

BUILDING AND PROTECTION COMMITTEE

January 12, 1977

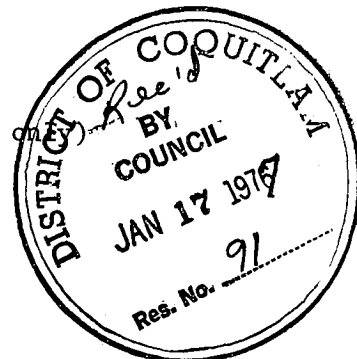
A meeting of the Building and Protection Committee (the first in 1977) was held on January 12th 1977 at 4.30 p.m. in the Committee Room at the Municipal Hall. The following were in attendance:

Council -

- Ald. M. Gregory, Chairman
- Ald. B.T.H. Robinson, Deputy Chairman (part of)
- Ald. L. Garrison

Staff -

- R.A. LeClair, Municipal Manager
- B.H. Falcon, Fire Chief
- R. Gidloff, Deputy Fire Chief



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

1. To consider recommendations to Council regarding adoption of By-law No. 664, 1977.
2. To consider a schedule of dates for regular meeting of Building and Protection Committee.

Tabled for information (attached) -

- Letter dated December 22, 1976, Mrs. Vicki Beck to Mr. J. Jawoski.
- Information of Charles E. Spooner in Regina v/s Jack Cewe Ltd. sworn December 23, 1976.
- By-law Enforcement Officer's report for month of December 1976.

Item No. 1 - Proposed By-law No. 664, 1977

The Municipal Manager's report dated January 7th 1977 (copy attached) had been pre-circulated, and he informed the Committee that the By-law had been drafted incorporating features of the Highways' Scenic Improvement Act.

Your Committee recommends:

That Council give three readings to By-law No. 664, 1977 and reconsider and adopt the same at the earliest convenient date.

Ald. Robinson entered the meeting room at this point.

Item No. 2 - Setting regular Building and Protection Committee Meeting dates.

The Committee discussed the setting of regular meeting dates in the content of the situation set forth on page two of memorandum of the Municipal Manager to the Committee Chairman dated January 7th attached. Accordingly, the following regular meeting dates of the Building and Protection Committee were set for 7.30 p.m.

- | | |
|---------------|----------------|
| February 17th | July 6th |
| March 16th | August 3rd |
| April 13th | September 14th |
| May 11th | October 12th |
| June 8th | November 9th |
| | December 14th |

A special meeting of the Committee was called for January 26th

SEE Co. RES # 92, 93 + 94/77 - 3 READINGS -

Building and Protection Committee Meeting
January 12, 1977

Other matters

- A. The Municipal Manager advised that with the approval of the Committee, the format of reports to Council would follow that of 1976 reports; without recording of formal resolutions, i.e. who moved or who seconded motions. However, where opposition to the recommendation was voiced, the name of the Committee member so opposed would be recorded.
- B. In reference to the copy letter, dated December 22, 1976, to the Director of the S.P.C.A. from Mrs. Vicki Beck (copy attached), the Municipal Manager informed the Committee that he had attempted, without success, to obtain a copy of the reply, if any, which had been sent by the S.P.C.A. The Director stated that he had referred the letter to the Secretary-Manager of the S.P.C.A. who, at the time of the inquiry was away on vacation until January 17th. The Chairman instructed that a copy of the reply be obtained in due course.
- C. In reference to the direction by Council for the Committee to review the temporary approval process and the sufficiency of penalty for carrying out building construction without a building permit, the Municipal Manager advised that he would be consulting with the Building Inspector and Planning Director and other staff and later report thereon to the Committee.


Chairman

BUILDING AND PROTECTION COMMITTEE

JANUARY 26th 1977

502

REPORT TO COUNCIL

A meeting of the Building and Protection Committee was held on January 26th 1977 at 8:00 p.m. in the Engineering Committee Room at 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

Other: -

R.M. Baxter, Zone Co-ordinator, E.H.S.C.



The purpose of the meeting was to consider further changes in arrangements with Emergency Health Services Commission.

Committee members had received beforehand the attached report from the Deputy Fire Chief dated January 21, 1977. Mr. Baxter, Zone Co-ordinator of the Emergency Health Services Commission (E.H.S.C.) had also received a copy of the said report.

The Municipal Manager advised the Committee that at a recent meeting between staff and Mr. Baxter, it became apparent E.H.S.C. would be substantially changing the arrangement, thought by staff to have been made in April of 1976. Since most recorded communications with staff between April 1976 to date, attempting to clarify the arrangements, had been verbal and need for final clarification long outstanding, Mr. Baxter had been invited to the meeting to ensure E.H.S.C.'s position was fully put to the Committee.

Mr. Baxter stated that the Deputy Chief's report was good indicating that as matters and proposals as to E.H.S.C.'s position were fairly put forward. Mr. Baxter advised that E.H.S.C. was quite capable of providing ambulance service to Coquitlam without the need to provide two vehicles to Coquitlam's Fire Department; he would be prepared to withdraw these vehicles if that was the Council's wish.

Mr. Baxter went on to advise that E.H.S.C. would be desirous of making arrangements for the continued operation of one of its vehicles by the Fire Department; such vehicle being restricted only to the service traditionally provided by this District's Fire Department. If the District agreed to do so, E.H.S.C. would be provided with highly desirable backup for its ambulance service.

