

BUILDING AND PROTECTION COMMITTEE

DISTRICT OF COQUITLAM

502

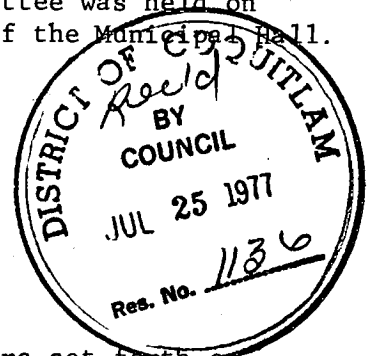
BUILDING AND PROTECTION COMMITTEE

JULY 13, 1977

A meeting of the Building and Protection Committee was held on July 13, 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

Council - Ald. M. Gregory, Chairman
Ald. B. T. H. Robinson

Staff - D. M. Buchanan, Planning Director
R. A. LeClair, Municipal Manager
B. H. Falcon, Fire Chief



The purpose of the meeting was to pursue matters set forth on pre-circulated agenda as follows:

Saddwich Board Signs

- Transmittal memo - Municipal Manager July 8, 1977

TABLED - for information

Report - By-Law Violations June, 1977

Progress Report - Unsightly Premises, 2030 Austin Avenue

Re: Sandwich Board Signs

The Manager's report dated 8 July 1977 including attachments A, B, C, D, E, F, and G had been pre-circulated.

In addition, the report dated July 13, 1977 from the Planning Director together with the report to Council of January 9, 1973 were circulated and reviewed. Thus the Committee were acquainted with

- a) the historical background relative to the control or lack thereof regarding signs, and
- b) the philosophy and the input which had been received in putting into place By-Law 126 (Coquitlam Sign Control By-Law).

The Committee reflected upon the diverse use, placement, sizes and the proliferation of "sandwich board signs" (please refer to attachments marked C1, C2, C3 and C4.)

It was observed that while "sandwich board signs" obviously served a useful purpose, that such signs should be specifically permitted and be regulated.

It was noted that sandwich board signs could be deemed to be a special purpose sign or a free standing sign and that particular attention in drafting regulations would be required to avoid later difficulty. (a free standing sign, for example, can be up to 20 feet high and, as to special purpose signs, a variety of possibilities existed.)

Specifically, it was felt that the surface area of the sign should not exceed 3' x 4' on either of 2 sides of the sandwich board/free standing sign.

Finally, it was noted that, from the description given of signs listed on attachment C, many of the signs may well fail to meet the requirements of the recommendation herein contained.

Your Your Committee Recommends:

That Council direct staff to review the Sign Control By-Law and bring forward as may be necessary an amending by-law relative to sandwich board/free standing signs such as

- a) will prohibit same from being placed on any part of road allowances (including widening areas covered by easements as exist on the south side of Austin Avenue in the 1000 block) and
- b) require a permit to be taken out for same (unless they are non-conforming signs pre-dating the adoption of By-Law 126) and further,
- c) that upon the adoption by Council of such by-law, the By-Law Enforcement Officer proceed to notify owners of businesses served by such signs of the requirements and proceed to enforce the provisions so adopted.

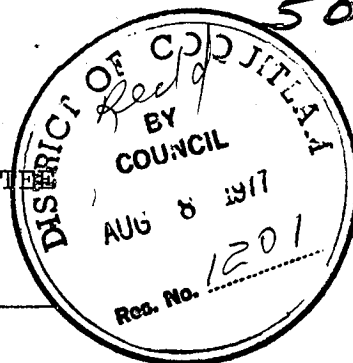
Mary Legary
 Chairman

APPROVED BY CO
 RES # 1137/77

DISTRICT OF COQUITLAM

BUILDING AND PROTECTION COMMITTEE

AUGUST 3rd 1977



A meeting of the Building and Protection Committee was held on August 3rd 1977 at 7:30 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

Council -
Ald. M. Gregory, Chairman

Staff -
B. H. Falcon, Fire Chief
Ralph Gidlof, Deputy Fire Chief

Item No. 1 - Proposed By-Law No. 750, 1977, Amendment to Building By-Law

The Committee recommended that District of Coquitlam Building By-Law No. 750, 1977 be forwarded to Council for three readings.

Item No. 2 - Invitation to Architects - No. 3 Fire Hall

The Committee considered the "Review of Architect's Submissions - Fire Hall No. 3", prepared by the Deputy Fire Chief.

The Committee set the dates of Tuesday, August 23, 1977 and Wednesday, August 24, 1977, to interview those architects who replied to the District's invitation to make a submission on the No. 3 Fire Hall project.

The following schedule of interviews was set:

16 August 7:00 p.m. Poul E. Hansen
16 August 7:30 p.m. Phillips Barratt, Engineers & Architects
16 August 8:00 p.m. Lawrence Redpath, Architect
16 August 8:30 p.m. Russcher: Architect
17 August 7:00 p.m. Thompson, Berwick, Pratt & Partners
17 August 7:30 p.m. Kenneth R. Webber, Architect,
Carlberg Jackson Partners
17 August 8:00 p.m. Anthony S. Wilson, Architect
17 August 8:30 p.m. G. D. Wylie, Architect

The Committee decided to notify Mayor Tonn of the schedule of interviews and to invite the Mayor to attend the interviews.

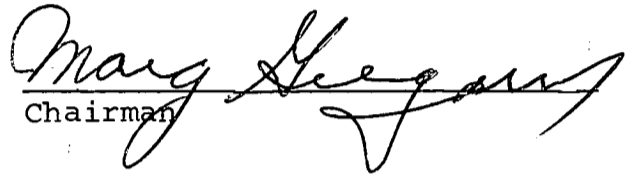
The Committee instructed the Fire Chief to notify each of the above architects in writing of the date, time and location of the scheduled interview for that individual or firm.

3 READINGS
* G RES
1202, 1203 & 1204/77

Item No. 3 - Progress Report, Fire Hall No. 5 Addition

Fire Chief B. H. Falcon reported verbally that G. D. Wylie, Architect, has been in touch with him with regard to specific questions relative to the No. 5 Fire Hall addition, and that Mr. Wylie has completed a sketch plan with an optional entrance feature.

The Committee requested the Fire Chief to include in his letter to Mr. Wylie regarding the No. 3 Fire Hall project that the Committee will be prepared to look at Mr. Wylie's proposal for No. 5 Fire Hall immediately following the conclusion of the Committee's interview with Mr. Wylie for the No. 3 Fire Hall project.


Chairman

DISTRICT OF COQUITLAM

Inter-Office Communication

BUILDING & PROTECTION
COMMITTEE

TO: DEPARTMENT: DATE: July 15/77
FROM: Glenn Gallins DEPARTMENT: Legal YOUR FILE:
SUBJECT: Amendments to the Building By-law OUR FILE: 10/2/14

At the regular meeting of Council held on Monday, April 25th, 1977 Council adopted the following resolution:

"That Council approve the following Building By-law amendments:

1. To delete subsection 1.9.8 of Building By-law No. 73, 1972 (which specifies a penalty of double the normal fee) and incorporate it instead under the "Penalty" section of the by-law (Section 1.17);
2. to add a clause under the "Penalty" section of the by-law, specifically stating that the penalty for commencing construction before obtaining a building permit shall be either double the normal permit fee or whatever penalty the Courts shall decide. Further, that the choice of which procedure to select shall be at the option of the authority having jurisdiction;
3. to add a clause to the by-law, making it an offence for failing to pay any fine imposed by the Courts for any violations of the Building By-law. (The City of Vancouver, for example, has such a clause); and
4. to amend subsection 1.9.8 to increase the maximum penalty from \$250 to \$500. (For the maximum double permit fee to correspond to the maximum fine under the Summary Convictions Act)."

In accordance with Council's instruction the Legal Department prepared District of Coquitlam Building By-Law Amendment No. 750, 1977, a copy of which is attached hereto.

The Chief Building Inspector, Mr. R. Rush, has reviewed

BUILDING & PROTECTION
COMMITTEE

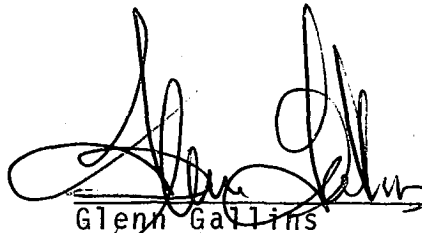
- 2 -

July 15/77
File: 10/2/14

District of Coquitlam Building By-law Amendment No. 750, 1977
and found it to be satisfactory.

