatensbury St.
George Tatos	937-0649	1310 FOSTER AVE
Jo-Ann Tatos	937-0649	1310 Foster Ave
W. C. Maxwell	936-6928	1314 FOSTER AVE
Ann Palfreman	939-9825	1216 Cottonwood Ave.
Lee Palfreman	939-9825	1216 Cottonwood Ave.
Shirley Fetherstonhaugh	936 5528	1217 Cottonwood
J. A. Fetherstonhaugh	936 5528	1217 Cottonwood Ave.
H. Stieda	936-6906	664 GATENS BURY ST.
H. Collett	939383	662 Gatensbury St.
W. Rust	939-5277	636 Gatensbury St.
J. Rust	939-5277	636 Gatensbury St.
B. Bogue	939-5705	1221 FOSTER AVE.
B. Bogue	939 5705	1221 Foster Ave.

WE THE UNDERSIGNED ARE IN OPPOSITION
 THE REZONING OF 654 GATENSBURY STREET
 COQUITLAM BC

PUBLIC HEARING TO BE HEARD 27 JUNE 1974

SIGNATURE	PHONE NUMBER	ADDRESS	REMARKS
Arthur Lauer	939-0600	66 Gatensbury St Coq.	DUPPLICATED
William Collett	939-2834	662 Gatensbury St Coq.	DUPPLICATED
John R. Johnston	939-9603	1225 FOSTER AVE	
Robert H. Johnston	939-9603	1225 Foster Ave., Coq.	
P. Ruschinsky	939-7179	1210 Spice Ave, Coquitlam	
R. Ruschinsky	939-7179	1210 Spice Ave.	
J. German	936-5073	664 Lakeshore	
J. German	936-5073	664 Lakeshore Dr.	
H. M. Quilling	936-1533	669 Gatensbury St	
H. M. Quilling	936-1533	669 Gatensbury St	
Karen Baigens	733-8181	Lakewood	
P. Mich. Quinn	733-8181	Lakewood	
H. Quinn	936-6582	1304 Foster Ave.	
Mrs. W. Quinn	936-6556	1304 Foster Ave.	
W. Quinn	936-4601	633 Gatensbury St	
W. Quinn	936-4601	633 Gatensbury St.	

By Law N^o 291 d/d Jan 21 74

is the tip of the iceberg. The rezoning to P.2.

We already have in the

near vicinity

McIntosh 13pts
Sendas Citizens
Rec Room

- ① Como Lake Hospital for the Aged
- ② Como Lake Lodge for Intermediate Care
- ③ Special School for the retarded
- ④ Rehabilitation home for Mentally Disturbed 5 13 Guards Mcintosh

① We think that these use more than our fair share. Then it has been proposed and passed to build for Senior Citizen recreational centre on Como Lake Park.

② To grant a P2 zoning means that it could be changed to any other use within the act. Already the Bridges have approached Rutledge and McRae regarding the lot next to the Bridges. If you grant the rezoning to P2 it is reasonable to expect the Bridges to attempt to purchase the vacant lot.

③ Parking. Already the number of cars parked outside Como Lake Hospital at weekends exceed the number of parking spaces available. To rezone to P2 would mean providing another 10 spaces for the relatives of the persons being cared for in the proposed Institute for the Rehabilitation of the Mentally Sick.

④ Fire Already the 50-100 tall trees in the immediate area. The duplex has recently been raised and the bedrooms are 30-35ft high and the only exit is inside. The poor sick patients would not have a chance

(5) Traffic The police have been bombarded with requests for help in slowing down the cars in the 20 mph zone. We do not grumble at 30 MPH but the 40-50 streamings tires. The patients of the Rehab centre have to cross at least 2 roads to get anywhere.

(6) Qualifications Mrs Bridge is listed as no employee on the elector roll. Surely someone looking after 10 Mentally Sick should have a Canadian Qualification in Case of the Mentally Sick. All the patients are referred by Grace Doman of Mental Housing Centre Boarding Houses New Westminster. They are referred to a Mrs Mary Brown Simon Fraser Health Unit. Mrs Mary Brown telephoned Mr Bee Planning Department to state that the house (this is not a house but a duplex of which the rooms to quote Mrs Bridge are not as large as they should be) was large enough to accommodate 10 people yet Mrs Bridge told Mr Raven that the rooms did not come up to the minimum.

(7) 5 Way Foster, Gatersky Lakeshore. This is one of the few five way sections and has already been the basis of a petition for traffic lights, which resulted in a Pedestrian Crossing. These junctions are used by BC Hydro buses, heavy traffic on Foster & Gatersky. Many children going to Foster School, Windsor School, Centennial School, in add 10 Rehab patients will only increase the chances of a fatality.

8/ We appreciate the need for more
houses Rehabilitation Centres for the Mentally
disturbed. But to put 10 together in the charge
of ~~an untrained housewife~~ ^{person} is not for the
benefit of the patients but for monetary gain
of the 'Bridges'.

9/ You will note that we have not based our
objections on emotional grounds or on grounds
that the valuation of our homes would go down
because the house owners on this petition have
lived in their homes for a long time and
are satisfied that Coquitlam is a good place to
live.

10/ In conclusion I would remind the
Council of the main reasons for our
objections.

① We already have more than our
fair share of Case homes in our area.

② To grant P2 zoning will open
a whole can of worms.

③ Congestion of parked cars

④ Fire hazard of too many people
congested in a wooded area.

⑤ Traffic The traffic is getting
heavier by the day and constitutes
a danger to the patients.

13 grad in plef text

We, the residents of the 2300 block Sonora Drive, Coquitlam, have considered the application of Mr. & Mrs. J. Carlson to rezone their lot at 2323 Sonora Drive, Coquitlam to that of a duplex. We are against the granting of this application and desire the zoning of Sonora Drive to remain single family. The granting of this application will set a precedent for additional successful rezoning applications which will result in

- 1.) transients moving into the neighbourhood and destroying the nature of single family suburban living
- 2.) increasing the danger to children from additional automobile traffic and parked cars.

The neighbours are not against the desires of Mr. & Mrs. Carlson to have their parents reside in the same house. The neighbours are against the application for a duplex zoning.

SIGNATURE	ADDRESS	PHONE
Mr & Mrs Brian Abbott	2335 SONORA DRIVE	939-7196
Kerrin Hummer	2328 Sonora Dr.	936-9630
Mr & Mrs. M. G. Kennan	2316 Sonora Dr.	936-8713

SIGNATURE

ADDRESS

PHONE

- | | SIGNATURE | ADDRESS | PHONE |
|-----|---------------------------|-------------------|----------|
| 4. | Mr. & Mrs. P. Hillis | 2311 Sonora Drive | 936-8558 |
| 5. | Mr & Mrs. P. Linonen | 2315 Sonora Drive | 936-9326 |
| 6. | Rainie McVicker | 2319 Sonora Drive | 937-3808 |
| 7. | Ken McVicker | 2319 Sonora Drive | 937-3808 |
| | John McVicker | 2331 Sonora Drive | 937-7356 |
| 9. | Mr. & Mrs. D. J. Simmons | 2303 Sonora Drive | 936-8425 |
| 10. | Mr. & Mrs. J. S. Hamilton | 2339 Sonora Drive | 936-6679 |
| | Mr. & Mrs. A. T. Deucette | 2307 Sonora Drive | 936-3594 |
| 12. | Verne Summerson | 2328 Sonora Dr. | 936-9630 |

2322 Huron Drive
Coquitlam, B. C.
June 25, 1974

District of Coquitlam
1111 Brunet Avenue
Coquitlam, B. C.

ATTENTION: Mr. T. Klassen - Deputy, Municipal Clerk

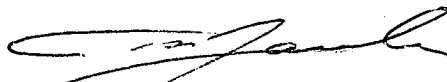
Dear Sir:

I am in receipt of your letter of June 18th outlining an application to re-zone the property of 2323 Sonora Drive from one family residential (RS-1) to two family residential (RT-1).

I would like to officially register my opposition to this proposed change for the following reasons:

- (1) This area, known as Chineside, has become one of the most desirable residential areas in the Coquitlam area. As a result we have seen a rapid escalation in prices and taxes which has enhanced the value of the area as a whole, resulting in an overall atmosphere of pride of ownership and maintenance of the area.
- (2) In analyzing the present schools and community club systems we note that they are presently reaching a point of overload, therefore by increasing the density of population in the area we are adding further to this overload situation.
- (3) As in any desirable residential area it is hoped that traffic on the street will be kept to a minimum and in this particular situation I am sure that you can appreciate that additional families means additional traffic which not only increases the flow but can result in on-street parking due to the limited facilities at any one residence.
- (4) Lastly, it is my contention that any desirable residential area works hard at keeping the congestion and resultant noise level to a minimum, as you can appreciate noise is directly related to the number of inhabitants in any given area, therefore I feel a change in zoning cannot do anything but result in an overall depreciation of one of Coquitlam's desirable residential areas.

Yours truly,


D. M. Lawler



June 21st, 1974

Mr. N. Wainman,
Chief Building Sup.,
District of Coquitlam,
1111 Brunette Ave.,
Coquitlam, B. C.

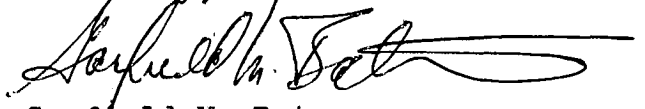
To whom it may concern;

Without prejudice or malice.