Mr. Baxter held out to the District the proposal set forth in Attachment "C" modified as wording and deletions therein show, with the exception of clause number 2 thereof which was to specify a definite limited period. Following advice that municipal budgets would be finalized on May 15, 1977, Mr. Baxter then said that a four month period from this date would be acceptable to E.H.S.C. Mr. Baxter also noted that any vehicle E.H.S.C. provided on loan to the District by E.H.S.C., would be marked "Ambulance" and painted in colours which E.H.S.C. chose.

Mr. Baxter did advise that according to his information, E.H.S.C. did not pay as much as \$10,800.00 for Unit No. 443 and hence the cost to the District for repurchase could well be somewhat lower; i.e. their cost less allowance provision for depreciation.

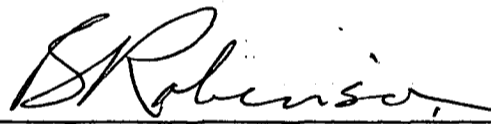
Building and Protection Committee Meeting
January 26, 1977 at 8:00 p.m.

On departure of Mr. Baxter, the Committee considered the alternatives.

RECOMMENDATION:

1. That the District accept the offer of E.H.S.C. as set forth on Attachment "C" attached to the Deputy Fire Chief's report dated January 21, 1977 modified as to wording and deletions as shown, it being specifically understood that the period offered by E.H.S.C. in Clause No. 2 is for an additional four months ending May 26th 1977.
2. That the District accept the offer by E.H.S.C. to repurchase Unit No. 443 with auxilliary equipment at the cost to E.H.S.C. less depreciation and make due provision for such repurchase in its budget when the price is obtained from E.H.S.C. such repurchase to be completed by May 26th 1977.
3. That these recommendations be communicated to Greater Vancouver Council of Firefighters' Trade Unions on behalf of the District of Coquitlam Firefighters' Union, Local 1782, I.A.F.F. for information.

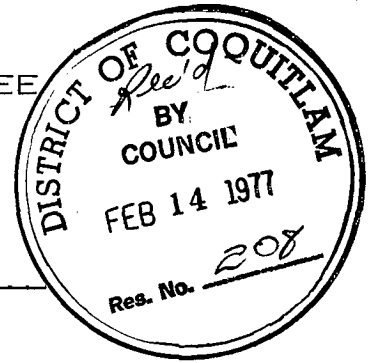
ITEMS 1 & 2
APPROVED
Co. A.S.S.
156/77
B.



Ald. B.T.H. Robinson
Deputy Chairman

Comm.
Whole

JOINT MEETING
BUILDING AND PROTECTION COMMITTEE
AND
PUBLIC WORKS COMMITTEE



SUBJECT: Soil Removal By-law Regulating Discharges
into the Coquitlam River.

February 3, 1977

A joint meeting of the Building and Protection Committee and the Public Works Committee convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. at 4.30 p.m. on Thursday, February 3, 1977 with the following persons in attendance:

- Council: Ald. L. Garrison
Ald. B. T. H. Robinson
- Staff: Mr. H. Castillou
Mr. A. Phillips
Mr. R. A. LeClair,
Mr. T. Klassen
Mr. H. F. Hockey
- Others: Mr. Bert Thomas - Crippen Engineering.

SEE Co Res
209/77

Mr. Castillou presented to the meeting copies of two draft by-laws related to the discharge of silt into the Coquitlam River and copies of the draft by-laws are attached to these minutes.

Mr. Castillou also made a presentation to the meeting and a copy of the Solicitor's remarks are attached to these minutes as well.

Mr. Phillips advised that in his opinion the Municipality is taking action too quickly and should await the results of the water management study presently underway and the results of which are expected to be published in April.

As well, Mr. Phillips advised that should the provisions of a new by-law effectively close down the operations of the pit, the Municipality stands to lose an expected revenue of \$600,000 in 1977.

Mr. Phillips made reference to two letters received recently from the Fish and Wildlife Branch and from the Department of the Environment and copies of these letters are attached to these minutes.

The meeting was advised that there is great difficulty in proving the actual source of pollutants and separating the pollutants which come from old workings to those which come from existing workings.

Ald. Robinson inquired if the siltation problem arose as a result of a washing process and Mr. Phillips stated that this was not the case as no washing of gravel is done in any of the pits in this area.

Jt. Mtg. Building & Prot. Comm. &
Public Works Committee, cont'd.

February 3, 1977


Ald. Robinson also inquired as to whether or not it was possible to take a reading on water channels above pits and at the point of entry into the river and Mr. Phillips stated that water channels are affected by more than just the actual area being worked and therefore this would not be feasible.

Recommendations

The members of the Committees present felt in view of the small attendance by members of Council at this meeting and in view of the importance of this matter, they were not prepared at this time to make a recommendation on the course of action to be followed. Further consideration of this matter was therefore tabled for discussion by a Committee of the Whole of Council.

Adjournment

The Joint Committee Meeting adjourned at 5.45 p.m.



T. Klassen,
Secretary.

February 17, 1977

A meeting of the Building and Protection Committee was held on February 17, 1977 at 7:30 p.m. in the Committee Room at the Municipal Hall. The following were in attendance:

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



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

1. New Home Warranty Program of British Columbia
 - Report of Municipal Clerk, January 26th 1977 attached.
2. Disposition Report @ Parking of Overweight Truck on Lincoln Avenue
 - By-law Enforcement Officer's Report, January 31st 1977, attached
3. Disposition Report - complaint - Vicki Beck
 - Re: Impounded Dog
 - Exchange of correspondence - Vicki Beck/S.P.C.A., attached
4. Progress Report - Building By-law Review
 - Municipal Manager's Report, February 11th 1977, Item A., attached
5. Progress report - complaint Mr. Ed. Klassen re Proper Water Rate Charges 2497 Tolmie and 2468 Latimer.
 - Municipal Manager's Report, February 11th 1977, Item B. attached.
6. Fire Department Budget consideration
 - Municipal Manager's Report, February 11th 1977, Item C., attached
7. Other business.