Therefore, the following resolution is recommended:

"That District of Coquitlam Building By-Law
No. 750, 1977 be forwarded to Council for
three readings."



Glenn Gallins
Assistant Municipal Solicitor

GG/jm
Attach.

DISTRICT OF COQUITLAM

BY-LAW NO. 750, 1977

A By-law to amend "District of Coquitlam
Building By-Law No. 73, 1972"

The Municipal Council of the District of Coquitlam
in open meeting assembled ENACTS AS FOLLOWS:

1. This By-law may be cited for all purposes as the
"District of Coquitlam Building By-Law Amendment
No. 750, 1977".
2. District of Coquitlam Building By-Law No. 73, 1972
is amended as follows:
 - (a) by repealing Section 1.9.8;
 - (b) by adding after Section 1.17.4, the following
Sections:
 - 1.17.5 If any construction for which a permit
is required by this by-law has been
commenced before a building permit has
been issued by the Building Inspector,
the owner of the real property on which
the construction is being done shall
in the discretion of the Building
Inspector:
 - (a) be liable to pay and shall pay to
the District of Coquitlam double
the fee prescribed and set out in
Appendix "A" attached hereto,
provided however, that the maximum
additional fee shall not exceed
Five Hundred (\$500.00) Dollars, or
 - (b) shall pay to the District of
Coquitlam the fee prescribed and
set out in Appendix "A" attached
hereto and shall be deemed to be
guilty upon summary conviction of
an infraction of this by-law and
shall be liable to the penalties
imposed by Section 1.17.2.
 - 1.17.6 Where a person is found guilty upon
summary conviction of an infraction
of this by-law and a fine has been
imposed, and such fine has not been
paid within the time stipulated by the

Court for the payment thereof, such person shall be deemed to be guilty upon summary conviction of an infraction of this by-law and shall be liable to the penalties imposed by Section 1.17.2

READ A FIRST TIME this _____ day of _____, A.D. 1977.

READ A SECOND TIME this _____ day of _____, A.D. 1977.

READ A THIRD TIME this _____ day of _____, A.D. 1977.

RECONSIDERED, FINALLY PASSED and ADOPTED and the Seal of the

District affixed this _____ day of _____, A.D. 1977.

MAYOR

CLERK

DISTRICT OF COQUITLAM

Inter-Office Communication

BUILDING & PROTECTION COMMITTEE,

TO: ALD. M. GREGORY, Chairman.

DEPARTMENT:

DATE: July 28, 1977.

FROM: RALPH GIDLOF, Deputy Fire Chief

DEPARTMENT: Fire

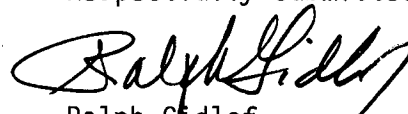
YOUR FILE:

SUBJECT: REVIEW OF ARCHITECT'S SUBMISSIONS - FIRE HALL NO. 3.

OUR FILE:

In response to the District's invitation, a total of 8 submissions from architects have been received for design of a new No. 3 Fire Hall. An outline of these submissions follows. The material submitted is on hand for review by the Building and Protection Committee at the scheduled meeting of 3 August 1977. Architects were advised in the District's invitation to anticipate an invitation to meet with the Building and Protection Committee to discuss the submission. Consequently, the scheduling of meetings with the eight architectural firms would appear to be a priority item of business for the Committee at its next meeting.

Respectfully Submitted,


Ralph Gidlof,
Deputy Fire Chief

NO. 1.

POUL E. HANSEN - ARCHITECT

1. HISTORY OF FIRM.

Practicing architect since 1953. Business in New Westminster.
Serviced District of Coquitlam? Fire Hall No. 1, 4 & 5. Renovations,
Fire Hall 3.

2. NOTABLE PROJECTS:
1. Peppertree Highrise, New Westminster.
 2. Westminster Credit Union Building, Coquitlam.
 3. Sr. Citizen's Home, Matsqui.
 4. King's Motor Inn, Burnaby.
 5. Townhouses, Surrey.

3. MAXIMUM FEE SPECIFIED? 5% of estimated construction cost to a maximum of \$16,500 based on precast concrete construction of 12,000 sq. ft. gross floor area at estimated 1978 construction cost of \$363,000.00.

4. DRAFT CLIENT/ARCHITECT AGREEMENT SUBMITTED? In form of A.I.B.C. Booklet, "Scale of Professional Charges."

5. FIRM'S STAFF:

- 2 Architects
- 2 Draftsmen
- 1 Commercial Artist
- 1 Secretary

6. CONSULTANTS SPECIFIED?

- a) Civil & Municipal Engineer
- b) Structural

- c) Electrical
- d) Mechanical
- e) Landscaping & Site Planning
- f) Interior Design/Furnishings
- g) Commercial Arts & Presentation

7. SPECIAL INTEREST NOTES - BASES ESTIMATES ON SIMILAR FIRE HALL DESIGNED FOR THE DISTRICT OF LANGLEY NOW UNDER CONSTRUCTION.

NO. 2

PHILLIPS BARRATT, ENGINEERS & ARCHITECTS

1. HISTORY OF FIRM

Founded 1937, situated in Vancouver. Total present staff of about 70. 30 in Building Construction. Serviced District of Coquitlam? No.

2. NOTABLE PROJECTS:
- 1. Labatt Brewery, New Westminster.
 - 2. U.B.C. Civil & Mechanical Engineering Building.
 - 3. 3 Schools, Langley, B.C.
 - 4. Lethbridge Sportsplex.
 - 5. Rec. Centre, Williams Lake, B.C.
 - 6. P.N.E. Pacific Coliseum.
 - 7. Newton Arena, Surrey.
 - 8. North Delta Rec. Centre.
 - 9. Karen Magnussen Arena.
 - 10. Library and Police & Court Building, Delta.

3. MAXIMUM FEE SPECIFIED? 7% of cost of project plus disbursements for travel, telephone, etc. Plus 5% of landscape construction.

4. DRAFT CLIENT/ARCHITECT AGREEMENT SUBMITTED - No, but refers to RAIC Document #6, "Standard Form of Agreement Between Client and Architect" varied to include field supervision and review of shop drawings as described in presentation.

5. FIRM'S STAFF - approximately 70.

6. CONSULTANTS SPECIFIED - In-house for structural, heating, ventilation, plumbing, electrical and site development.

7. SPECIAL INTEREST NOTES - Detailed methodology includes Phase 1, Preliminary Building and Site Planning; Phase 2, Detailed Design to Completed Tenders; Phase 3, Supervision of Construction.

NO. 3

LAWRENCE REDPATH, ARCHITECT

1. HISTORY OF FIRM

In Greater Vancouver area for 10 years. Serviced District of Coquitlam? No.

2. NOTABLE PROJECTS:
 1. Alterations & Additions, Public Health Centre, Chilliwack, (\$750,000).
 2. Fire Hall, Port Moody, (\$150,000)
 3. Dining Hall & Conf. Centre, Camp Elphinstone, YMCA (275,000).
 4. Functional Programme Study Woodlands, New Westminster, (\$3,000,000).
3. MAXIMUM FEE SPECIFIED? No. approx. 7½% of cost of construction.
4. CLIENT/ARCHITECT DRAFT AGREEMENT SUBMITTED? - Yes.
5. FIRM'S STAFF - is part of group of 5 architects - "Yaletown Architectural Group" which includes:
 - 5 Principals
 - 7 Architectural Staff
 - Secretarial Staff
6. CONSULTANTS SPECIFIED? - suggested.
 - a) Structural
 - b) Mechanical
 - c) Electrical
 - d) Construction Specifications
7. SPECIAL INTEREST NOTE - None.

NO. 4

RUSSCHER - ARCHITECT

1. HISTORY OF FIRM
With Russcher, Hanson & Associates from 1976. As Russer - Architect 1972.
Serviced District of Coquitlam? 1. Social Rec. Centre.
2. NOTABLE PROJECTS:
 1. Christmas Manor
 2. Foyer Maillard
 3. Caisse Populaire
 4. Sunny Cedars School
 5. Vanier Elementary School.
3. MAXIMUM FEES SPECIFIED? 6% of total construction costs plus 50% of consultant's fees. Soil test costs to be borne by District.
4. CLIENT/ARCHITECT DRAFT AGREEMENT SUBMITTED? - No.
5. FIRM'S STAFF -
 - 2 Architects
 - Draftsmen as Required.
 - 1 Secretary
6. CONSULTANTS SPECIFIED?
 - a) Structural

- b) Mechanical
- c) Electrical
- d) Soil Testing
- e) Landscaping

7. SPECIAL INTEREST NOTES - None.

NO. 5

THOMPSON, BERWICK, PRATT & PARTNERS

1. HISTORY OF FIRM

Founded in 1908 as Sharp & Thompson.
Serviced District of Coquitlam? Yes. Town Centre Planning.