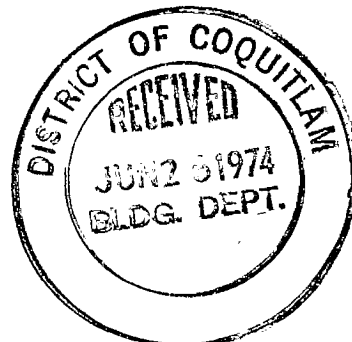
It has come to my attention via the news media that the resident at the address of 2323 Sonora Drive in the district of Coquitlam has applied for a rezoning of his property to that of a multiple family dwelling.

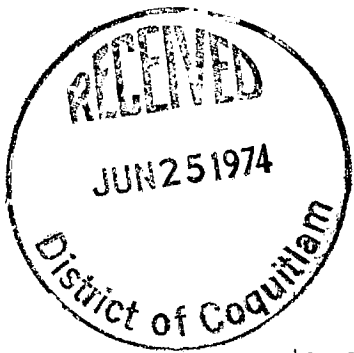
I would at this time like to state emphatically that I am not in favor of this street or area accommodating anything other than that of single family dwellings.

Sincerely,



Garfield M. Bateman,
2332 Sonora Drive,
Coquitlam, B. C.





JUN 25 1974

Mr. [Name]
Chief, [Department]
District of Columbia

Reference is made to...

Approximate of [Name]

It has been determined that...
The [Name] of the [Name]...

I have reviewed the case of [Name]...
and have determined that...

Respectfully,

[Handwritten signature]

Special Agent in Charge
[Name]
District of Columbia

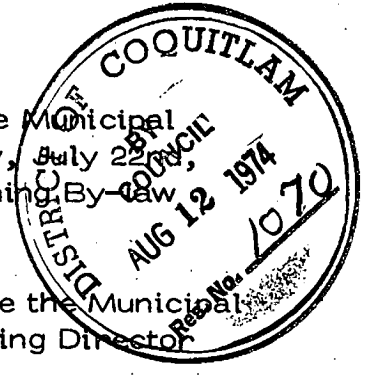
Monday, July 22nd, 1974,
Public Hearing - 7 p.m.

*Stiller
Fried*

502.

PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, July 22nd, 1974 at 7 p.m. to deal with applications to amend the Zoning By-law No. 1928 and amending by-laws.



Present were all Members of Council. Also present were the Municipal Manager, Deputy Fire Chief, Municipal Assessor, Planning Director and Municipal Clerk.

The Clerk stated that all advertising and mailing of notices had been attended to in connection with the Hearing.

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. BEWLEY:

That the Mayor act as Chairman and the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

ITEM #1 - Reference No. Z 54/73

This was an application by Ric-Mac Holdings Ltd. to rezone property located in the 2800 block of Dewdney Trunk Road to One Family Residential (RS-1).

Mrs. Krenbrink asked the Hearing if the impact of this development on schools, size of lots and park had been taken into consideration.

The Municipal Planner, Mr. Buchanan, answered Mrs. Krenbrink by stating that the lot sizes had been taken into consideration in view of the surrounding area, the question of parks was allowed for by a large park to be constructed on the west end of Norman Avenue and the Sharpe Road school site in connection with schools.

No further questions were asked.

ITEM #2 - Reference No. Z 19/74

This was an application by L. E. Gower to rezone property located at 985 Gatensbury Street to Two Family Residential (RT-1).

No opposition was expressed to this application.

It was explained that Clause 2 of Item 2 should have been Clause 2 of Item 3.

Upon the call of the Chair there was no opposition expressed to Clause 2 which establishes Institutional regulations and the repealing of subsection (b) of Clause 2 of Section 404 of the District of Coquitlam Zoning By-law No. 1928, 1971, as amended and new regulations enacted in its place and stead.

Monday, July 22nd, 1974,
Public Hearing Minutes, cont'd.

ITEM #3 - Reference No. Z 36/74

This was an application by the District of Coquitlam to rezone property located at 909 Alderson Avenue and 735 Como Lake Avenue to Civic Institutional (P-1).

Questions were directed to the Chair as to the Como Lake Fire Hall and reply was that only alterations to the building would be considered and no increase in heights.

Another gentleman asked a question of zoning and if P-1 Institutional Zone would permit a four-plex and the answer was yes and all applications would be on an individual basis.

Questions were asked re Fire Hall No. 1 as to the height and the Planning Director advised 40 feet.

No further questions were asked.

ADJOURNMENT

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. STIBBS:

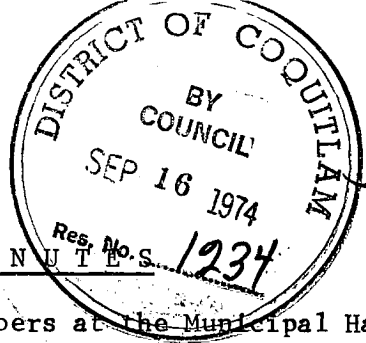
That the Public Hearing adjourn.

7.10 p.m.

CARRIED

CHAIRMAN

Monday, September 9th, 1974
Public Hearing - 7:15 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, September 9th, 1974 at 7:15 p.m. to deal with applications to amend Zoning By-Law No. 1928 and amending by-laws.

Present were His Worship Mayor J.L. Tonn, Ald. Stibbs, Ald. Hofseth, Ald. Garrison, and Ald. Bewley. Also present were the Planning Director, Parks and Recreation Director, Municipal Manager and Municipal Clerk.

The Clerk reported that notices have been published and notices mailed as required by the Municipal Act.

Council members were supplied with a brief presented by the Planning Department on the one item before the Public Hearing.

MOVED BY ALD. HOFSETH
SECONDED BY ALD. STIBBS:

That His Worship Mayor J.L. Tonn act as Chairman to the Public Hearing and that the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

ITEM #1 - Reference Z-38-74

The Planning Director, referring to portions of his brief, explained to Council that the amendment in question would reduce the requirement for parts of land between one-quarter and one-half acre and that it generated from discussions of a building proposal at 2796 Barnet Highway, said brief forming part of these minutes.

MOVED BY ALD. GARRISON
SECONDED BY ALD. STIBBS:

That the Public Hearing adjourn. 7:20 p.m.

CARRIED

Chairman

BRIEF TO PUBLIC HEARING SEPTEMBER 9, 1974 FROM PLANNING DEPARTMENT

ITEM #1 - Z-38-74

This application was generated from discussion regarding a building proposal at 2796 Barnet Highway, where a proposed development could not provide sufficient parking since the area proposed for parking was required for a septic tank and drainage field. At the time, we had not had an opportunity to study the implications or alternative, but now we have done so. Our traffic engineering consultant examined the proposed amendment to the Zoning By-law, which basically goes from having two different standards for industrial use to three standards, all of which are based on the land area. Originally, the concept was that where an industrial use was on a piece of land over one-half acre, that land would be of sufficient size that the basic one space per 1,000 square feet of gross floor area could be augmented by the industrial concern if necessary. However, it was felt that below that size, a standard similar to that in commercial areas should be considered since this represented the highest possible parking demand. The amendment would reduce the requirement for parts of the land between one-quarter and one-half acre. There is no real justification for relating parking requirements to land area in this way. In fact, our traffic engineering consultant reports to us that an overall standard for industrial developments can be taken at 1 space per 1,000 square feet of gross floor area. Our only concern would be with labour intensive type industries and with semi-commercial uses which might generate a parking demand over and above this basic 1 space per 1,000 square feet of gross floor area. We believe that the second problem is easily answered with the fact that we do have parking requirements for commercial uses, and if the commercial use is proposed as part of the initial building permit package or if a business licence is referred to the Planning Department, we will be in a position to recommend utilization of a commercial level of parking. As far as the labour

intensive industries are concerned, these are not great in number, but we would expect the industrial concern to provide sufficient parking in this type of instance.

The 1 space per 1,000 square feet of gross floor area calculated by our traffic engineering consultant is based on an average number of employees in industrial areas, with some tolerance for going above that average. The feeling is that the by-law in front of Council should be amended such that the section should read as follows:

"(d) Industrial

(1) Buildings for industrial use	1 space per 1,000 square feet of gross floor area"
----------------------------------	--

I note that we have not yet received comments from the Department of Highways on this proposed by-law amendment. We recommend that Council amend the by-law on the basis of this submission. The Municipal Solicitor has indicated no problem in this approach on the basis of a recent case before the Courts.

Respectfully submitted,

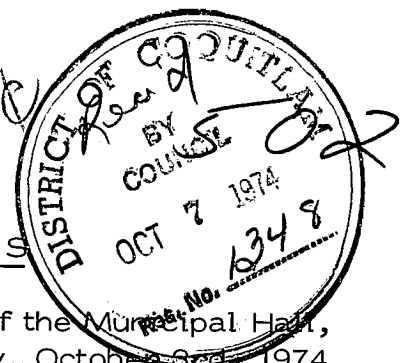


D.M. Buchanan
Planning Director

DMB/ci

Thursday, October 3rd, 1974,
Public Hearing - 7.30 p.m.

John Gilmore Ald.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, October 3rd, 1974 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council save Ald. Gilmore and Ald. Garrison. Also present were the Deputy Director of Planning, Mr. E. Tiessen; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, September 27th and Saturday, September 28th, 1974.

MOVED BY ALD. STIBBS
SECONDED BY ALD. HOFSETH:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and that Mr. T. Klassen, Deputy Municipal Clerk act as Secretary to the Hearing.

CARRIED

REPORT OF PLANNING DEPARTMENT

The Planning Department submitted a written brief to the Public Hearing with respect to the applications being considered and a copy of the brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 37/74

This was an application by School District 43 to rezone property located on Sharpe Street to Civic Institutional (P-1) for purposes of school development.