TABLED - BLEO January 1977 Report - By-law violations.

Item 1 - New Home Warranty Program of British Columbia - Action

The Committee noted that the New Home Warranty Program could provide protection of a sort, long sought by home owners and represented action advocated by the 1976 U.B.C.M. Conference.

Recommendation -

That the New Home Warranty Program pamphlets outlining the program be allowed to be displayed on the Building Department counter.

APPROVED BY Co RES 324/77

Item 2 - Parking of Overweight Truck on Lincoln Avenue - Disposal

The Committee received the report of the By-law Enforcement Officer noting continued action.

Building and Protection Committee Meeting
February 17, 1977 - 7.30 p.m.

Item 3 - Complaint - Vicki Beck - Disposal

The Committee noted with satisfaction contents of the January 13th 1977 reply letter by the S.P.C.A. and recorded receipt thereof.

Item 4 - Building By-law Review - Progress

The Municipal Manager's report on progress towards preparation of a position statement for Committee consideration was received.

Item 5 - Complaint - Mr. Ed. Klassen
Re Proper Water Rate Charges - Progress

Additional to the Municipal Manager's report (Item B, referred to above and attached letter of the By-law Enforcement Officer), a further report dated February 14th 1977 from the BLEO was circulated (see attached). The progress report was received.

Other Business - Arrangement with Emergency Health Services Commission - Action

A report dated February 11th 1977 from the Deputy Fire Chief (copy attached) was received by the Committee.

Recommendation -

That the District provide \$5,955.00 within its 1977 Annual Budget for the repurchase from Emergency Health Services Commission of Unit 443 within six months from this date.

APP'D By
Co. RES
#325/77

Item 6 - Fire Department Budget Consideration - Progress

The Committee acknowledged that this initial meeting on Fire Department Budget consideration could accomplish little more than provide the Committee with familiarization with the Department's operation and requests. On that note a review of the Provisional Budget, covering operations, was undertaken -

- a) Staff was requested to present the budget in a revised fashion for the next regular meeting of the Committee so as to
 - show actual 1976 expenditures;
 - tie in Salary x 6 schedule with projected 1977 administration salaries at 1976 rates;
 - reflect projected 1977 volunteer compensation based upon 1976 experience and latest known rates applicable.
- b) The Committee sought clarification as to reference to "Workers' Compensation - Volunteers" and, if as indicated that expense related to "Insurance Cover - Volunteers" the reference in budget might so indicate.

Turnings to "Items worthy of Consideration" report of the Fire Chief, dated February 8 1977, the Committee resolved to partake of a tour of certain Fire Halls on February 24th 1977. Having so resolved, the Committee went on to discuss with the Chief Officers the merits of each item in the said February 8th Fire Chief's report and noted as follows:-

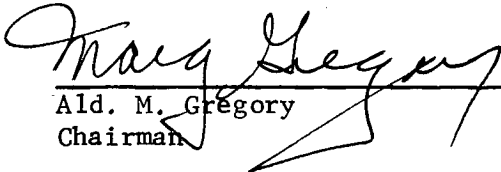
- a) repurchase of Unit No. 443, from E.H.S.C. should be incorporated;
- b) that as presented, the requests shown amounted to \$586,254.00 of expenditures higher than the provisional budget and while there is a great deal of merit in the proposals, significant modification could be expected;
- c) that the total capital expenditure approved in the 1976 Amended Fire Department Budget amounted to (exclusive of automotive purchases and replacements) \$104,725.00 (see schedule attached);

d) ~~that~~

Building and Protection Committee Meeting
February 17, 1977 - 7:30 p.m.

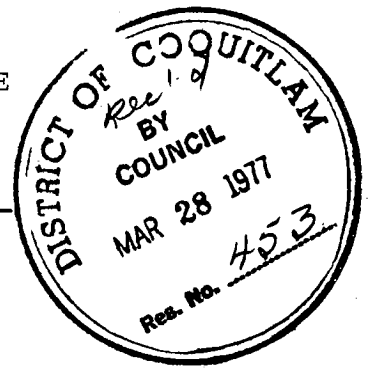
- d) that timing for improved Fire Fighting facilities in the vicinity of the Regional Town Centre should be planned for coinciding with the completion of the Coquitlam (shopping) Centre by Praxis and that procurement of specialized equipment may require orders ahead of shopping centre completion.

The meeting adjourned at 11:00 p.m.


Ald. M. Gregory
Chairman

BUILDING AND PROTECTION COMMITTEE

MARCH 16, 1977



REPORT TO EXECUTIVE COMMITTEE

A meeting of the Building and Protection Committee was held on March 16, 1977 at 7:30 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, Deputy Chairman
Ald. L. Garrison
Mayor J.L. Tonn

Staff -

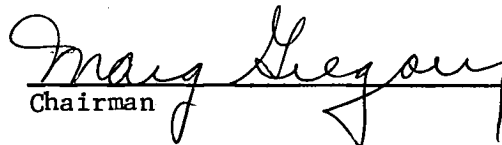
R.A. LeClair, Municipal Manager
D.L. Cunnings, Parks and Recreation Director
B.H. Falcon, Fire Chief

Re: FIREFIGHTERS' LOCAL 1782 PROPOSED WITHDRAWAL FROM GREATER VANCOUVER COUNCIL OF FIREFIGHTERS

An opinion, dated March 16, 1977, received from the Municipal Solicitor relating to the captioned subject was received by the Committee (see attached).