2. NOTABLE PROJECTS:
- | | |
|--|-------|
| 1. Malaspina College, Nanaimo | Photo |
| 2. W. Vancouver, Library (\$1,250,000) | " |
| 3. West End (Vancouver) Community &
Rec. Centre (\$2,000,000) | " |
| 4. MacMillan -Bloedel Place (\$2,000,000)
(Award of Excellence, 1974) | " |

3. MAXIMUM FEE SPECIFIED? Not to exceed 8% of construction costs, but per diem.

4. DRAFT CLIENT/ARCHITECT AGREEMENT SUBMITTED? No- refer to "Standard C/A Agreement".

5. FIRM'S STAFF - "some 70 professionals."

6. PROPOSED CONSULTANTS - Not specified, own staff employed for structural, mechanical and electrical expertise.

7. SPECIAL INTEREST NOTES: Letter from Richard C. Mann indicates he was unavailable to design presentation, and would have liked to do so because of his prior involvement with the Town Centre Planning.

NO. 6

KENNETH R. WEBBER, ARCHITECT, CARLBERG JACKSON PARTNERS

1. HISTORY OF FIRM

In practice in New Westminster since 1954. During last 3 years has been retained on 110 projects construction value 100 million dollars.
Serviced District of Coquitlam? Additions, Municipal Hall.
Simon Fraser Health Centre
Justice Building
Arena & Curling Club & Annex
Chimo Pool

2. NOTABLE PROJECTS:
 1. #1 Fire Hall Additions, New Westminster.
 2. Douglas College, New Westminster.
 3. City Hall renovations, New Westminster.
 4. U.B.C. Aquatic Centre.
 5. Port Alberni Fire Hall - Photos
 6. Port Moody Rec. Complex - Photos.
3. MAXIMUM FEE SPECIFIED? 7.8% total cost of work or hourly basis with maximum upset fee (not specified).
4. DRAFT CLIENT/ARCHITECT AGREEMENT SUBMITTED? - Yes.
5. FIRM'S STAFF -
 - 7 Partners
 - 5 Architects
 - 6 Draftsmen
 - 1 Contract Manager
 - 2 Construction Supervisors
 - 3 Clerical Staff
6. PROPOSED CONSULTANTS:
 - a) Structural with alternate specified.
 - b) Mechanical "
 - c) Electrical "
7. SPECIAL INTEREST NOTES - Proposed methodology specified - includes 5 specific reviews.

NO. 7

ANTHONY S. WILSON, ARCHITECT

1. HISTORY OF FIRM
Established 1971, Coquitlam, then Richmond. Serviced District of Coquitlam?
No.
2. NOTABLE PROJECTS:
 1. with Russcher, Planning and Design studies for Richmond Town Centre.
 2. Simon Fraser University, P.D.C. Complex Phase II.
 3. Simon Fraser University Education Complex Phase III.
 4. 7th St. Professional Office Building, New Westminster.
3. MAXIMUM FEE SPECIFIED? 4% of total construction cost plus 2¼% of mechanical, plumbing, air conditioning, electrical and structural, plus on-site inspections on call of District at \$25.00/hour.
4. DRAFT CLIENT/ARCHITECT AGREEMENT SUBMITTED? No.
5. FIRM'S STAFF - 3 Architects.
6. CONSULTANTS SPECIFIED:
 - a) Mechanical
 - b) Electrical
 - c) Structural

7. SPECIAL INTEREST NOTES - No photographs or drawings of designed buildings submitted.

NO. 8

G.D. WYLIE, ARCHITECT

1. HISTORY OF FIRM

Established 1958. Located in Coquitlam, then in New Westminster. Serviced District of Coquitlam

1. Sr. Citizens Rec. Centre
2. No. 7 Fire Hall
3. No. 1 & 4 Fire Hall Additions

2. NOTABLE PROJECTS: 1. Warehouse Complex, Barnet Highway, Pictorial Concept on Hand
2. Royal City Medical Centre, Pictorial Concept on Hand.

3. MAXIMUM FEE SPECIFIED? $7\frac{1}{2}\%$ of construction cost, includes the services of consultants for electrical, mechanical, and structural. Soil tests and topographical surveys to be paid for directly by Municipality.

4. DRAFT CLIENT/ARCHITECT AGREEMENT SUBMITTED? - Yes.

5. FIRM'S STAFF: 3 Architects
4 Draftsmen
1 Secretary

6. CONSULTANTS SPECIFIED:

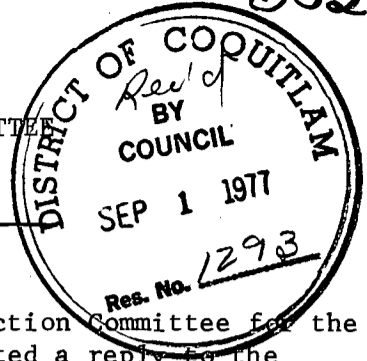
- a) Structural
- b) Mechanical
- c) Electrical

7. SPECIAL INTEREST NOTES - Has established good working relationship on Fire Hall projects during past 3 years.

RG/pj

502

DISTRICT OF COQUITLAM
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BUILDING AND PROTECTION COMMITTEE
August 16, 1977



A special sitting of the Building and Protection Committee for the purpose of interviews with architects who had submitted a reply to the Municipality's invitation regarding reconstruction of No. 3 Firehall was held on August 16, 1977 at 7:00 p.m. in the Committee Room of the Municipal Hall. The following were in attendance:

Council -

Ald. M. Gregory, Chairman
Ald. B.T.H. Robinson
Mayor J.L. Tonn

Staff -

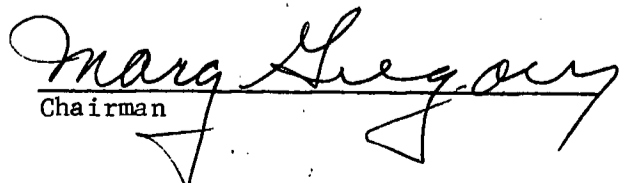
B.H. Falcon, Fire Chief
Ralph Gidloff, Deputy Fire Chief

Item 1 - Interviews with Architects

The Committee met with and entered into discussions with the following:

1. Mr. Poul E. Hansen -
New material submitted - none.
2. Mr. Lawrence Redpath -
New material submitted
 - a. An 8"x19" black-and-white photograph of a firehall presently under construction in Port Moody, B.C.
 - b. A 19-page document: "Proposed Project Team No. 3 Firehall District of Coquitlam".
 - c. A 4-page document, "Design Guidelines for 2-Bay Firehalls".
 - d. A one-page document entitled "Cost Control".
 - e. A one-page document entitled "Architectural and Engineering Fees".
3. Mr. W.W. Rennie representing Phillips, Barratt, Engineers and Architects.
New material submitted - none.
4. Mr. Koenraad Russcher
New material submitted - None.

At 8:45 p.m. the Committee had concluded the scheduled interviews.

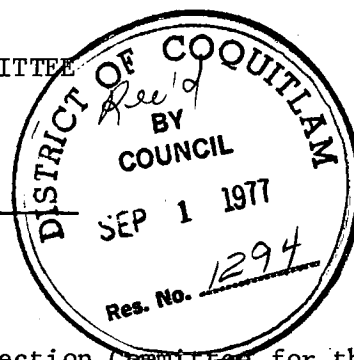

Chairman

DISTRICT OF COQUITLAM

502a.

BUILDING AND PROTECTION COMMITTEE

August 17, 1977



A special sitting of the Building and Protection Committee for the purpose of continuing with interviews with architects who had submitted a reply to the Municipality's invitation regarding reconstruction of No. 3 Firehall was held on August 17, 1977 at 7:00 p.m. in the Committee Room of the Municipal Hall. The following were in attendance:

Council -

Ald. M. Gregory, Chairman
Ald. B.T.H. Robinson
Mayor J.L. Tonn

Staff -

B.H. Falcon, Fire Chief
Ralph Gidloff, Deputy Fire Chief

Item 1 - Interviews with Architects

The Committee met with and entered into discussion with the following:

1. Mr. Richard Mann and Mr. Ron Nelson, representing Thompson, Berwick, Pratt and Partners -

New material submitted - none.