A resident of this area inquired of the architect whether any consideration had been given to a green belt or buffer strip between the school property and surrounding properties. Mr. Howard, the architect, for the School Board, stated that a green belt would be left on the west side to buffer the school property from the houses in that area and, as well, a green belt would be left on the east side to buffer the school grounds from the noise of the highway. Mr. Howard felt that this buffer zone would be at least thirty feet wide and the School Board would not be doing any grading or cutting down of trees in this area but would leave it in its natural state.

There was no opposition expressed to the application.

ITEM #2 - Reference No. Z 39/74

This was an application by the District of Coquitlam to amend the Zoning By-law with respect to notification to be given to owners at a Public Hearing.

There was no opposition expressed to this application.

ITEM #3 - Reference No. Z 28/74

This was an application by Mr. W. L. Nicholson to amend the Zoning By-law with respect to regulations for mobile home parks.

There was no opposition expressed to this application.

ITEM #4 - Reference No. Z 24/74

This was an application by the District of Coquitlam to rezone eight properties located on Adair Avenue to Special Industrial (M-3).

The Deputy Director of Planning outlined to Council the background to this application and this background is contained in the brief attached hereto.

A Mr. R. G. Holden, 972 Adair Avenue, addressed the Hearing and stated that he spoke on behalf of several of the owners in the area and informed the Hearing that they did not agree with the proposal to rezone their property to that of a lower use. He stated that this would mean the value of their property for future sale will not be as great as the type of uses to which it could be put would be very limited and future use of the property was being severely restricted.

Mr. Holden inquired as to why the other properties which had been originally scheduled for rezoning were excluded and the Municipality was proceeding with the rezoning of their property. Mayor Tonn explained to Mr. Holden that the Municipal Council felt that they should not rezone property already being used for some sort of industrial use and thus make it non-conforming.

Another of the owners inquired as to what type of said uses could be placed on the properties under M-3 zoning and the Deputy Director of Planning read to the Hearing the allowable uses as contained in the present Zoning By-law.

A Mr. E. E. Senger of 970 Adair Avenue also rose to object to the proposed rezoning.

ITEM #5 - Reference No. Z 7/74

This was an application by Mr. A. Thielman of Columbus Court Apartments Ltd. to rezone property located at Perth Avenue and North Road for the purposes of condominium apartment development.

A Mrs. Dunn of 606 Rutland Court inquired of the Hearing as to whether or not there would be any laneway between her property and that of the proposed apartment and, if so, would any of her property be required to provide this laneway. The Deputy Director of Planning explained that Whiting Way would be continued through this property to eventually link up with Webster Avenue but that all of the required road allowance would have to come from the applicant's property and none of her property would be taken for this purpose.

Thursday, October 3rd, 1974,
Public Hearing, cont'd.

Mrs. Dunn also expressed some concern with respect to the proposed landscaping at the back of the building as she stated all of her picture windows overlooked this area and she was concerned that she would be looking directly at a parking lot.

A Mr. Chapin of 589 Whiting Way inquired as to what the plans were with respect to off street parking as two of the other apartments in the 500 block Whiting Way he feels do not provide enough parking for tenants and visitors and, as a result, cars are parked along Perth Avenue at the present time and more apartments in this area could worsen the situation with respect to parking. The Deputy Director of Planning stated that these proposed condominiums would have one and one-half parking spaces per unit which will all be underground and that a portion of this parking would have to be allocated for visitor parking.

Mr. Chapin also inquired as to whether Perth Avenue was to be closed at this time and the Deputy Director of Planning explained that it was proposed to deed the portion of Perth Avenue adjacent to this apartment development to the developer in exchange for Whiting Way but that as Whiting Way is not being constructed right through to Webster Avenue at this time a right of way by easement would be maintained by the Municipality with respect to Perth Avenue and it would be left open until such time as Whiting Way is completed through to Webster Avenue.

Mr. Chapin expressed concern about the number of apartments being constructed in this area and felt that a future ghetto area could be created with more apartments being allowed.

ITEM #6 - Reference No. Z 16/74

This was an application by Honada Holdings Ltd. to rezone a portion of property to the rear of the existing Como Lake Shopping Centre and also for a by-law amendment with respect to parking requirements.

The Deputy Director of Planning went over the background with respect to this application as contained in the Planning Department's Report as attached hereto.

One of the neighbours to the rear of the shopping centre expressed concern with respect to the additions and that the present shopping centre is not being maintained very well in that garbage is allowed to collect along the rear of the existing stores creating a real eyesore in the area. This neighbour also expressed concern with respect to the power poles at the rear as one of the poles which has a transformer on it has been struck repeatedly by trucks that service the shopping centre and has actually been knocked down on one occasion. This neighbour also stated that with more tenants in the area the number of trucks to service the shopping centre will increase greatly, which would bring a great deal more disturbance to the area, especially in the way of added noise.

Thursday, October 3rd, 1974,
Public Hearing, cont'd.

One of the residents of the area also expressed concern about the children climbing on structural beams of Super Valu Store and he felt that something should be done to stop this and it would mean less children hanging around the centre during evening hours. The architect stated that he felt something could be done in this regard.

Another resident of the area expressed opposition to any proposed parking in the rear of the shopping centre.

ADJOURNMENT

MOVED BY ALD. HOFSETH
SECONDED BY ALD. STIBBS:

That the Public Hearing adjourn. 9.05 p.m.

CARRIED

CHAIRMAN

Thursday, October 3rd, 1974,
Public Hearing, cont'd.

Dr. R. A. McEachren of 1945 Regan Avenue stated that if the proposed additions to the shopping centre include an enlargement of the present Super Valu Store he would be very definitely opposed as the present store, in his opinion, must have the most filthy backyard and garbage area of any Super Value store in the Lower Mainland which has led to an increase in the rat population in this area in the past. He stated that with the Super Valu Store not properly maintaining their garbage and is now stocking crates and all sorts of matter to the rear of the store, this leads to children creating havoc in the area by way of breaking crates and bottles and also by throwing discarded food items put in the garbage by the Super Valu Store. Dr. McEachren stated that on several occasions had to remove tomatoes and cabbages and stones from his swimming pool which come from the Super Valu area.

Mr. McLeod of 744 Montrose Street stated that he has as well seen rats in this area although not for the past while and he was also concerned about the cleanliness of the existing shopping centre. Mr. McLeod went on to state that he is not opposed to a liquor store in the shopping centre but felt that it should not be built in the location as showing on the plans at the Hearing this evening but that it should be built adjacent to the Bank at the back of the shopping centre and that no parking should be allowed in the rear. Mr. McLeod stated that he does not want a great deal of traffic in the back as this would be directly adjacent to his property and he was promised by a previous Council that the laneway in this area would never be opened on to Montrose Avenue. Mr. McLeod also stated that the developers of the shopping centre had promised him in the past a stone wall along the side of his property as well as a stone wall up Montrose to the existing entrance off of Montrose.

Dr. McEachren stated that he was opposed to the addition if any parking other than staff parking were to be allowed at the rear of the property.

Mr. McLeod stated that he too was opposed if any parking was to be allowed to the rear and reiterated that the liquor store should be moved back and that no pedestrian walkway is to be allowed from the lane through to the front of the stores as this would mean more pedestrian traffic past his property which he felt would lead to more vandalism to his property.

One of the merchants from the Como Lake Village Shopping Centre requested Council to approve the additions as the merchants have tried their best in the past to maintain the shopping centre but that the owners had stated that they would do no repairs or maintenance until such time as the Municipality had approved the proposed addition. This gentleman also stated that the merchants have now made arrangements for Friday and Saturday pick up of garbage and that this, he felt, should help to alleviate the problem of garbage being strewn around the back of the shopping centre and thus also being spread on to the neighbouring properties by young vandals.

BRIEF TO PUBLIC HEARING OCTOBER 3, 1974 FROM PLANNING DEPARTMENT

ITEM #1 - Z-37-74

This application is for an elementary school to serve the Lower Ranch Park Area. The site is on the west side of Sharpe Street adjacent to the Lougheed Highway relocation. The need for a pedestrian overpass has concerned Council for some time, and Mr. Tiessen of the Planning Department has recommended a location which would best serve the pupils who will live east of the highway and attend this school. I have been in touch with Mr. Readshaw, Director of Highway Design and Surveys, Department of Highways, as has Mr. Smith, the Secretary-Treasurer of School District No. 43 (Coquitlam), and the response has been encouraging so far. Mr. Readshaw wants to review further technical input before making a decision on this facility.

An application for consolidation of the land involved has been made, and the Subdivision Committee is considering the road dedication requirements for this site. Subdivision approval of this application would normally be granted subject to the services being to the standards of Subdivision Control By-law No. 1930 for all road allowances being dedicated, but we are advised that the School Board cannot provide said services under the Public Schools Act. Building of the northern road allowance to an interim standard is proposed to provide access to the school.

The Design Committee, on August 28, 1974, reviewed the plans submitted by the Project Architect August 14, 1974, and stated that the proposed interior courtyard was an interesting design element but felt that, in addition to being "aesthetically pleasing, the area should be made usable, possibly through the introduction of seating, a quarry tile finish, terracing, landscaping, and other amenities or treatments which would encourage passive use." The Project Architect was referred to the courtyard in the Chimo Pool Complex as an example. The Committee found the use of colours and cedar siding acceptable, but felt that some design element should be employed to give relief from the continuous horizontal bands of the fascia. The Committee also stated that, as part of the building permit application, they would be looking for details of the landscaping and the treatment of the

Z-37-74 cont'd

steep bank behind the school; the provision of facilities for bicycle storage; the details for screening roof top mechanical equipment; and an exterior finish other than stained plywood for permanent walls. In a letter to Mr. Jackson of the Planning Department, Mr. R.C. Smith, Secretary-Treasurer of School District No. 43, replied in detail to the Design Committee's comments. In essence, the September 12, 1974 reply by Mr. Smith indicates how the Architect will be resolving the problems raised by the Design Committee.