The Municipal Manager reported having been in conversation with Mr. Graham Leslie who indicated that he had not received any expression of concern from other municipalities potentially affected by the "Essential Services Continuation Act".

It was decided that the Committee should await a reply to the Municipal Manager's February 18th letter to the Director of G.V.R.D. Labour Relations Department before considering any action.


Chairman

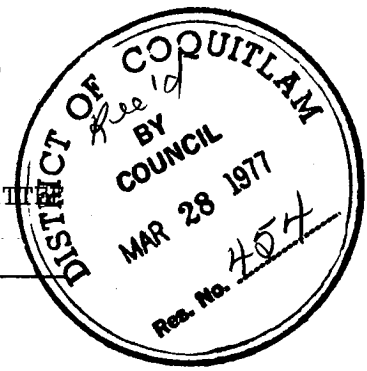
ATTENTION - EXECUTIVE COMMITTEE

BUILDING AND PROTECTION COMMITTEE

AND

CUPE GRIEVANCE AND BARGAINING COMMITTEE

JOINT REPORT



MARCH 16, 1977

A joint meeting of the Committees named in the caption took place in the Council Chambers of the Municipal Hall on Wednesday, March 16, 1977 at 8:20 p.m.

The following were in attendance:-

Council -

Mayor J.L. Tonn, Chairman, CUPE Grievance and
Bargaining Committee
Ald. M. Gregory, Chairman, Building and Protection
Committee

Ald. L. Garrison
Ald. B.T.H. Robinson

Staff -

R.A. LeClair, Municipal Manager
F.G. Klewchuk, Personnel Director
A. Woodbury, Personnel Officer
B.H. Falcon, Fire Chief

The meeting had been set up on Tuesday, March 15th primarily to consider a matter specifically referred by Council on March 14th, namely -

- Item No. 1. 1. A Provisional salary for the position of Assistant Fire Chief; and
2. Retention of a Consultant for recruitment of Assistant Fire Chief.

No supportive reports had been pre-circulated.

Item No. 1 - Provisional Salary for the position of Assistant Fire Chief

Copies of the following items were circulated (copies attached).

- Excerpt of March 8th CUPE Report.
- GVRD Labour Relations Department letter dated March 3, 1977
- Memo dated March 10, 1977 received from Deputy Chief Gidloff.

Your Committees recommend:

That an interim monthly salary of \$1,903.00 be established for the position of Assistant Fire Chief, it being recognized that a further adjustment, effective on the starting date of the incumbent, will be considered either after settlement of the 1977 Firefighter's contract or upon review of excluded personnel salary scales.

Item No. 2 - Retaining a Consultant for Assistant Fire Chief Hiring Process

A copy of memorandum, dated March 16, 1977, from the Personnel Officer to the Chairman of the Building and Protection Committee (copy attached) was circulated at the meeting.

APPROVED
BY Co. RES
* 400/177


March 16, 1977

Joint Meeting -
Building and Protection Committee and
CUPE Grievance and Bargaining Committee


Your Committees recommend:

APPROVED BY
CO. RES
42-6/77

That Council authorize the Personnel Director to retain the services of an outside consultant to assist the Personnel Department and Council in the recruitment of an Assistant Fire Chief at a cost not to exceed \$1,800.00.



Chairman
CUPE Grievance and Bargaining Committee



Chairman
Building and Protection Committee

MARCH 16, 1977

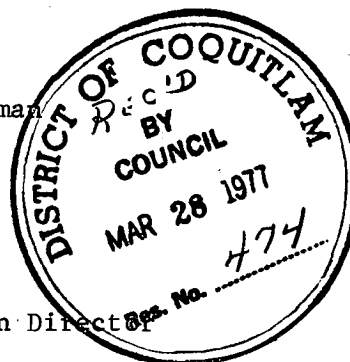
A meeting of the Building and Protection Committee was held on March 16, 1977 at 7:30 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

Council -

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

Staff -

- R.A. LeClair, Municipal Manager
- D.L. Cunnings, Parks and Recreation Director
- B.H. Falcon, Fire Chief



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

1. Review - By-law Provision; Temporary Building Permits
 - Report, Planning Director, February 18, 1977
 - Report, Chief Building Inspector, March 7, 1977
 - Summarising comments and recommendation of Municipal Manager - March 11, 1977 (all attached)
2. Review of Fire Department 1977 Budget
 - Copies of submissions discussed by Committee on February 17, 1977 (attached)
3. Review of Emergency Programme 1977 Budget
 - Report of Emergency Programme Co-ordinator dated March 11, 1977.
4. Other Business

Tabled -

B.L.E.O. February 1977 Report - By-law Violations.

Item No. 3 - Review of Emergency Programme 1977 Budget

Mr. Cunnings requested that this item be dealt with first because he had another meeting set for later that evening.

Your Committee recommends:

- a) That the following capital items be commended for favourable consideration in the course of overall 1977 final budget reviews:-
- | | |
|--|-----------------|
| 1 "Trackpack" trailer - 7ft. wide | \$530.00 |
| 1 Heated Oxygen Hypothermia Treatment Unit | \$300.00 |
| Zodiac Boat Accessories - | |
| Fuel tank support unit | \$45.00 |
| Waterproof pouch | \$15.00 |
| | <u>\$890.00</u> |

SEE Co. RES
* 470/77

Building and Protection Committee
March 16, 1977 - 7:30 p.m.