2. Mr. Ken Webber and Mr. Jim Carlberg, representing Carlberg Jackson Partners -

New material submitted - none.

3. Mr. Anthony S. Wilson -

New material submitted - none.

4. Mr. G.D. Wylae -

New material submitted:

Mr. Wylae presented the Committee with a letter dated August 17, 1977, advising that his proposed fee will be reduced in accordance with the Anti-Inflation Board requirements from 7.5% to 6.975%.

The Committee recommended that the District of Coquitlam enter into an agreement with the architectural firm of Carlberg Jackson Partners for reconstruction of No. 3 Firehall at a maximum amount of not more than 7.2% of the cost of construction as an all-inclusive fee; and that the Legal Department be instructed to prepare a draft Client/Architect Agreement for consideration by Council to this effect.

APP'D BY
CO. RES
9/2/77

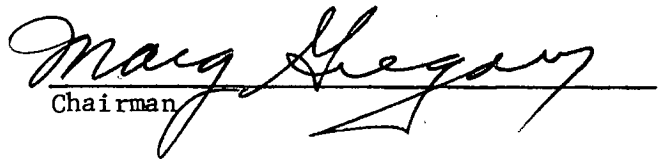
Building and Protection Committee
August 17, 1977

Item 2 - Meeting with Mr. G.D. Wylie, re: Firehall No. 5 Additions

At 8:55 p.m. the Committee as before listed, excepting Mayor Tonn, met with Mr. G.D. Wylie, Architect, to consider the status of the Firehall No. 5 Additions Project.

Mr. Wylie provided the Committee with sketch plans of a proposed addition to Firehall No. 5, 2150 Como Lake Avenue; and with a letter and cost analysis dated August 17, 1977. The Committee discussed the material with Mr. Wylie and thanked him for his efforts.

The Committee approved the drawings of the Firehall No. 5 Additions for submission to the Design Panel.


Chairman

Attachments:

G. D. WYLIE
ARCHITECT

B. ARCH., M. R. A. I. C.

August 17, 1977

Building & Protection Committee
District of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C.

REFERENCE: Firehall #5

Dear Sirs:

We are pleased to present the attached preliminary drawing of the proposed addition and renovations to Firehall #5. This scheme has been prepared in consultation with Fire Chief B.H. Falcon and the requirements as forwarded in your letter of July 12, 1977.

It is noted in the letter from Mr. R. Leclair, dated July 12, 1977, that the budget figure of \$54,000.00 is the total budget for design, supervision and construction of Firehall #5, additions and alterations. We have costed out this scheme and concur that as set out, the budget is sufficient. However, on inspecting the Firehall and checking the requirements of the Building and Planning Department, several items were noted which significantly affect the budget figure.

We had the roof inspected and it was found that the roofing of the Apparatus Room (not part of the addition or alteration program), has actually torn away from the cant strip and is leaking very badly. This will very quickly create problems within the roof decking if not corrected immediately. We have thus included an estimate for insulating (insulation is not now provided),, and re-roofing this area. In addition, the existing roofing of the Day Room area does not have insulation, and must be insulated and re-roofed.

The zoning bylaw requires that the parking lot be paved, drained, have parking lines painted for six cars, and wheel stops installed. This has also been costed out as a separate item.

We were requested to provide space for an emergency generator and we have included this in the general estimate of the building. However, it must be noted that we have no provision for the emergency generator itself, its hook-up, or its connection to the electrical elements for which it is to be used.

continued.....

G. D. WYLIE
ARCHITECT

B. ARCH., M. R. A. I. C.

Page Two.....

The final item noted in our cost estimate outlines our recommendation to provide a new entrance to the hall. This new entrance would provide control for citizens who will come to the firehall for various reasons.

We would be pleased to receive your direction as to what items should be included in the tender documents.

Yours sincerely,

G.D. Wylie
G.D. WYLIE
ARCHITECT

GDW/mc
Enc.

August 17, 1977

COST ANALYSIS - FIREHALL #4
dated January 1976

Area of Addition	- 1354.5 square feet
Total Cost	- \$65,000.00
Alterations	- \$6,000.00 net to addition \$59,000.00
Cost per square foot	- \$43.50

COST ANALYSIS - FIREHALL #5
dated August 17, 1977

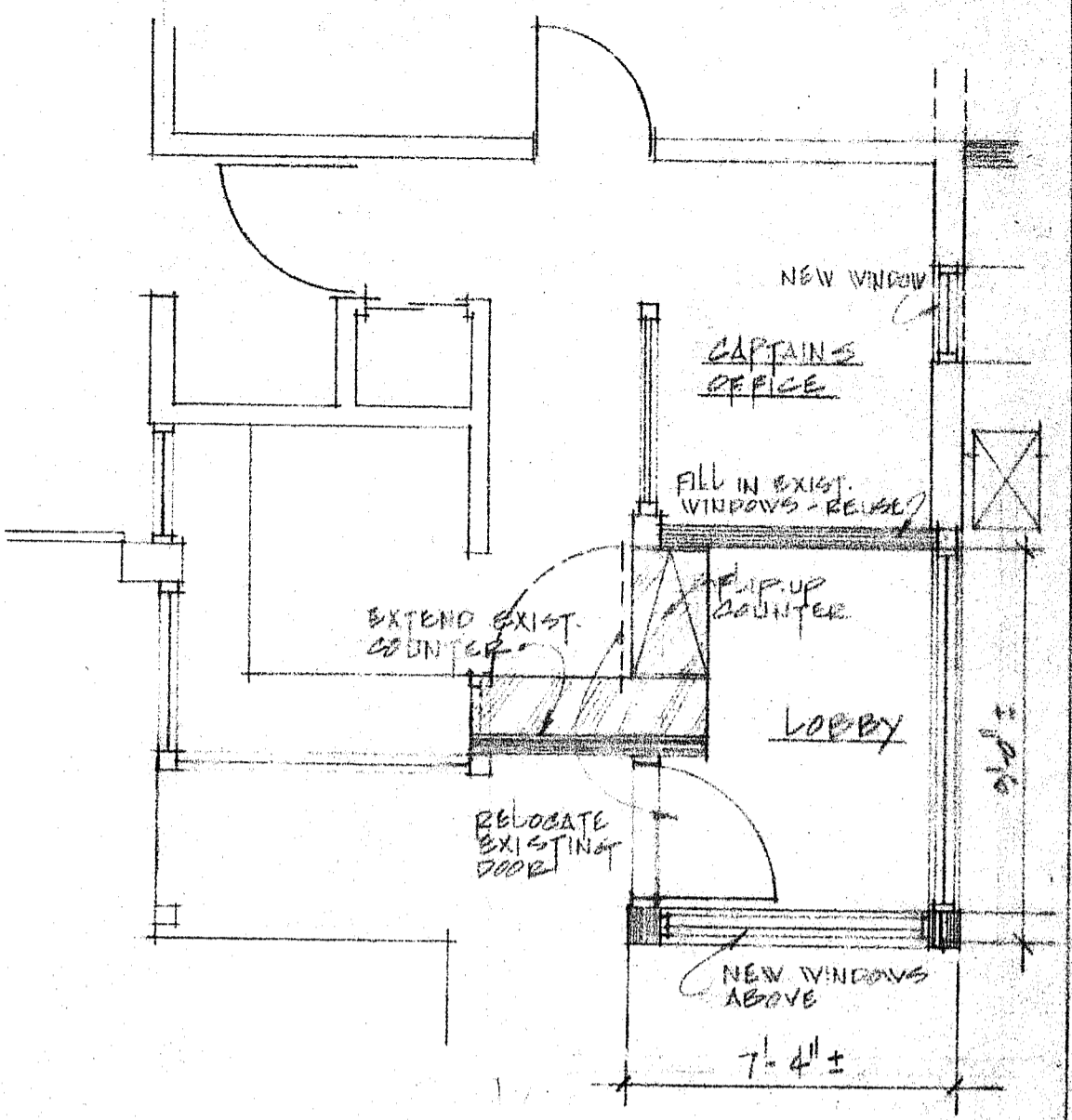
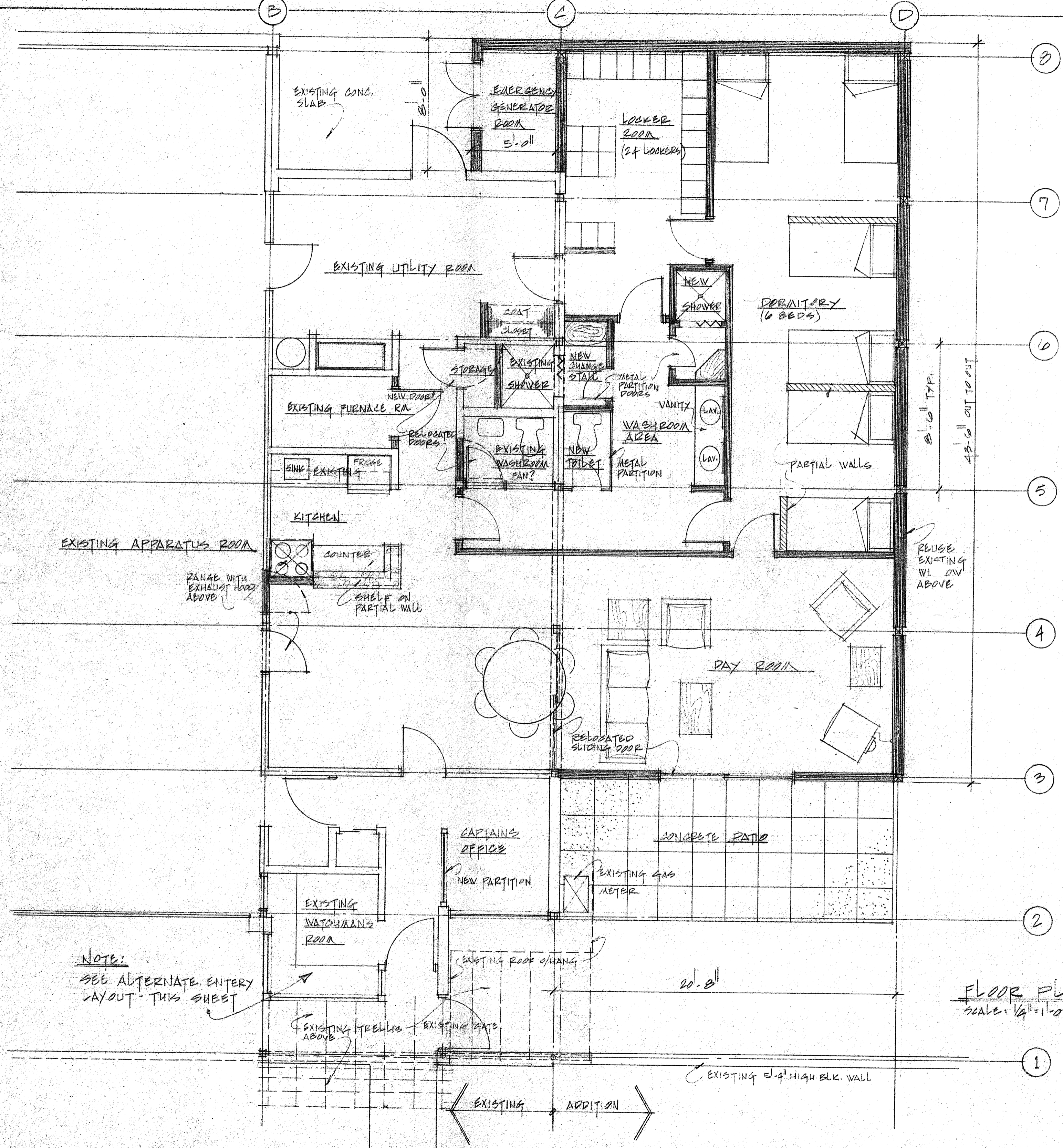
Estimated cost of addition	- \$45,048.00	
938.5 sq.f.t @ 48.00/sq.ft.		
Estimated cost of alteration	- <u>\$4,500.00</u>	\$49,548.00