On September 4, 1974, the Advisory Planning Commission recommended that Council refer this application to Public Hearing. Council, on September 9, 1974, referred this application to Public Hearing. The Planning Department recommends that this application for an elementary school be approved to serve the Ranch Park East area.

ITEM #2 - Z-39-74

The Planning Department reported to Council on July 30, 1974 that Section 703, Subsection (2a) of the Municipal Act, was amended in 1973, requiring that Council must provide in the Zoning By-law by August 1, 1973 a provision that notices for Public Hearings must be "mailed to the owners and occupiers of all real property" in the surrounding area.

The Municipal Amendment Act, 1974, by Bill No. 142, amended this section so that the notice to surrounding property owners can be "mailed or otherwise delivered" to those owners.

The Planning Department recommends that this application be approved and the District of Coquitlam Zoning By-law No. 1928, 1971, be amended as shown in the Public Hearing notice.

ITEM #3 - Z-28-74

Section 602(6) of the Zoning By-law states that there shall be one mobile home space per 4,000 square feet, not including land occupied by internal roadways and other common facilities. On June 22, 1973,

Z-28-74 cont'd

the Legal Department advised the Planning Director that the meaning of the by-law was such that the 4,000 square feet must be averaged out over the existing and the new portion of trailer park, and therefore the expansion proposed by the Hideaway Trailer Park could not take place. At present, there are 55 spaces in the Trailer Park which is a total size of 5.7 acres, including the 1.5 acre undeveloped portion. On the basis of 4,000 square feet net area per mobile home space, the total area of the park would permit 42 mobile home spaces.

On July 8, 1974, the Advisory Planning Commission adopted the following motion:

"That the Commission recommend that Council refer application Z-28-74 to Public Hearing on the basis of an amendment to Section 602(6)(b) of the Zoning By-law, to allow additional areas to be added to existing non-conforming mobile home parks, providing that such additions conform to all by-law requirements."

The Planning Department recognizes the need for additional mobile home spaces. It is concerned about the question of density limits that are compatible with decent living conditions but notes that if this by-law amendment were approved, the nine additional spaces at the west end of the trailer park would be constructed to the new standards required by the Zoning By-law.

ITEM #4 - Z-24-74

A proposal to rezone the area south of Adair Avenue to M-3 Special Industrial went to Public Hearing on June 27, 1974. That proposal covered the whole area between Adair Avenue and the Loughheed Highway, from Woolridge Street through to Nelson Street, except for the mobile home park. The proposal arose from the Plan Maillardville Report, and it was felt that the industrial development within that area should be made more compatible with existing and proposed apartment development. That proposal, if adopted, would have rendered certain industrial firms in the area non-conforming. On July 8, 1974, Council defeated that zoning amendment, and requested the Planning Department to review the proposals contained in draft By-law No. 388. The present proposal to amend the Zoning By-law

Z-24-74 cont'd

simply deals with Lots 1 to 8 on the south side of Adair Avenue, and leaves the existing industrial establishments as they are. The area north of Adair Avenue is zoned RT-1 Two-Family Residential, and if this by-law is adopted, the eight lots south of Adair Avenue would be rezoned to M-3 Special Industrial. This industrial classification would allow industrial uses which are more compatible with the adjoining multiple housing areas to the north.

The Planning Department recommends that this application proceed to final adoption.

ITEM #5 - Z-7-74

This application is the third for an apartment development at Ebert Avenue and North Road, the earlier one being in March, 1967 under application Z-531 and again in 1969 under file Z-59-69.

This application would appear to comply with the February 26, 1974 Council and Advisory Planning Commission agreements to consider adult-oriented apartments in the apartment area along North Road.

The Design Committee, on July 3, 1974, stated:

"The Committee reviewed the plans received in the Planning Department June 20, 1974, and found the design well thought out. Particularly interesting are the public roof areas and the stepped roof and penthouse design.

As this proposal proceeds, and working drawings are presented, the Committee will be looking for plans which give attention to the noise impact on the suites below the public roof areas. The applicant may wish to consider installing an inverted roof membrane to help reduce the noise factor."

The Advisory Planning Commission, on July 17, 1974, recommended to Council that this application go to Public Hearing.

Further revised preliminary plans were submitted and reviewed by the Design Committee on September 25, 1974, when the Committee recorded the following:

"The Committee reviewed the plans received in the Planning Department August 28, 1974. These plans appear to be substantially altered from the original plans reviewed on

Z-7-74 cont'd

July 3, 1974, when it was felt that the design was well thought out and interesting. Recommendations made at that time do not appear to be reflected in the current drawings.

The Committee found the original plans acceptable for Public Hearing, but cannot recommend acceptance of this revised submission."

The Committee's comments with regard to the second submission were derived mainly from the many revisions proposed, including the windows, the sizes of balconies, and the deletion of certain balconies in the revised plans. The Committee was dealing with the design of the building, and any changes in the revised plans which were required due to by-law matters, of course, are acceptable to the Design Committee.

This application complies with the policy of Council with regard to the extension of Whiting Way as a collector road east of North Road, while reducing the number of accesses off North Road between Cottonwood Avenue to the north and Austin Avenue to the south. It is proposed to close Perth Avenue at North Road as a dedicated road, however, this road would remain physically open until such time as Whiting Way is constructed at least through to Webster Avenue. If Perth Avenue is cancelled, it will be attached to the properties involved in this application. As part of the road and lane cancellation procedures, Council requires that Provincial Government policy be adhered to with regard to compensation, and in this case, an exchange of land favourable to the Municipality is being considered.

The Planning Department notes that the application Z-55-73 for an adult-oriented apartment with 36 suites at the corner of Ebert Avenue and North Road is nearing the stages of a development agreement being signed between the Municipality and the developer. We recommend that this application be approved since it complies with the policy of Council with regard to apartment areas and because it will supply some much needed housing units in the Municipality.

ITEM #6 - Z-16-74

This application deals with two matters, as follows:

1. An extension of the C-2 Neighbourhood Commercial Zone to include a strip of land along the south perimeter of Lot 161 and Lot 203, which has to date not been zoned C-2.
2. An amendment to the Zoning By-law which would permit the total number of required parking spaces in a planned shopping centre, which occupies more than one lot, to be located on more than one lot in the shopping centre.

The adoption of #2 above would retain the requirement of six parking spaces per 1,000 square feet for the planned shopping centre, while permitting the spaces to be located on parcels which are physically joined but legally separated, provided that the off-street parking is protected by a restrictive covenant in favour of the Municipality.

The overall application, if approved, would permit a number of additions to the Como Lake Village Shopping Centre.

On May 8, 1974, the Design Committee met and recorded the following statement:

"The Committee reviewed the plans received in the Planning Department May 1, 1974 and questions the proposed location of the liquor store because of the traffic problems it will generate as a result of not having any immediately adjacent parking. The Committee recommends that municipal authorities give consideration to prohibiting parking on both sides of Montrose Street between Como Lake Avenue and Regan Avenue.

When the applicant submits further plans, the Committee will be looking for:

1. Better screening between the centre and the residences to the south, in the form of a landscape screen or densely planted shrubs with a minimum 3 foot height.
2. Landscaping along Como Lake Avenue as shown on the colour perspective.
3. Some separation of the parking spaces attached to the gas station and the liquor store, possibly by installing a curb.

Z-16-74 cont'd

4. Existing lighting standards on the parking area retained or improved.
5. Existing drainage on the site improved."

The Committee found the plans acceptable for Public Hearing purposes.

The Advisory Planning Commission, on June 5, 1974, carried the following resolution:

"That the Commission recommend that the applicants fundamentally redesign the proposed siting of additions to the Como Lake Village Shopping Centre to meet the following concerns:

1. Traffic circulation and amount of parking available adjacent to the proposed liquor store; the Commission is very concerned to avoid the type of situation created by the addition of a liquor store in the Austin Centre;
2. Pedestrian circulation; the Commission feels that the parking at the rear of the centre will not be used unless a public walkway is provided at a suitable location;
3. Proposed access arrangements to adjacent streets; the Commission is concerned about the number of accesses onto Montrose and Linton Streets, about the grades of accesses onto Linton, and about the safety of the westerly access onto Como Lake Avenue, which is close to the blind intersection at Linton Street and Como Lake Avenue;

and that the application remain tabled until the applicants have prepared suitable revisions."

Council, on June 10, 1974, also tabled this application.

The Advisory Planning Commission, on June 26, 1974, adopted the following motion:

"That the Commission table application Z-16-74 until the applicants present revised preliminary plans to the Commission showing:

- a) Relocation of the liquor store and adjacent parking, as agreed to by the applicants;
- b) Redesign of the Linton accesses to improve grades;
- c) Deletion of the proposed one-way traffic loop."

Z-16-74 cont'd

On July 17, 1974, the Advisory Planning Commission recommended that Council refer this application to Public Hearing on the basis of plan amendments presented by the applicants, to meet the Commission's suggestions of June 26. This recommendation was adopted by Council on July 22, 1974.