- b) the Emergency Programme Co-ordinator be authorized to make immediate application to the Provincial Authorities for a grant of 90% of the said capital items anticipating that same will be authorized by the final 1977 District Budget; and
- c) that the 1977 Emergency Programme Budget be commended for favourable consideration in the course of overall 1977 final budget reviews.

Mr. Cunnings left the meeting at this point - 8:20 p.m.

The meeting adjourned temporarily to meet jointly with the C.U.P.E. Grievance and Bargaining Committee.

At 8:55 p.m. the meeting continued with all Members of Council present earlier still in attendance as were B.H. Falcon and R.A. LeClair.

Item No. 1 - By-law Provisions; Temporary Building Permits

The Committee noted that -

- a) the recommendations contained in the Municipal Manager's March 11, 1977 report would not have prevented the issuance of a temporary building permit to Jack Cewe Limited and the subsequent objections of the neighbour; and
- b) allowance for successive renewals of a permit for a temporary building as was recommended, which apparently might be achieved as indicated in the Chief Building Inspector's report, was surely to render applying for a normal building permit pointless.

It was therefore concluded that greater direct Council discretion should prevail.

Your Committee recommends:

that the District's by-laws be amended such

that any application for temporary building permits must be referred to Council who will in its discretion either grant or deny the permit applied for after considering the variation proposed by the applicant from any provisions of either the Building By-law or Zoning By-law as same would apply to permanent buildings.

The Municipal Manager advised that the above recommendation would be discussed with the Municipal Solicitor at an early date.

Item No. 2 - Review of 1977 Fire Department Budget

The Committee had at its February 17th meeting, been introduced to the proposals for 1977 Annual Budget. Between that date and this, Committee members had an opportunity to make a tour of Fire Halls and thereby acquaint themselves with needs.

It was noted that 1976 actual expenditure figures were not yet at hand and also that no provision for salary and wage adjustments had been made for 1977 within the 1977 Protective Services Budget.

Chief Falcon advised that modification to budget provisions indicated for the new Assistant Chief position, was required for two reasons:-

APPROVED
Co. RES
476/77

Building and Protection Committee
March 16, 1977 - 7.30 p.m.

1. the revised rates recommended by the Joint Committee this evening; and
2. since the position would likely not be filled for the whole of 1977.

Mayor Tonn observed that Council as a Whole, sitting as Finance Committee, would very shortly be reviewing this budget in light of actual 1976 expenditures as well as in the face of overall municipal requirements. Mayor Tonn therefore made a proposal which became the Committee's recommendation.

Deemed to be premature for consideration at this time were the following items:-

A. No. 6 Fire Hall

- Deferred until firm commitment is received from Province in respect to development of Riverview lands.

B. Additions to No. 1 Fire Hall

- Consideration should be given to incorporation within new proposed No. 3 Fire Hall.

C. Replacement of Unit 431

- Deferred to 1978.

D. Equipment Repair Shop at No. 1 Fire Hall

- Consideration should be given for incorporation into new proposed No. 3 Fire Hall.

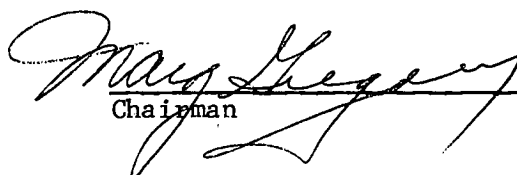
E. Elevating Platform

- A major expenditure in respect to which the Committee instructs the Chief to obtain relative cost data for greater reach.

Your Committee recommends:

- | | |
|--|--------------------|
| a) while recognizing that some revision is to be made for Assistant Fire Chief provisions and that 1976 actual expenditures may indicate need for further revisions, that the provisional budget for operations' expenses be commended for favourable consideration in the amount of | \$1,687,006 |
| b) also commended for favourable consideration in the course of overall 1977 final budget reviews were:- | |
| i. additional operating costs to maintain existing load of services | \$68,475 |
| ii. capital expenditures including some infrequent recurring maintenance costs | \$50,364 |
| iii. addition to No. 5 Fire Hall | \$54,000 |
| iv. manning of No. 5 Fire Hall | \$17,265 |
| v. planning for new No. 3 Fire Hall | \$25,000 |
| vi. sedan car for Fire Prevention Officer | \$1 3,600 |
| | <u>\$1,905,710</u> |

SEE CO. RES
477/77


Chairman

DISTRICT OF COQUITLAM

502

BUILDING AND PROTECTION COMMITTEE

APRIL 16, 1977

A meeting of the Building and Protection Committee was held on April 13, 1977 at 7:30 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, Deputy Chairman
Ald. L. Garrison

Staff -
R.A. LeClair, Municipal Manager



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

1. Penalty for Building without Building Permit
 - Building Inspector's Report - March 31, 1977
 - Municipal Manager's Report - April 7, 1977
2. Other Business
 - (a) New Home Warranty Program of British Columbia
 - letter dated March 23, 1977 (Clerk's Action reference number 39 attached).
 - (b) No. 3 Fire Hall site status and suitability
 - verbal report of Fire Chief.

TABLED - for information

March 1977 - By-law violations

Memo - Planning Director, March 31, 1977 - Fire Hall No. 3 (attached)

Item 1 - Penalty for Building without Building Permit

The Committee was informed that the Building Inspector estimated an incidence of two to three starts per month without building permits and that the vast majority of such were by "do-it-yourselfers" in minor construction. Hence, the discretion as to the course to be taken on such infractions; whether imposition of double the fee penalty or proceeding through courts was seen, as a practical matter, being delegated to the Building Inspector.

The Committee noted the Solicitor saw nothing in the Building Code which required Council to exercise the option as to route to penalty.