Estimated cost of additional requirements:

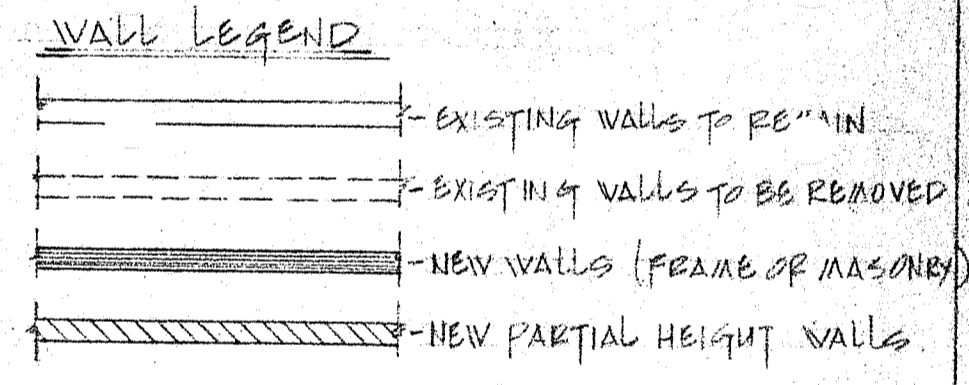
(a) Paving of parking lot		
352 yards @ 4.50	1,584.00	
(b) Drainage to parking lot		
Catchbasins	600.00	
Sump	500.00	
pipng & trench	700.00	
curbs & painting	<u>200.00</u>	2,000.00
(c) New roof and 1" insulation		
to Apparatus room	3,000.00	
(d) Add new roofing, cant		
strip and 1" insulation		
to lower roof	1,600.00	
(e) Provide space for emergency		
generator (included in above)		
(emergency generator, natural		
gas, wiring not included - approx		
\$6,000.00 would cover this item).		
(f) Alternate entrance	<u>3,850.00</u>	

NOTE: Landscaping other than making
good is not included.

total:	12,034.00	
Contract. O.H. & Profit	<u>1,500.00</u>	13,534.00
		<u>63,082.00</u>
Architect's fee		6,308.00
		<u>\$69,390.00</u>



ALTERNATE ENTRY LAYOUT
 SCALE: 1/4" = 1'-0"
 (ADDITIONAL AREA OF ADDITION = 64 SQ. FT.)

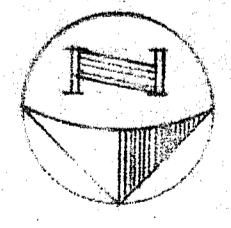


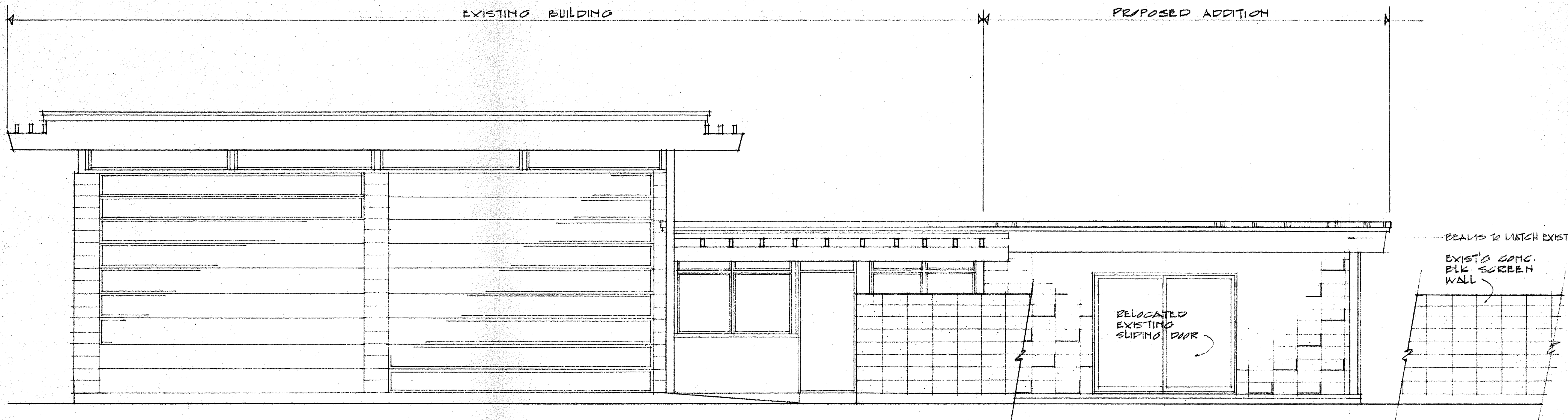
PROPOSED ADDITION TO FIRE HALL NO 5
 2150 COMOLAKE AVE., COQUITLAM, B.C.
 G.D. WYLIE - ARCHITECT
 615 4TH AVE., NEW WESTMINSTER, B.C.
 July 25/1977 SHEET 1 OF 2