The servicing of Montrose and Linton Streets and Como Lake Avenue is a requirement of any commercial building permits, and there is normally a development agreement prior to final consideration of rezoning by Council. This servicing will include items such as storm sewerage, curbs, sidewalks, and street lighting.

The Planning Department has no objection to this application.

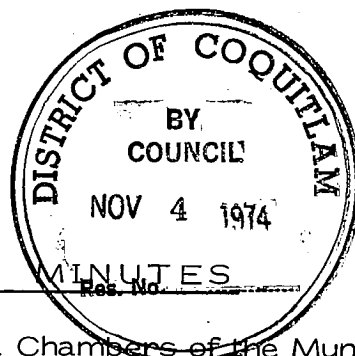
Respectfully submitted,

DMB

D.M. Buchanan
Planning Director

sj/ci

Thursday, October 24th, 1974,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, October 24th, 1974 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were Alderman Stibbs and Alderman Hofseth. Also present were the Deputy Director of Planning, Mr. E. Tiessen; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, October 18th and Saturday, October 19th, 1974 and copies of the agenda of the Public Hearing were mailed to all ratepayers groups in the District of Coquitlam.

CHAIRMAN AND SECRETARY

Ald. R. B. Stibbs acted as Chairman to the Public Hearing and Mr. T. Klassen acted as Secretary to the Public Hearing.

REPORT OF PLANNING DEPARTMENT

The Deputy Director of Planning submitted a written brief to the Public Hearing dated October 24th, 1974 and a copy of this brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 46/74

This was an application by Mr. D. Pawelchak for the rezoning of property located at 2228 King Albert Avenue to Two Family Residential (RT-1) for Duplex development.

A Mr. McKenzie of 2232 King Albert Avenue addressed the Hearing and submitted a petition opposing the rezoning. A copy of that petition is attached hereto and forms a part of these Minutes.

Mr. McKenzie informed the Hearing that people in the area object to a change in zoning as they already have two duplexes in their immediate area, these being at 580 Draycott Street and 2320 Haversley Avenue and it was his opinion that the construction of a duplex would lower property values in the area.

Mr. McKenzie went on to state that people had originally bought in this area because of the single family zoning and did not wish to see duplex development intruding into the single family nature of the neighbourhood.

Mr. McKenzie expressed the opinion that areas not yet developed should have property rezoned for duplex development in order that people, when purchasing, would know the type of neighbourhood they would be moving into.

Mr. McKenzie explained to the Public Hearing that the names on the petition were only obtained from people living in the immediate area.

Thursday, October 24th, 1974,
Public Hearing Minutes, cont'd.

At the request of the Chairman the Deputy Director of Planning explained the duplex criteria employed by Council in considering for rezoning for duplexes and following this Mr. McKenzie expressed the feeling that this rezoning application just barely met the criteria.

Mr. Pawelchak, the proposed developer of the duplex, stated that he did not feel his duplex would depreciate property values as he felt the type of development he would be constructing would be equal in value and appearance to the surrounding neighbourhood. Mr. Pawelchak stated that each side of the proposed duplex would have at least 1300 square feet of floor area.

The Chairman inquired of Mr. Pawelchak if he had constructed other duplexes in the Municipality and Mr. Pawelchak stated that he had, these being at 664 Clarke Road and 659 Clarke Road.

ITEM #2 - Reference No. Z 67/73

This was an application by School District #43 (Coquitlam) to rezone property located on the south side of the 1300 block Rochester Avenue to Civic Institutional (P-1) in order to develop a Junior Secondary School.

Mr. Smith, Secretary Treasurer of School District 43, addressed the Hearing and stated that the School Board now owns the property proposed for rezoning this evening as well as the property located at 351 Laval Street and 1307 Hammond Avenue and, as a result, holds a total of 4.2 acres of property in this area. Mr. Smith went on to state that the area to the east of the property, being proposed for rezoning is a municipal park of which 2.3 acres is at the same elevation as the proposed school site which could be developed in concert with the school property.

Mr. Smith informed the Public Hearing that the School Board had received authority from the Department of Education to expend some further monies to expand the site area by purchasing more property, however, Mr. Smith was unable to state just how much more property would be obtained as negotiations had not been undertaken with property owners in the area at the present time.

Mr. Smith informed the Hearing that the proposed school will be designed to handle 450 junior secondary students at a maximum and that the Department of Education have approved the funds for the construction of the school.

A Mr. Gorjan of 1311 Thomas Avenue addressed the Hearing and stated that he had invested money in his dwelling and is uncertain as to what will happen in the area in the future and therefore is undecided as to whether to expend further funds in upgrading his property.

Mr. Gorjan inquired of Mr. Smith whether it was the policy of the School Board to fence their property as he has already suffered damage as a result of the neglect of the School Board property and was informed by Mr. Smith that where there is no road separating School Board properties from surrounding privately owned property, it is the policy of the School Board to fence the area.

Thursday, October 24th, 1974,
Public Hearing Minutes, cont'd.

Mr. Gorjan also complained to Mr. Smith of the present state of the School Board property which has not been cleaned off and is over run with weeds and apparently no action has been taken by the School Board to maintain this property in a clean condition and Mr. Smith promised to look into this matter immediately.

Mr. Kirk of 1503 Thomas Avenue inquired of Mr. Smith whether the School Board intended to purchase the property on the south side of Hammond Avenue and Mr. Smith stated that eventually the School Board had hoped the purchase these properties, however, as well as the lots on Thomas Avenue, however, this would be subject to the approval of further funds to expand the site and Mr. Smith could not inform the Hearing as to when the funds may be approved.

Mr. Kirk stated that he has put a lot of money and effort into his property and does not know if he should continue with the renovations which he has started because of the uncertainty of what is going to happen in the area.

Mr. Kirk also stated to the Public Hearing that property values in this area are low and should the School Board purchase the property at market value he and many others would find it very difficult to relocate as they would have to most likely have to obtain extra funds in order to find a comparable dwelling in another area.

Mr. Kirk also expressed concern about expropriation and the burden that this might place on owners of property in the area.

Mr. Smith informed Mr. Kirk that in all his time as Secretary Treasurer of the School Board, they have purchased some 300 properties and have only had to post notice to expropriate on two or three of the properties and all the others had been purchased as a result of negotiations.

Mr. Smith was questioned on the maximum capacity of the school and Mr. Smith stated that this would be 450 and that it would most likely decrease if development took place on the Riverview property as another school site would be required in that area.

Mr. Smith was also questioned on what would happen to 1305 Hammond Avenue and Mr. Smith stated that they hoped this would be the next property to be purchased and as well explained that bids were now out to clean up both 351 Laval Street and 1307 Hammond Avenue.

A Mrs. Bedard of 343 Laval Street also expressed concern about uncertainty of when their property may be taken and felt that the only way they would sell their property is if the School Board located and purchased for them a comparable dwelling in another location.

Thursday, October 24th, 1974,
Public Hearing Minutes, cont'd.

Mr. Haack of 1304 Hammond Avenue stated that he had just purchased a duplex at 1304 Hammond Avenue which was only built last year and was also concerned as to the uncertainty of his situation with respect to being bought out. He stated that under the circumstances he would be reluctant to do any repair work on the property until he was assured of what the future plans of the School Board are.

Mr. Haack inquired of Mr. Smith where the school building itself would be located on the property and Mr. Smith stated that the building would be located on the north portion south portion being used for playground.

Mr. Recksiedler, owner of property at 1194 Rochester Avenue, inquired of Mr. Smith whether his property would be taken for this school development and Mr. Smith stated that it was most unlikely at this time that this property would be purchased because of its elevation in relation to the school property.

Mr. Kerr of 1302 Hammond Avenue suggested to the Public Hearing that the School Board should first obtain all the property that it requires for the school site before rezoning is allowed in order that people in the immediate area would know exactly where they stand.

The Chairman inquired of Mr. Smith as to what the recommended acreage for a junior secondary school site was and Mr. Smith stated that for up to 600 pupils the Department of Education allows a maximum of nine acres. He also informed the Chairman that the School Board hoped to start construction during the course of the winter and that any additional properties obtained in the surrounding area would be used for playfields and site development.

The Chairman inquired of Mr. Smith as to which properties he felt the School Board would be purchasing in the near future and Mr. Smith stated that he doubted the properties on Rochester Avenue would be purchased at this time but felt the School Board would go for the south properties first and in answer to a question of Mr. Shortt of 1206 Rochester Avenue, stated that the properties on Rochester would not be purchased at this time because of their elevation in relation to the school site.

ADJOURNMENT

The Chairman declared the meeting adjourned at 8.30 p.m.

CHAIRMAN

BRIEF TO PUBLIC HEARING - OCTOBER 24, 1974 FROM PLANNING DEPARTMENT

ITEM #1 - Z-46-74

The Planning Department recommended in favour of this application in a report considered by Council on September 23, 1974, and the application was referred to Public Hearing. All criteria for locating duplexes within one-family residential areas are followed in this proposal.

ITEM #2 - Z-67-73

This application for a junior high school to serve the south-western portion of the Municipality went to Public Hearing on February 28, 1974, where the Planning Department expressed concern about the site size of 3.5 acres for a junior high school, compared to the standard size of 15 acres which allows for outdoor educational facilities. Council was similarly concerned and tabled By-law No. 319 to meet with representatives of the School Board to discuss the proposed school. Another concern was that this proposal should be a joint design initiative between the School Board and the Municipal Parks and Recreation Department.