Your Committee recommends the following Building By-law amendments:

1. to delete Sub-section 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;

APP'D
Co. RES
636/77

Building and Protection Committee
April 16, 1977

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 Sub-Section 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).

Item 2(a) - New Home Warranty Program of British Columbia

The Committee recalled that its February 17th 1977 recommendation favouring the display on the Building Department counter had been approved by Council. Committee members then expressed and now express general favour in regard to the availability of protection to new home buyers.

The Committee indicated that the latest suggestion in the attached March 23rd letter; to make membership of - all new home - builders with the New Home Warranty Program mandatory as a condition precedent to obtaining a building permit, required further review.

Accordingly, the Committee requested staff to obtain further information such as

- (a) from the proposers, Pacific New Home Services Inc., full particulars and requirements of the program as to admission and continued membership of builders in the program;
- (b) a review and comments on the proposal by the District's Legal and Building Departments; and
- (c) comments on the proposal by the Chamber of Commerce and the Greater Vancouver Real Estate Board.

Item 2(b) - No. 3 Fire Hall Site Status and Suitability

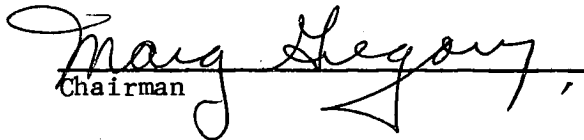
The Chief reported verbally as follows:-

1. That following consultation with the Planning Director, the location of the existing No. 3 Fire Hall was in a relatively good location to serve the future Coquitlam Town Centre Area; and
2. that Mr. R.C. Mann of Thomson Berwick Pratt & Partners had also indicated the present No. 3 Fire Hall location was quite suitable in relation to the future Town Centre;
3. that according to By-law No. 14, being District of Coquitlam Parks Dedication By-law, the present site upon which No. 3 Fire Hall was located was indeed dedicated as "parkland" and commonly referred to as Glen Park;
4. that No. 3 Fire Hall built years prior to the adoption of said By-law No. 14 and it had always been considered that the 70ft. by 120ft. area of Glen Park shown on rough "Plan A" attached, was allocated to Fire Hall use;
5. that he was of the opinion that the entire portion of parkland lying south of Lincoln Avenue running through Glen Park (see attached By-law Plan 39359) was adequate to house a major Fire Hall; and
6. that he had discussed a proposal to remove the park dedication in favour of Fire Hall use, with the Parks and Recreation Director who voiced no objections to such proposal.

Building and Protection Committee
April 16, 1977

The Committee directed:

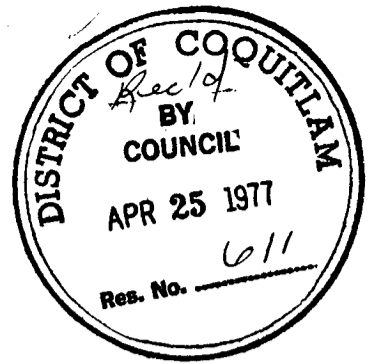
- (a) that the Town Centre Committee be informed of the report of the Fire Chief and seek its comments; and
- (b) that the Legal Department be requested to advise what process would need to be followed to remove the park dedication in favour of Fire Hall use reservation.


Chairman

DISTRICT OF COQUITIAM

BUILDING AND PROTECTION COMMITTEE

APRIL 16, 1977



REPORT TO EXECUTIVE COMMITTEE

A meeting of the Building and Protection Committee was held on April 13, 1977 at 7:30 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, Deputy Chairman
Ald. L. Garrison

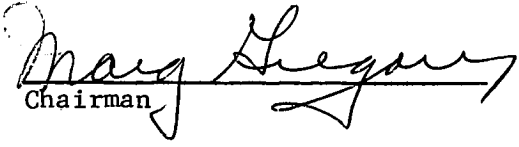
Staff -

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:

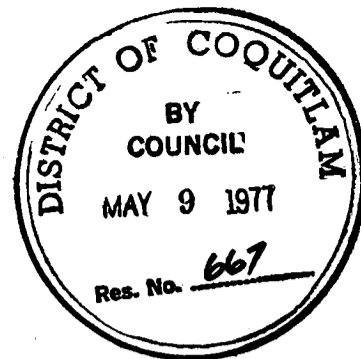
- Greater Vancouver Council of Fire Fighters'
Trade Union - Withdrawal from Council
- G.V.R.D. letter - March 25, 1977 (attached)

The Municipal Manager noted that the Committee had received, at its March meeting, the ^{news} of the Solicitor of the expressed desire of the Fire Fighters' Local 1782 to withdraw from the Greater Vancouver Council of Fire Fighters' Trade Union. Now comments of the Director of the Greater Vancouver Regional District Labour Relations Department on that subject were to hand and were ordered received by the Committee.


Chairman

DISTRICT OF COQUITLAM
BUILDING AND PROTECTION COMMITTEE

MAY 3, 1977



REPORT TO EXECUTIVE COMMITTEE:

A meeting of the Building and Protection Committee was held on May 3, 1977 at 7:45 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, Deputy Chairman
Ald. L. Garrison

Staff -

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

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

1. To consider Memorandum of Agreement dated April 27, 1977 (copy attached) - completion of District's 1976 Collective Agreement with Firefighters Local 1782.
2. To consider a mandate for negotiators of the District for 1977 Firefighters Collective Agreement.
3. Other.

Item No. 1: Memorandum of Agreement dated April 27, 1977

The noted memorandum and transmitting memorandum of the Personnel Director dated April 28, 1977 (copy attached) had been pre circulated.