TOTAL AREA OF BUILDING ADDITION = 1192 SQ. FT.
 (AREA OF PATIO = 175 SQ. FT.)
 REVISED July 26/77

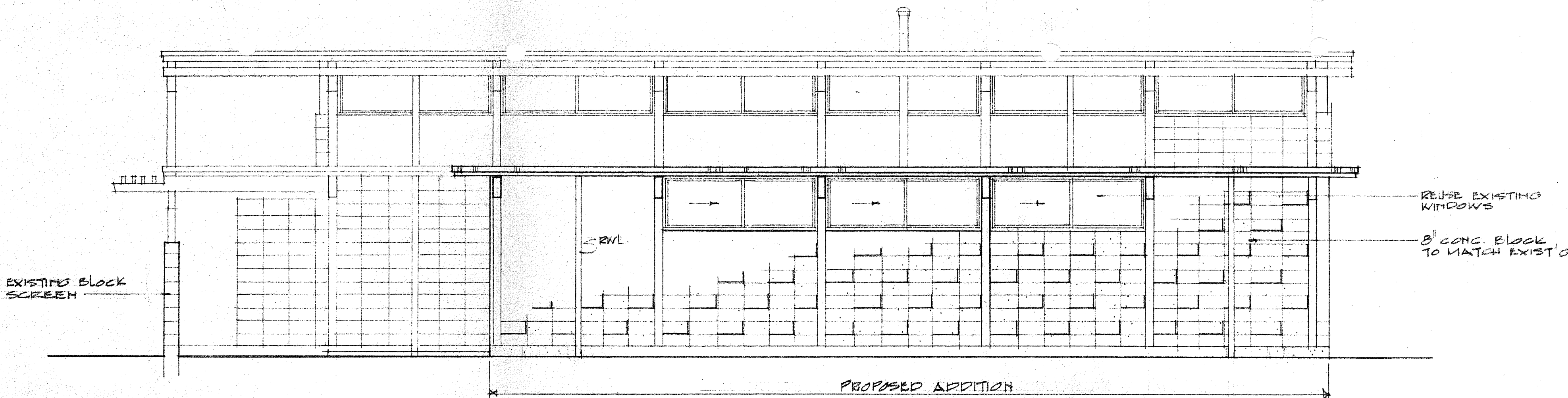
NOTE:
 SEE ALTERNATE ENTRY LAYOUT - THIS SHEET

FLOOR PLAN
 SCALE: 1/4" = 1'-0"





NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

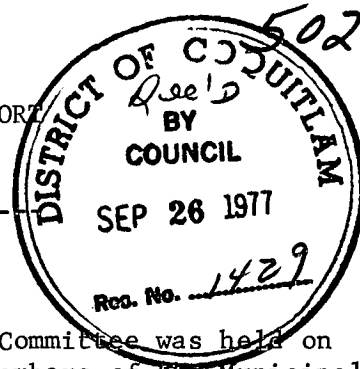
PROPOSED ADDITION TO
FIRE HALL N° 5
2150 COMOLAKE AVE., COQUITTAM, B.C.

G. P. WYLIE - ARCHITECT
615 4TH AVE., NEW WESTMINSTER, B.C.
JULY 26, 1977

SHEET 2 of 2

DISTRICT OF COQUITLAM
BUILDING AND PROTECTION COMMITTEE REPORT

September 14, 1977



A meeting of the Building and Protection Committee was held on September 14, 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

Council: Ald. B. T. H. Robinson, Deputy Chairman
Ald. L. Garrison

Staff: R. A. LeClair, Municipal Manager
B. H. Falcon, Fire Chief

The purpose of the meeting was to pursue matters set forth on pre-circulated agenda as follows:

1. New Home Warranty Programme
- Manager's Report, September 12, 1977 (attached).
2. Building By-Law Regulation; Above-Grade Swimming Pools
- Manager's Report - September 12, 1977 (attached).
- Chief Building Inspector's Report, August 9, 1977 (attached).
3. Architect's Agreement - No. 3 Firehall
- Manager's Report, September 12, 1977 (attached).

TABLED

By-Law Enforcement Officer's Report - By-Law Violations,
July 1977 (attached).



By-Law Violations,
August 1977 (attached).

Item No. 1 - New Home Warranty Programme

The Committee discussed the Manager's report and findings contained therein.

Your Committee Recommends

That Council take no action at this time to make mandatory the membership by builders in the New Home Warranty Programme of British Columbia as a condition of obtaining a building permit, and

that the Ministry of Municipal Affairs and Housing be advised that the Council of this municipality favours the implementation of a mandatory Province wide Provincially administered Home Warranty Programme designed to protect buyers of homes.

Item No. 2 - By-Law Regulation; Above-Grade Swimming Pools

The Committee considered the reports referred to above concerning this matter.

Your Committee Recommends

That there be no change in the District's Building By-Law relative to regulating above-ground swimming pools at this time.

* APP'D BY
CO. RES
1429/77

Item No. 3 - Architect's Agreement - No. 3 Firehall

The Committee gave consideration to the report of the Manager attached hereto and to which a client architect agreement is attached.

Your Committee Recommends

That the District enter into a client/architect agreement in the form attached to this report with Carlberg Jackson Partners regarding the reconstruction of No. 3 Firehall and that such contract shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and the Deed of the District of Coquitlam.

* APP'D B.S.
C. RES
1431/77

Ald. B. T. H. Robinson
Deputy Chairman

DISTRICT OF COQUITLAM
BUILDING AND PROTECTION COMMITTEE REPORT
OCTOBER 12, 1977



REPORT TO: DISTRICT OF COQUITLAM COUNCIL - EXECUTIVE COMMITTEE

A meeting of the Building and Protection Committee was held on October 12, 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

Council: Ald. B.T.H. Robinson, Deputy Chairman
Ald. L. Garrison

Staff: R.A. LeClair, Municipal Manager
B.H. Falcon, Fire Chief
F. Klewchuk, Personnel Director

The purpose of the meeting was to pursue matters set forth on pre-circulated agenda as follows:

IN-CAMERA:

- Salary - Assistant Fire Chief Position
- Municipal Manager's Report - October 7, 1977
- Fire Chief's Report - September 27, 1977
- Personnel Director - October 5, 1977

TABLED:

- By-Law Enforcement Officer's Report
- September, 1977

Re: Salary - Assistant Fire Chief

The Committee heard from both the Fire Chief and the Personnel Director as to the news expressed in their reports. It was learned that the Assistant Chief was on probation until July 7, 1978 and that long before then and possibly as early as two months from now The G.V.R.D. would report on the relationship of Excluded Personnel Salaries. Also it was recognized that The Personnel Director had consulted with The G.V.R.D. in the subject matter particularly.

Your Committee Recommends:

That a provisional salary rate of \$2,005. per month be set for The Assistant Fire Chief position pending completion of the Excluded Personnel Salary Scale review in progress by the G.V.R.D. Labour Relations Department.

APP'D AS
AMENDED
CO. R33
1672

B. Robinson

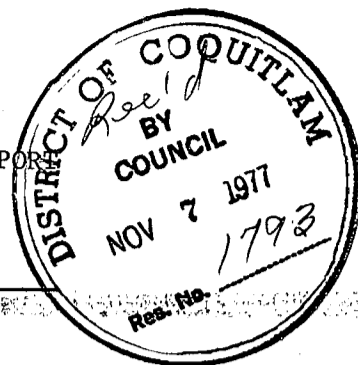
Chairman

502

DISTRICT OF COQUITLAM

BUILDING AND PROTECTION COMMITTEE REPORT

OCTOBER 27, 1977



A meeting of the Building and Protection Committee was held on October 27, 1977 at 7:00 p.m. in the Committee Room of the Municipal Hall. The following were in attendance:

Council:

Ald.

Ald. M. Gregory, Chairman

Ald. L. Sekora, attended briefly.

Staff:

R.A. LeClair, Municipal Manager

E. Tiessen, Deputy Planning Director

The purpose of the meeting was to consider whether the District's Sign Control By-law No. 126 was unduly restrictive for the advertising campaign proposed for sale of lots in the Mayfair Industrial development.

The request of Macaulay Maitland Nichols as expressed by Mr. Birkett of Marathon Realty Corp. was set forth in the second paragraph of a report dated October 27th 1977 received from the Planning Director. (copy attached).

The Committee went on to consider what would be allowed under the terms of the existing Sign Control By-law.