On January 2, 1974, the Design Committee reviewed the preliminary plans presented, and found the general appearance good, but expressed its concern with the following:

1. Some textural relief and variety in the building surface is required to avoid the monolithic appearance of Charles Best School, and the Committee would like further information regarding the details of exterior finish.
2. The proposed siting places the school very close to the three houses remaining on Rochester Avenue, and the Committee suggests that it would be desirable to integrate the three properties into the school site.
3. Pedestrian access from Rochester Avenue at the north-west corner of the site should be provided.

ITEM #2 - Z-67-73 cont'd

On January 2, 1974, the Advisory Planning Commission passed Resolution No. 2765, which stated the following:

"That the Commission recommend that Council refer application Z-67-73 to Public Hearing, noting that the Commission endorses the suggestions made by the Design Committee relative to this project on January 2, with the exception of the suggestion that extra lots fronting on Rochester Avenue be acquired as part of the site."

We are advised that this building will be a very compact, three-storey school, and the number of pupils attending would be 350 to 400.

On April 24, 1974, the Design Committee reviewed the revised preliminary plans for this project and noted the following:

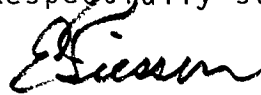
- "1. The overall appearance is impressive, and the use of wood as a relief from the concrete is most effective, and must be retained as an integral part of this project.
2. The pedestrian access from Rochester Avenue at the north-west corner of the site, which was requested earlier, is still not shown on the plans.
3. The Committee believes that the pour lines should be expressed when doing the concrete pattern, and would appreciate an opportunity to review this pattern showing form lines and snap-tie patterns."

In a report to Council dated October 2, 1974, the Planning Director stated that the Municipality now has a letter from the Secretary-Treasurer of School District #43 (Coquitlam) dated September 23, 1974, indicating that the capital expenses involved in further land acquisition have been approved by the Provincial Government. At that time, he recommended that Council refer this application back to Public Hearing. A further Public Hearing was considered necessary because new evidence of a substantive nature has been considered by Council since the original Hearing on February 28, 1974.

ITEM #2 - Z-67-73 cont'd

One other related matter is the boundary of the NIP Area to the south, which has been recommended to include eight lots on the north side of Thomas Avenue, east of Laval Street. These lots may become part of future additions to the school site, and Council was therefore concerned whether the lots should be excluded from the NIP Area. Unless this acquisition is quite definite, the Planning Department recommends that the lots be left in the NIP Area.

Respectfully submitted,



Eric Tiessen
Deputy Planning Director

SJ/ci

We the undersigned residents of Coquitlam Municipality are against the rezoning of the lot 2222 King Albert (corner of King Albert & Orkney Court) from a One Family Residential (RS1) to Two Family Residential (RT1) duplex.

K. V. McKenzie	2232	King Albert Ave.
M. A. McKenzie	2232	King Albert Ave.
A. J. Wray	2240	King Albert Ave.
G. E. Wray	2240	King Albert Ave.
Bob Wray	2240	King Albert Ave.
J. Ballard	2244	KING ALBERT AVE
M. Ballard	2244	King Albert Ave.
G. R. Blair	2252	King Albert Ave.
J. W. Blair	2252	KING ALBERT
A. D. McCarroll	2257	King Albert Ave.
E. Longden	2231	King Albert Ave. Coq.
L. J. Longden	2231	King Albert Ave. Coq.
L. Parker	2197	King Albert Ave. Coq.
N. R. Lonsborough	2168	" " "
M. G. Strong	2170	King Albert Ave. Coq.
B. Strong	2170	King Albert Ave. Coq.
Mrs R W Pringle	2200	King Albert St. Coq.
D. Davie	560	ORKNEY COURT
M. Huntley	572	Orkney Court
St. Germain	572	Orkney Court Coq.
Mrs. D. Kirkness	578	Orkney Court Coq.
H. John Wilson	584	Orkney Court Coq.
F. L. Wilson	584	Orkney Court Coq.
D. W. Baker	590	Orkney Court Coq.
Barbara Beck	590	Orkney Court Coq.
Shuley Partridge	591	Orkney Ch.
Eric Partridge	591	Orkney Ch.
G. S. Soren	561	ORKNEY CT.
J. Soren	585	ORKNEY CRT.

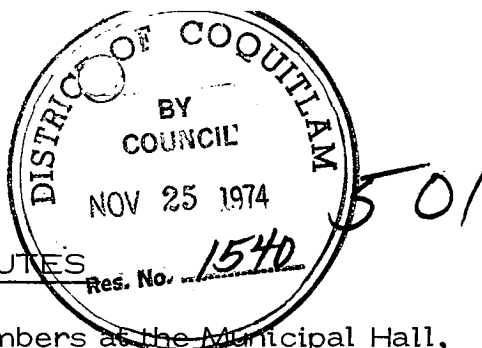
We the undersigned residents of Coquitlam Municipality are against the rezoning of the lot 2222 King Albert (corner of King Albert & Orkney Court) from a one Family Residential (RS1) to Two Family Residential RT1 duplex.

Mrs P W Ratton	2245	King Albert
Harry & Audrey Tunski	2249	King Albert
also Peter Drink	2256	King Albert
Mr. & Mrs. Kristen Chamberlain	2248	King Albert
Gary Macdonald	2215	King Albert
J. Skurz	566	Orkney Crt.
D. Skurz	566	Orkney Crt.
R. W. Sellers	567	ORKNEY CRT.
Lisa Seiler	567	Orkney Crt. Coq.
Edith Schultz	573	orkney crt coq
Alan D. Skurz	573	ORKNEY CRT, COQ.
Ken Lewis	579	orkney crt coq
Marilyn Gudebank	579	Orkney Crt Coq.

TOTAL (42)

HOUSEHOLDS (27)

Monday, November 18th, 1974,
Public Hearing - 7.15 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers at the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Monday, November 18th, 1974 at 7.15 p.m. to deal with an application to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council as well as the Municipal Clerk, Planning Director, Municipal Manager, Municipal Engineer, Municipal Treasurer, Parks and Recreation Director, Personnel Officer, Assessor, Municipal Solicitor and Mrs. Colleen Kaczan.

The Clerk reported that the notices were duly advertised in The Columbian on Friday, November 8th and Saturday, November 9th, 1974.

MOVED BY ALD. STIBBS
SECONDED BY ALD. GARRISON:

That His Worship Mayor Tonn act as Chairman to the Public Hearing and the Municipal Clerk act as Secretary to the Public Hearing.

CARRIED

BRIEF FROM PLANNING DEPARTMENT

The Planning Director tabled his report of October 30th, 1974 to the Municipal Manager in regard to this application.

ITEM #1 - Reference No. Z 53/74

This was an application by the District of Coquitlam to rezone property located at the corner of Brunette Avenue and Nelson Street from Local Commercial (C-2) to Service Commercial (CS-1).

Mr. Ted Pearce, Solicitor, spoke on behalf of one of the owners of property to the east of the property in question and he understood the neighbouring property owners present were also opposed to this application.

Mr. Pearce presented a petition signed by six people which, along with the Planning Director's Report, are attached hereto and form a part of these Minutes.

Ald. Filiatrault questioned Mr. Pearce and the Planning Director if this would entail buying Lot 112 to complete consolidation and the answer was "yes". He further asked if the use would be permitted under CS-1 and the answer from Mr. Buchanan was "no". Mr. Buchanan stated that the land assembly would be needed, that Lot 111 and 112 would be locked together, otherwise it would be left as residential non-conforming.

Reference was made to the many calls on the Planning Department and opinions expressed verbally and a sign had been installed advising the public that they should, when money was involved, secure all opinions in writing.

Monday, November 18th, 1974,
Public Hearing, cont'd.

Ald. Filiatrault requested an answer to the question "Why do we want to rezone this property?" at which time the Mayor stated that this should be properly dealt with when the by-law is before Council.

Mrs. Moore, one of the landowners, stated that they do want to do something with their property but at present they are not asking for any change of the Zoning By-law.

Ald. Bewley stated that this is a CS-2 zone and it is non-conforming and by zoning it to CS-1 the property would be better served.

Mrs. Albert, owner of the property at 205 Nelson Street, requested that the zoning be left as it is.

The question of widening Brunette Avenue came before the Hearing and one property owner stated that if ten feet were requested off his Brunette Street frontage it would be under the limit for use in CS-1 or CS-2.

There being no further representation the meeting adjourned.

MOVED BY ALD. HOFSETH
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn.

8.15 p.m.

CARRIED

CHAIRMAN

PETITION

TO: THE MEMBERS OF COUNCIL
DISTRICT OF COQUITLAM

In accordance with the District of Coquitlam letter of November 7th, we understand there is a proposal to down zone the block between James Avenue, Brunette Avenue and Nelson Street from C-2 to CS-1. We respectfully put forward our objections to this down zoning, and ask the Members of Council to give consideration to the following points:

Change of zoning from C-2 to CS-1 means change to considerably lower quality activities, with more noisy and active users. The users will pay lower rentals, reflect lower economics, and result in a lowering of property values. The various commercial uses in the CS-1 zoning require control of considerably greater land ~~and~~ masses than under C-2. For instance while C-2 users for ordinary commercial activities have no minimum lot size, a use in the CS-1 zone requires at least 10,000 square feet, and tourist accommodation use in the C-2 zone is permitted on 15,000 square feet- requirements in the CS-1 zone are at least 25,000 square feet. This means development can only take place if a local party who is capable, or an outside developer assembles several of the presently individually held properties. This difficulty in development obvious means a future hardship to the present owners. Density - the lot covered under C-2 is 70% while under CS-1 is 40%. The resulting economics and loss in value is obvious.