Your Committee recommends

that, Council approves the Memorandum of Agreement dated April 27, 1977 containing the terms and conditions of the 1976 Collective Agreement between the District of Coquitlam and the Greater Vancouver Council of Firefighters Trade Unions acting on behalf of the District of Coquitlam Firefighters Union, Local 1782 and authorizes the Mayor and the Municipal Clerk to sign and affix the Corporate Seal to the 1976 Collective Agreement.

Item No. 2: Mandate for District's Negotiators for Collective Bargaining with Firefighters

It was explained that guidelines should be provided the negotiators; Mr. Bob Moffat of the G.V.R.D. Labour Relations Department; Mr. F. Klewchuk, Personnel Director and Mr. R. Gidloff, Deputy Fire Chief, in order that 1977 negotiations be kept within expectations of the Committee and Council.

Your Committee Recommends

That the mandate of the District's representatives in 1977 Firefighters Collective Agreement negotiators be to negotiate a settlement provided that

- a) it is patterned after the relative cost of the 1977 Vancouver settlement, and
- b) it is within the 6% Anti-Inflation Board guideline for 1977.

Item No. 3(a): Industrial First Aid Certificate Pay Premiums for Firefighters

The Personnel Director drew attention to a demand by the Firefighters for an updating of the amount paid as a premium to Firefighters possessing Industrial First Aid Certificates, claiming that the present rate of \$2,000 no longer represented the equivalent of 4 shifts off given the Vancouver Firefighters and certain other Firefighters as a compensation and claimed to be the basis for setting up the \$2,000 rate initially.

Associated with the matter of premium pay, Mr. Klewchuk requested that the Committee give consideration to whether or not the present limit of 32 (minimum number of Firefighters to receive the premium in Article 5.3) should be raised.

The Committee was advised that the minimum of 32 comprised approximately 50% of all Firefighters in Coquitlam, somewhat higher than most other G.V.R.D. jurisdictions. Additionally, it was pointed out that the Department was at liberty to assign certificate holders to the fire stations housing inhalator and emergency transportation vehicles.

The Committee then generally agreed that there was no requirement to change the present minimum of 32 to receive the Industrial First Aid pay premium.

Item No. 3(b): Provision of Fire Dispatcher Service for Unorganized (Ioco) Area

Ald. Gregory reported having been approached by Mrs. V. Barrett, Electoral Area Representative, enquiring of the possibility of obtaining Fire Dispatcher Service out of the District's #1 Fire Hall in a way similar to that supplied to Port Coquitlam by the District.

The Chief advised the Committee that although he had not been given details of likely fire call incidence, he did not anticipate that the volume would be significant. The Committee authorized the Chief to discuss with Mrs. Barrett assistance which could be provided by the District and, if practical, work out an arrangement to be presented by the Chief, in writing, to this Committee for consideration.


Chairman

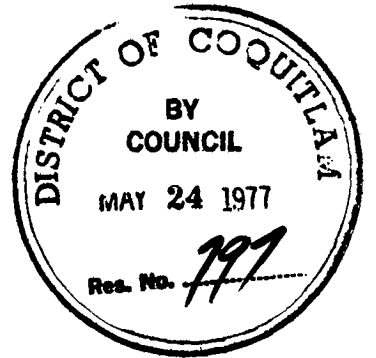
DISTRICT OF COQUITLAM

BUILDING AND PROTECTION COMMITTEE

MAY 11, 1977

A meeting of the Building and Protection Committee was held on May 11, 1977 at 7.30 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, Deputy Chairman
 - Ald. L. Garrison
- Staff -
 - R.A. LeClair, Municipal Manager
 - B.H. Falconer, Fire Chief



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

1. Sign By-law amendment request
Manager's Report dated May 6, 1977 (attached).
2. Forest Fire Protection Agreement
Fire Chief's Report dated May 6, 1977 (attached).
3. Other business.

Item No. 1 - Sign By-law Amendment Request by Coastline Transmission Ltd.

A picture of the accumulation of signs located at the intersection of Schoolhouse and Lougheed Highway was circulated to members of the Committee. It was noted that in the absence of regulations governing signs and enforcement of such regulations, both streets and vacant municipal land could soon become cluttered, highly unattractive, and detract from required traffic signs.

Your Committee recommends:

RES 798

That the By-law Enforcement Officer be instructed to continue with enforcement of the District's Sign Control By-law as it stands.

Item No. 2 - Forest Fire Protection Agreement

Your Committee recommends:

RES 710

That the District acknowledge to the Government of British Columbia Forest Service, its desire to re-implement the Protection Agreement of April 20, 1971 for the 1977 Close Season.

Item No. 3 - Architect for No. 5 Fire Hall alterations

With budget provisions for No. 5 Fire Hall alterations having been set by Council, the Committee considers an early start be made to prepare plans and specifications preparatory to calling tenders.

Building and Protection Committee
May 11, 1977

It was noted that Mr. D. Wiley had been retained to do the architectural work for the No. 1 and No. 4 Fire Hall extensions carried out recently, and that completely satisfactory service had been received on those projects.

Your Committee recommends:

REV
799

That Mr. D. Wiley, Architect, be invited to present an architectural agreement for the consideration of the District, covering the design and construction supervision of No. 5 Fire Hall addition and alterations.