An examination of Section 406(12) of the By-law revealed that four "for sale" signs (one each along the four boundaries of the subdivision) each having a maximum area of 65 square feet (with no single dimension exceeding 12 feet) could be installed. Additionally, as construction starts and proceeds, since there are 14 lots in the subdivision, 14 "construction project" signs, each having a maximum area of 65 square feet could be installed. In total, the existing by-law would accommodate 14 signs - 10 feet by 6.5 feet, for example printed on one side only.

In light of the foregoing, your Committee concluded that there is ample scope within the existing by-law for major development sign requirements.


Chairman

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Building and Protection DEPARTMENT: DATE: Oct. 27, 1977
Committee
FROM: D. M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Construction Signs for Mayfair Industrial Park OUR FILE:

The Municipal Manager has requested that the Planning Department prepare a report on the above matter for a special meeting of the Building and Protection Committee to be held at 7:00 p.m. today, prior to the Public Hearing to be held at 7:30.

We have had a conversation with Mr. Birkett of Marathon on this matter. He informs us that sales of lots in the Mayfair Development will be handled by Macaulay Maitland Nichols, and that that firm wishes to erect three 12 ft. by 20 ft. signs on the site, each sign having two faces of 240 sq. ft., so that the total sign area they would wish is 480 X 3 = 1,440 sq. ft.

The signs in questions would not, of course, be permanent signs advertising a use on the site, but would be signs advertising the construction of the subdivision, and the fact that lots are being offered for sale. While not permanent, such signs would likely be in place over the 7 or 8 year period that the lands are being serviced and sold.

The relevant sections of the Sign By-law are as follows:

"406 SIGNS IN ALL ZONES

- (12) One on-site sign advertising a group of lots for sale within a subdivision or a group of houses for sale within a housing project along each boundary of the subdivision, as defined by the subdivision plan given approval by the Approving Officer and registered at the Land Registry Office; such a sign shall not exceed an area of 65 square feet, with no single dimension to exceed 12 feet.
- (13) One on-site sign indicating the name and nature of a construction or demolition project, plus the names of the contractors, sub-contractors and professional advisers, provided that such a sign shall not exceed 65 square feet in size."

Obviously, these sections would not permit the type of signage being requested by Macaulay Maitland Nichols. The Planning Department is not convinced that signage of the types requested will have any significant effect on the sale of lots. In our experience, a firm seeking a site normally will review real

Building and Protection Committee

Re: Construction Signs for
Mayfair Industrial Park

October 27, 1977

estate listings of industrial sites for sale, and will investigate the attributes of a number of alternative sites, before making a decision, rather than making an ad hoc decision based on seeing a road-side sign. From that perspective, advertising in relevant real estate and industrial publications will be far more significant than site signs.

Furthermore, the proposed 12 ft. X 20 ft. signs are the "billboard" type of sign which Coquitlam and many other municipalities have been trying to eliminate, and which the Ministry of Highways has been discouraging in road-side locations.

However, if Council is convinced that consideration should be given to the type of sign being proposed, then there is a further section of the Sign By-law which may be relevant:

"304 ADMINISTRATION

- (4) A comprehensive sign plan may be submitted to the Planning Director as part of an application for building permits for all signs therein; such a comprehensive sign plan may pertain to one lot, a planned shopping centre, or where there is joint application or applications affecting all lots on one side of a street between two intersecting streets; the Planning Director is hereby authorized to approve such a comprehensive sign plan, provided that the overall areas of signs do not exceed the total that would be permitted if signs were considered on an individual basis, if the proposed signs have been approved by and are under the jurisdiction of a sign co-ordinator who is supervising construction thereof, and if the character of the comprehensive sign plan is such that the proposed signs are designed to be fully compatible with existing or proposed buildings they are accessory to; such a sign co-ordinator shall be appointed, in writing, by the owner of the lot or planned shopping centre, or by all businesses involved in the comprehensive sign plan. The Planning Director shall reject a comprehensive sign plan which does not appear to meet these considerations or is not in keeping with the intent of this by-law."

The provisions of Part 405 of the By-law would allow four 65 sq. ft. "for sale" signs under Section 12 (one on each of the four boundaries of the subdivision), and fourteen 65 sq. ft. "under construction" signs under Section 13, (one on each of the 14 lots being created by the initial plan of subdivision). Under a "comprehensive sign plan" therefore, a total of (4 + 14) X 64 = 1,170 sq. ft. of "for sale" and "under construction" signage would

Building and Protection Committee

Re: Construction Signs for
Mayfair Industrial Park

October 27, 1977

theoretically be permissible. If, Macaulay Maitland Nichols were to reduce the dimensions of their proposed signs slightly, from 12 ft. X 20 ft. to say 10 ft. X 19 ft., and to combine the "sales" and "construction" information on each sign, they might be considered eligible, under a very liberal interpretation of the By-law, to make application for a "comprehensive sign plan" under Section 304(4).

Under this approach, it might be necessary to make adjustments from time to time; for example, as lots are sold, the buyer will wish to erect his own signage on his lot, so that the total allowable signage under the "comprehensive sign plan" would be reduced, unless this were offset by the creation of further lots as subdivision of the site proceeds; on the other hand, if the creation of new lots by subdivision exceeds the rate at which lots are sold, it might be possible to increase the permitted signage.

The "comprehensive sign plan" provisions were originally intended for permanent signs for commercial development, and the Planning Department feels that they were never intended to be utilized as outlined above. Furthermore, we feel that this could be a precedent for bill-board size signs in residential subdivisions.

I would, therefore, recommend that Marathon be advised to work within the provisions of Sections 406(12) and (13).


D. M. Buchanan
Planning Director

ET/1k

c.c. R. A. LeClair, Municipal Manager
R. Rush, Chief Building Inspector

DISTRICT OF COQUITLAM

Inter-Office Communication

Executive Committee

TO: "For Onward Transmittal to Council" DEPARTMENT:

DATE: Nov. 4, 1977

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Mayfair Industrial Park - Further Letter re Item 502
on November 7, 1977 Agenda

OUR FILE:

Please find enclosed a copy of a letter dated November 4, 1977 from Mr. J.J. Birkett of Marathon Realty Company Limited.

DMB/ci
Encl.


D.M. Buchanan
Planning Director



MARATHON
REALTY COMPANY LIMITED

21ST FLOOR - GRANVILLE SQUARE
200 GRANVILLE STREET - VANCOUVER, B.C. V6C 1S4
~~682-2332~~
682-2332

November 4, 1977

File: GBØK-088-1125-10-77

The Council
District of Coquitlam
Municipal Hall
1111 Brunette
Coquitlam, B.C. V3K 1E9

ATTENTION: Mr. Eric Tiessen, Deputy Planner

Dear Sirs

Re: MAYFAIR INDUSTRIAL PARK - PROJECT SIGNAGE

In preparation of a marketing program for Mayfair Industrial Park, a study was recently completed by our marketing agent for the purpose of establishing the most desirable location for placement of signs within the Park, and to determine the most advantageous size of signage which would properly identify the development and provide the best visual exposure for marketing purposes. The report recommended that four signs be erected on the site, each being 12' x 20', located as described in the following and as shown on the attached plan.

- 1) Two signs placed at the northern site boundary within the B.C. Hydro right-of-way (Phase IV), facing the Lougheed Highway with exposure from both east and west directions.
- 2) On Lot 4 (Phase III), north of Highway 401, facing west bound traffic coming off the Port Mann Bridge.
- 3) On Lot 19 (Phase I), south of Highway 401, facing east bound traffic approaching the Port Mann Bridge.

The Mayfair site, unlike most recent developments in the District, has unique problems with respect to marketing signs, due in part to the large acreage involved and due to the site location in relation to the potential exposure to traffic along the Lougheed and Trans-Canada Highway. In the

November 4, 1977

The Council
District of Coquitlam

case of the Lougheed Highway, the actual roadway is a minimum distance of 300 to 350 feet from the site boundary, as the Canadian Pacific right-of-way lies between the highway and the site. As a result, a normal 4' x 8' sign, located on the site boundary, would be hardly noticed by a person driving along the east bound lane of the Lougheed. To be effective, the signage must first of all be large enough to be noticed by the driver and secondly, and more important, to be easily read in the brief period of time the driver passes the sign location. Our best information indicates that a sign 12' x 20' should be placed at this location.

In the case of signage proposed for viewing by individuals travelling the 401 Highway, a minimum distance from the driving lanes to the sign location would be in excess of 600 feet. In this case, the sign would also have to be elevated from ground level for easy identification.