We submit therefore, that the lowering of uses, the probable value loss, and the hardships of not being able to develop individually in future, is an excessive burden to place on the property owners affected.

~~PROTHER SERVICE LTD.~~

Name

Address

J. Albert
Jeanne Albert
Eddy Albert
Beatrice Moore
H. Johnson

1041 Brunette Ave
205 Nelson St.
" " "
1039 Brunette Ave
1021 Brunette Ave

DISTRICT OF COQUITLAM

Inter-Office Communication

432

TO: R.A. LeClair
Municipal Manager
DEPARTMENT: "For Council" DATE: Oct. 30, 1974

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

SUBJECT: Proposed Grocery Store at Corner of
Brunette Avenue and Nelson Street OUR FILE: B-2218 &
Z-53-74

I write with respect to a proposal for a 7-Eleven Grocery Store at the north-west corner of Brunette Avenue and Nelson Street, 1031 Brunette Avenue, Lot 112, D.L. 45, Pl. 244667. This area is recommended for service commercial uses and is so designated on the Community Plan Map. A restaurant and a service station also exist within this block, which are service commercial uses.

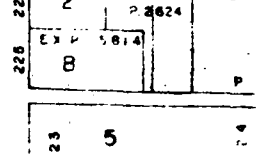
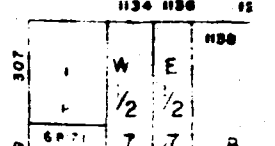
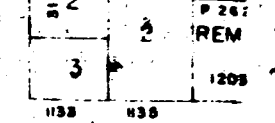
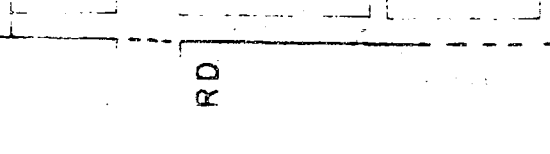
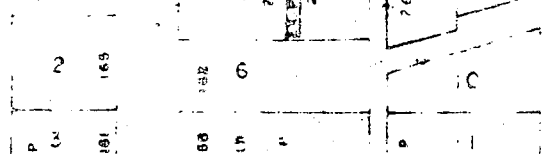
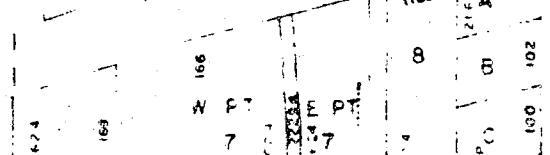
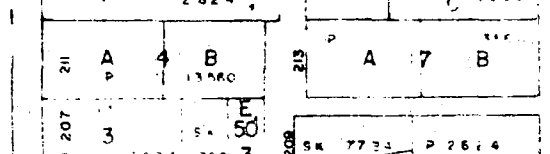
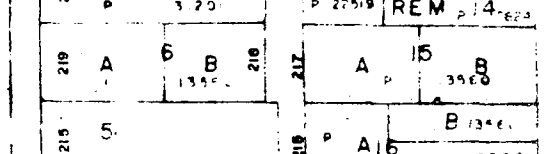
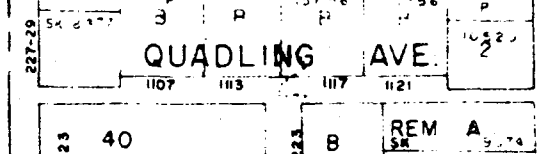
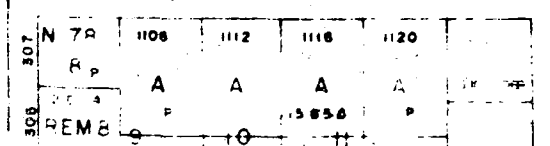
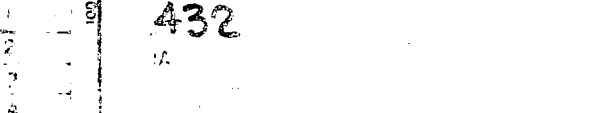
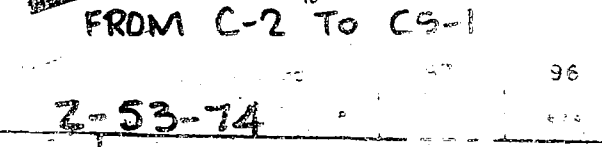
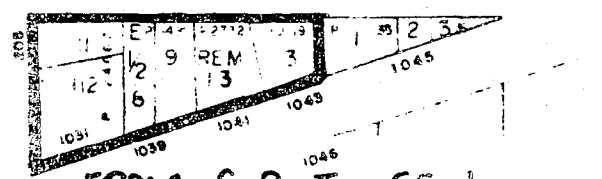
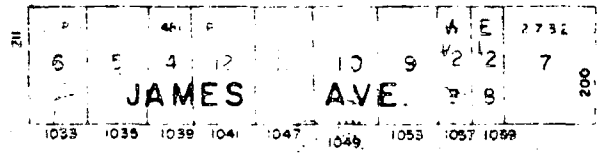
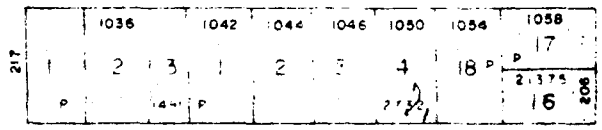
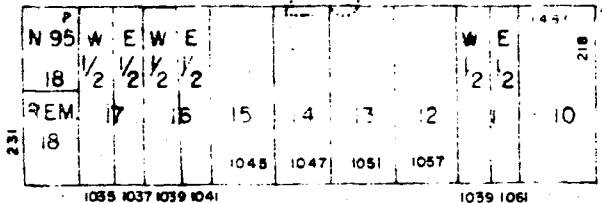
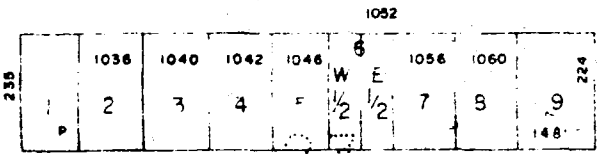
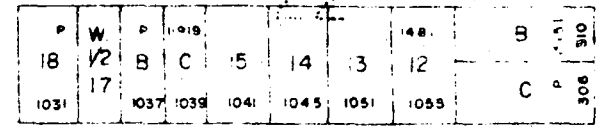
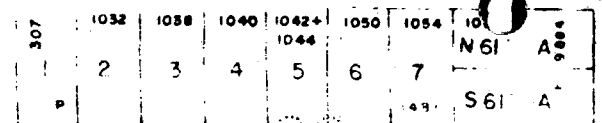
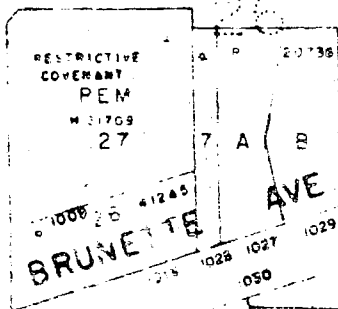
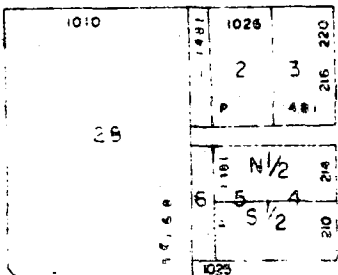
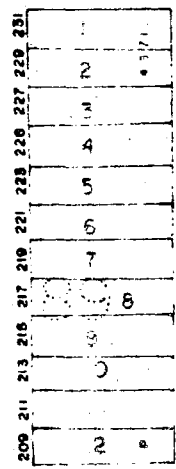
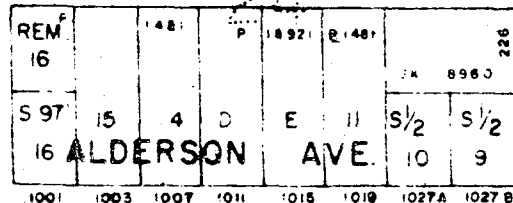
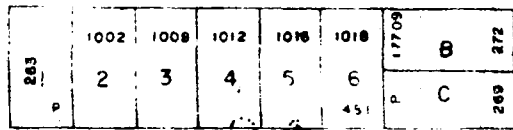
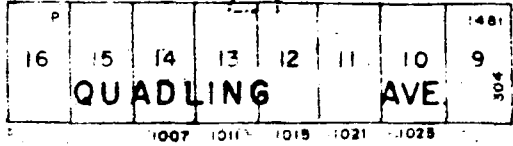
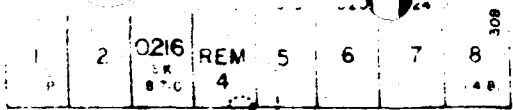
It is our recommendation that the whole area now zoned C-2 east of Nelson Street, south of James Avenue, north of Brunette Avenue, and west of the SS-2 zone at the east end of the block be rezoned from C-2 to CS-1 in conformity with the Community Plan Map. It is therefore recommended that building permit application B-2218 be withheld by Council under Section 707 of the Municipal Act. This would require a separate resolution as follows:

"That Council hereby withhold issuance of a building permit for a retail grocery store for property at Lot 112, D.L. 45, Pl. 244667, commonly known as 1031 Brunette Avenue, under the authority granted by Section 707(1) of the Municipal Act."

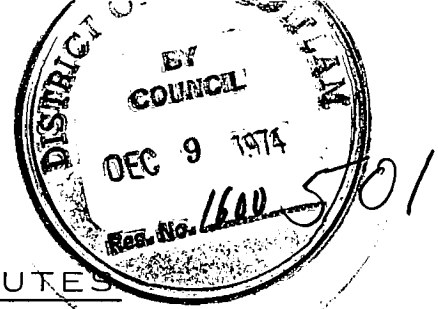
I note that the application was made for the retail use on October 18, 1974. If Council agrees with the rezoning being referred to Public Hearing, I suggest a special Public Hearing be held in the week of November 11 following the Remembrance Day holiday, in order that Council could give consideration to a by-law on November 18.

DMB/ci
Encl.


D.M. Buchanan
Planning Director



Thursday, November 28th, 1974,
Public Hearing - 7.30 p.m.



PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, November 28th, 1974 at 7.30 p.m. to deal with applications to amend Zoning By-law No. 1928 and amending by-laws.

Present were all Members of Council save Ald. Gilmore. Also present were Alderman-elect Sekora and Alderman-elect Howarth. Also present were Mr. D. Buchanan, Director of Planning; and the Deputy Municipal Clerk, Mr. T. Klassen.

The Public Hearing was advertised in The Columbian on Friday, November 22nd and Saturday, November 23rd, 1974 and, as well, copies of the Agenda of the Public Hearing were mailed to all ratepayers groups in the District of Coquitlam.

MOVED BY ALD. FILIATRAULT
SECONDED BY ALD. GARRISON:

That His Worship Mayor James L. Tonn act as Chairman to the Public Hearing and the Deputy Municipal Clerk, Mr. T. Klassen, act as Secretary to the Public Hearing.

CARRIED

REPORT OF DIRECTOR OF PLANNING

The Director of Planning submitted a brief to the Public Hearing dated November 28th, 1974. A copy of this brief is attached hereto and forms a part of these Minutes.

ITEM #1 - Reference No. Z 50/74

This was an application by Coquitlam Lands Limited for the rezoning of property located immediately east of 519 Ebert Avenue to Two Family Residential (RT-1) for duplex development.

A Mr. R. E. Robbins, owner of 525 Ebert Avenue questioned as to how far from the side property lines the duplex would be constructed and he was informed by the Director of Planning that it would be constructed seven and a half feet from the side property line.

There was no opposition expressed to this application.

ITEM #2 - Reference No. Z 33/74

This was an application by Nu-West Development Corporation Ltd. to rezone land in the Nestor Street-Ozada area to allow for RS-1 zoning and RT-1 zoning.

A Mr. Luschnat of 3147 Ozada Avenue sought clarification with respect to road allowance adjacent to his property and was informed that he would not be required to dedicate 25 feet of his property at this time for road allowance but that this would come at the time of subdivision of his property.

There was no opposition expressed to this application.

Public Hearing Minutes, cont'd.

November 28th, 1974

ITEM #3 - Reference No. Z 51/74

This was an application by the District of Coquitlam to amend Section 901 of the "District of Coquitlam Zoning By-law No. 1928, 1971" in order to allow Day Care Centres in a P-1 Zone.

There was no opposition expressed to this application.

ADJOURNMENT

MOVED BY ALD. STIBBS
SECONDED BY ALD. GARRISON:

That the Public Hearing adjourn. 7.40 p.m.

CARRIED

CHAIRMAN

BRIEF TO PUBLIC HEARING - NOVEMBER 28, 1974 FROM PLANNING DEPARTMENT

ITEM #1 - Z-50-74

The Planning Department, on October 29, 1974, reported to Council that the main consideration was the question of an existing two-family dwelling use at 547 Ebert Avenue, which is within 600 feet of the subject property. Based on the criteria employed in locating two-family dwellings within one-family housing areas, this factor has in the past resulted in the Planning Department recommending that such an application be declined. This matter was discussed with the applicant, who expressed concern that the two-family use of 547 Ebert Avenue may be illegal. A review of the situation showed that there was a building permit issued for a one-family dwelling on this property in March 1967, but sometime between that date and April 1971, a second suite was placed in the building. At all times during those dates, the property was zoned One-Family Residential (RS-1).

On November 4, 1974, by Resolution No. 1475, Council referred this application to Public Hearing and authorized the By-law Enforcement Officer to contact the owner of the property at 549 Ebert Avenue and report back to Council on the use of this property. The By-law Enforcement Officer, in a double registered letter dated November 14, 1974, ordered the owner of the property at 549 Ebert Avenue to vacate the illegal suite on or before the 31st day of December 1974, since it is in contravention of Zoning By-law No. 1928. I understand that if the suite is not vacated by the end of the year, charges may be laid.

This application complies with all other criteria for locating two-family dwellings in one-family residential zones in the Municipality.

ITEM #2 - Z-33-74

The Planning Department report to Council dated October 23, 1974 stated that the Subdivision Committee has now given all the necessary consideration prior to preliminary approval which must, of necessity, await approval of the rezoning to One-Family Residential (RS-1) or Two-Family Residential (RT-1) from One-Family Suburban Residential (RS-2). The Committee noted that when and if the rezoning proceeds, the Committee would approve the portion of subdivision lying north of the east-west

ITEM #2 - Z-33-74 cont'd

lane north of Ozada Avenue, subject to the conditions of the Subdivision Control By-law, including installation of a storm sewer through to the Maple Creek watercourse as proposed by the applicant's consultant.

The Planning Department report of October 23, 1974 mentioned two proposed duplex lots within that portion of the applicant's property which is being considered at this Public Hearing. Since that report was prepared, the applicant has, on November 8, 1974, requested the rezoning to RT-1 for two-family residential use on two additional lots. These are shown on the advertised sketch as an irregular-shaped parcel which is the second lot south of Dunkirk Avenue on the west side of Nestor Street, and the lot on the south-west corner of the subject parcel on the unnamed north-south road, north of the lane. I expect that the applicant will wish to pursue the rezoning of these particular lots to Two-Family Residential RT-1 at a later date, and I mention it at this time for purposes of information.

Ozada Avenue is proposed as a municipal arterial road to connect into the east-west arterial, connecting through to Lansdowne Street, the BACM property, and eventually to Guilford Street in the City of Port Moody. A still outstanding problem is the location of a bridge crossing of the Coquitlam River, so that this arterial could provide additional traffic capacity for the area north of the Lougheed Highway east of the Coquitlam River. The City of Port Coquitlam opposed the Ozada connection to Lincoln Avenue, and utilization of Lincoln Avenue between the Coquitlam River and Coast Meridian Road as a municipal arterial. The difficulty with alternatives to the north of Lincoln Avenue is the nature of the high bluff east of the river, and this is particularly true at the north end of Coquitlam River Park and in the Oxbow Valley area, where an alternative municipal arterial would have to be located to connect into the upper Coast Meridian area north of the City of Port Coquitlam. The Department of Highways has asked the City of Port Coquitlam to reconsider its position on Lincoln Avenue, so therefore we have not proceeded to look at alternatives to the north until this is firmly resolved. I hope to have sufficient information shortly on alternatives to make a judgement as to whether the south portion of the proposed rezoning and subdivision by Nu-West could be included in their development. In the meantime,

ITEM #2 - Z-33-74 cont'd

however, the area to the north of the east-west lane could proceed. I recommend that the area north of the lane be rezoned, as shown on the sketch accompanying the Public Hearing notice.

ITEM #3 - Z-51-74

A report on Day Care Centres, submitted to Council on October 23, 1974 by the Planning Department noted that, as a result of approaches to the Planning and Parks and Recreation Departments by Mr. Murray Stark, Day Care Organized (Expediter) of the Department of Human Resources, the matter of locating these centres was reviewed. It was found that civic uses by definition include public school, park, playground, and uses "providing for public functions". We are advised that, as part of Provincial Government policy, some monies for day care centres are available, but that the centres are to be operated by private (non-profit) organizations. Thus, these centres would not be included in the definitions mentioned above.

I note that the Secretary-Treasurer of School District No. 43 (Coquitlam) and the Director of Parks and Recreation have indicated that school grounds and park lands would be appropriate locations for day care centres and are actively involved in an attempt to establish centres in the vicinity of the Cottonwood apartment area and the Maillardville area.

The simplest approach to the problem is to allow community care uses in Civic Institutional P-1 and Special Institutional P-2 zones, and to allow assembly uses in the P-1 zone. An assembly use is a use providing for the assembly of persons, and can include day care "schools". Community care uses provide for the care of persons and premises licenced under the Community Care Facilities Licencing Act.

I recommend that the amendment to allow community care and assembly uses in P-1 and P-2 zones be approved.

SJ/ci

Respectfully submitted,



D.M. Buchanan
Planning Director

Thursday, December 5th, 1974,
Public Meeting - 7.30 p.m.

*Bewley
Hepburn* 502

A Public Meeting was held in the Council Chambers on Thursday, December 5th, 1974 at 7.30 p.m. to receive proposals on the R.C.M.P. Telecommunications Radio Sites within the District of Coquitlam.

Members of Council present were Mayor James L. Tonn, Chairman; Ald. L. Bewley, Ald. L. Garrison and Ald. R. Stibbs. Also present were the Deputy Engineer and the Municipal Clerk. Representing the R.C.M.P. was S/Sgt. D. Hepburn and also Mr. H. Thompson.

PUBLIC MEETING
R.C.M.P. TELECOMMUNICATION
SITES



On October 21st, 1974 by way of Res. No. 1410 the use of Fire Hall #2 and the Harper Road Water Reservoir were approved for remote radio telecommunication sites subject to an appropriate agreement being entered into and the holding of a Public Meeting to present the proposals.

Following a brief presentation by the R.C.M.P. representatives and there being no public present the meeting adjourned at 7.35 p.m.

CHAIRMAN