In reviewing the sign bylaw, it appears that the bylaw does not clearly cover a major development such as Mayfair where the potential exposure to signage by the viewing public is limited to the perimeter of the site only. We would therefore request Council's consideration to allow the placing of four 12' x 20' signs at the locations described earlier. The format for the sign layout would be as follows:

M A Y F A I R I N D U S T R I A L P A R K

A Project by Marathon Realty Company Limited

FOR SALE

INDUSTRIAL LOTS 1 - 20 ACRES

MACAULAY NICOLLS MAITLAND

681-4111

Page 3

November 4, 1977

The Council, District of Coquitlam

We trust the foregoing will provide Council with sufficient information for an early decision regarding this matter.

Yours very truly

MARATHON REALTY COMPANY LIMITED



J.J. Birkett
Operations Manager
Land Subdivision

JJB*md
Enc.

c.c.: Mr. Lou Sekora
District of Coquitlam

LOUGHEED HIGHWAY

CANADIAN PACIFIC

B.C. HYDRO & POWER AUTHORITY R/W
Plan 22225

Phase IV

Phase III

Phase II

POWER AUTHORITY R/W

TRANS-CANADA HIGHWAY

COQUITLAM CONNECTOR (PROVINCIAL)

CANADIAN PACIFIC LIMITED R/W

MARY HILL BYPASS (PROVINCIAL)

WATER MAIN

COLONY

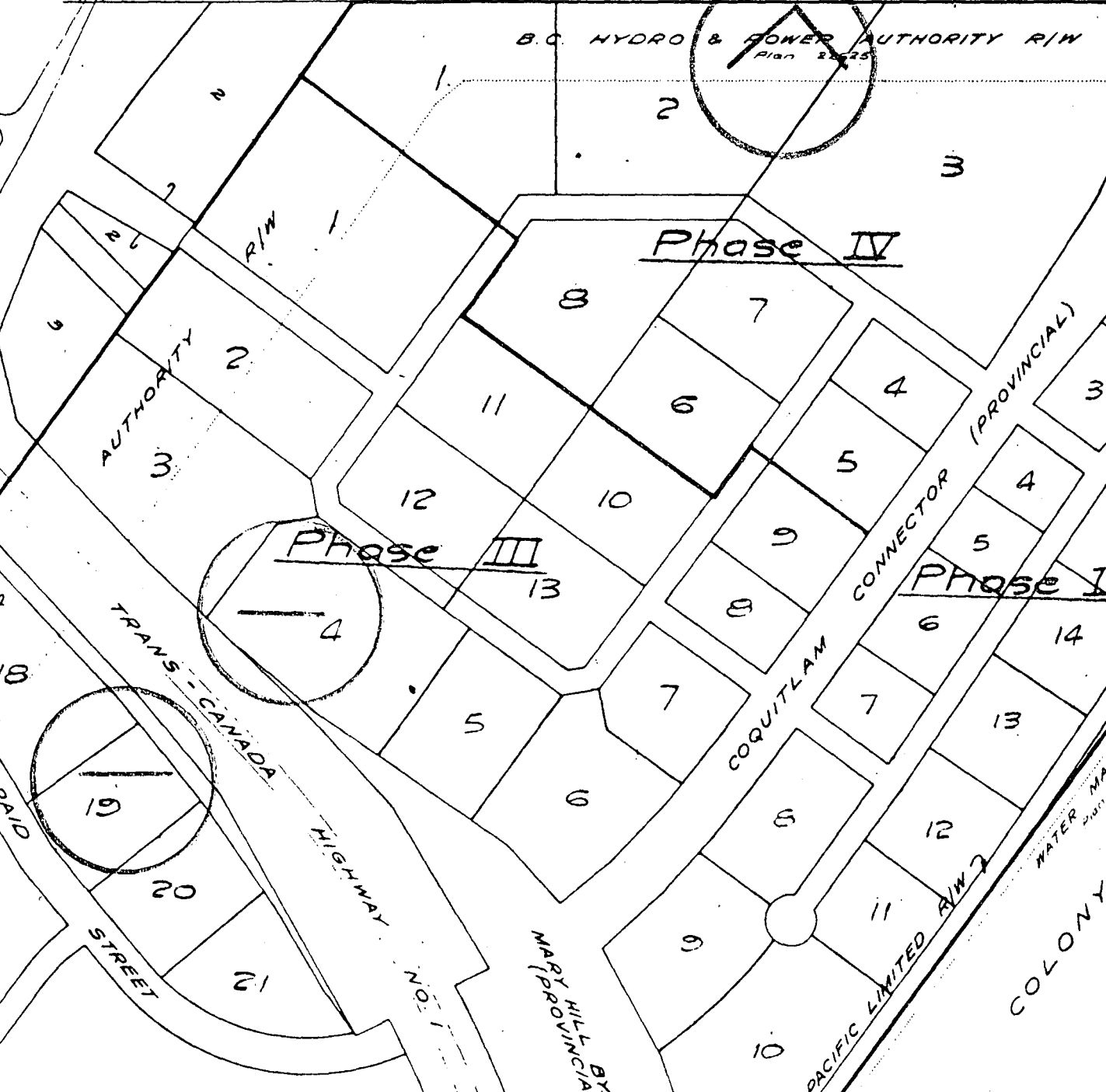
HWY 401 B

STREET

POWER BRID

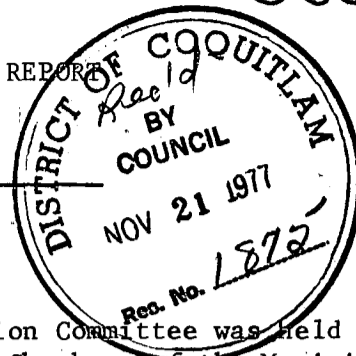
NO I

22



BUILDING AND PROTECTION COMMITTEE REPORT

November 10, 1977



A meeting of the Building and Protection Committee was held on November 10, 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

- Council -
 - Ald. B.T.H. Robinson, Deputy Chairman
- Staff: -
 - R.A. LeClair, Municipal Manager
 - B.H. Falcon, Fire Chief

The purpose of the meeting was to pursue matters set forth on pre-circulated agenda as follows:

Home Warranty Program -

- Manager's Report of October 19, 1977 (copy attached)
- Letter from Ministry of Housing and Municipal Affairs, October 12, 1977 (copy attached).
- Letter from Chamber of Commerce of October 25, 1977 and letter of acknowledgement of October 27, 1977 (copies attached)

Tabled - By-law Violations, October report.

Following circulation of the agenda, two further matters arose for attention and discussion by the Committee -

- Progress report regarding No. 3 Fire Hall design.
- Progress report toward No. 5 Fire Hall tender call.

Item No. 1 - Progress Report regarding No. 3 Fire Hall Reconstruction

Messrs. Ken Webber and Bob Ziola, both of the firm Carlberg Jackson Partners, Architects retained for the project, went over the progress to date regarding No. 3 Fire Hall design.

It was pointed out that the chosen site was quite restrictive when the following factors were taken into account:-

- allowing for anticipated future widening of Westwood Street;
- required set-backs from property lines;
- location of access and egress to and from site on this corner lot in relation to what is expected to be a busy street intersection;
- the bulk of facilities to be included in the building.

The upshot of comments made by the Architect was that if the location of the site itself in relation to the area to be served, was satisfactory then it appeared impractical from a design standpoint to incorporate all of the facilities which were being considered.

It was pointed out that the location of the site itself, in relation to the future Town Centre, had been reviewed by Mr. R.C. Mann of Thomson Berwick Pratt and Partners, consultants retained by the municipality for Town Centre Planning (see report of this Committee to Council - April 16, 1977). That review was reported to have concluded that the site location was quite satisfactory in relation to the future Town Centre. It was further pointed out that this review had not gone into site size or configuration; rather, only the location.

Building and Protection Committee Report
November 10, 1977

The results of the discussion at the Committee meeting were:

- a) while provision of a special repair bay within No. 3 Fire Hall was one of the desired objectives, such accommodation which would also serve other Fire Stations, could just as well be located in another Fire Hall and No. 1 Hall was mentioned as an alternative; and
- b) that the Architects and Chief Officers would visit Fire Halls in nearby municipalities and learn of desirable features.

Item No. 2 - Progress Report toward No. 5 Fire Hall Additions and Tender Call

The Committee was informed on the status of plans preparatory to calling tender for additions and alterations to the No. 5 Fire Hall, which in essence were set forth in letter dated November 10th 1977 to G.D. Wylie, Architect (see copy attached to this report).

Item No. 3 - Home Warranty Programme

The Committee received the report of the Municipal Manager dated October 19th 1977 as well as related correspondence from or to the Ministry of Municipal Affairs and the Chambers of Commerce.



Deputy Chairman