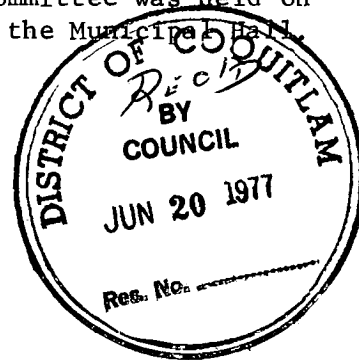
Mary Shegoy
Chairman

BUILDING AND PROTECTION COMMITTEE

JUNE 8th 1977

A meeting of the Building and Protection Committee was held on June 8th 1977 at 7:30 p.m. in the Council Chambers of the Municipal Hall. The following were in attendance:

- Council -
 - Ald. M. Gregory, 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. Status of No. 3 Fire Hall -
 - Manager's Report, May 31st 1977, (attached)
 - Solicitor's Report, May 17th 1977, (attached)
2. Invitation to Architects - No. 3 Fire Hall -
 - Manager's Report, May 31st 1977, (attached)
3. Other business

Tabled

- By-law Enforcement Officer's Report - April 1977
- May 1977

Item No. 1 - Status of No. 3 Fire Hall Site

The Committee had received and considered the contract of the attached reports referred to above.

The Municipal Manager gave a brief description of the events which had led to the construction of Lincoln Avenue, through Glen Park.

Chief Falcon drew notice that the street named in the Manager's report was in error and should read "Lincoln Avenue"

Your Committee recommends:

That the Legal Department prepare a by-law, the provisions of which would revoke the park dedication of the land lying south of Lincoln Avenue, running through Glen Park and that that parcel of land be reserved for fire hall purposes.

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

The Committee had received and reviewed the contents of the Manager's report, referred to above, as well as the submission dated May 24th 1977 from Lawrence Redpath, Architect, addressed to Mr. Bunny Falcon, all of which is attached hereto.

Your Committee recommends:

1. That the invitation to Architects, mentioned in the Manager's May 31st report, await consideration and approval by Council of the by-law revoking the park dedication from the land lying south of Lincoln Avenue; and

APP'D B²
Co. RES # 949/77

Building and Protection Committee
June 8th 1977

2. upon the by-law, referred to in Section 1 above, being forwarded to the Lieutenant-Governor in Council for consideration, and before receiving this approval, invitations to Architects be distributed; and
3. such invitation to Architects be in the form set out in the Manager's report dated May 31st, provided that the date mentioned in the penultimate paragraph of the said invitation be altered suitably in the opinion of the Municipal Manager; and
4. that the said invitation be distributed to all architects named in the Manager's report, dated May 31st 1977, the Planning Director's memo to the Manager, dated May 16th 1977, and to Lawrence Redpath, Architect, 100 - 1152 Mainland Street, Vancouver, B.C.

Item No. 3(a) - Client/Architect Agreement - No. 3 Fire Hall

The attached material marked No. 3(a), was circulated at the meeting to Committee members.

The Committee directed that a meeting be arranged with Mr. G.D. Wylie, Architect, if at all possible on Monday, June 20th 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall.

Item No. 3(b) - Enforcement of Sign By-law - Sandwich Board Signs

The attachments hereto marked No. 3(b) were circulated at the meeting to Committee members.

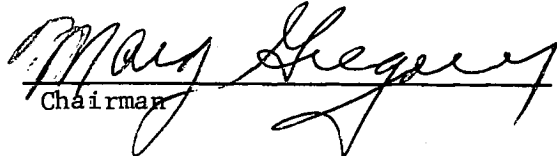
Ald. Garrison, Deputy Chairman of the Land Use Committee, reviewed the action of that Committee.

The lack of definite direction, resulting from the Land Use Committee's recommendation, and from Council resulting from the report of the Planning Director requested by Council, is noted.

Your Committee recommends:

That, in view of the lack of action in the face of recommendations of the Land Use Committee and the later report of the Planning Director, Council direct the By-law Enforcement Officer to enforce the provisions relating to all sandwich board signs since same are prohibited under the District's Sign By-law.

TABLED
Co. RES
920/77


Chairman

Tabled items

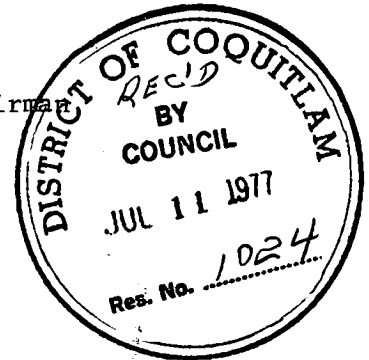
By-law Enforcement Officer's Report - April 1977
- May 1977

BUILDING AND PROTECTION COMMITTEE

JUNE 20th 1977

A meeting of the Building and Protection Committee was held on June 20th 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, Deputy Chairman
- Staff -
 - R.A. LeClair, Municipal Manager
- Other -
 - Mr. G.D. Wylie, Architect



Item 1 - Client/Architect Agreement - No. 5 Fire Hall

At its June 8th meeting, the Committee had considered a form of Client/Architect Agreement, appended to its said report, in which of comments contained in a memorandum dated June 8th received from the Legal Department which point out significant differences between the Standard form of Agreement between Client/Architect, of the No. 4 Fire Hall and that now proposed for the No. 5 Fire Hall.

As a result of those deliberations, the Committee directed that a meeting be arranged with Mr. G.D. Wylie, Architect, hence the object of this meeting.

Mr. Wylie was in attendance.

The Committee reviewed the differences between the two above noted forms of agreement with Mr. Wylie and after discussion to the satisfaction of the Committee thereon, requested to be advised by the Architect of a maximum fee for basic professional services and all additional services all expressed as one percentage only of the cost of the new work, rather than the several percentages indicated in the contract for the No. 5 Fire Hall.

Mr. Wylie indicated that he would be prepared to enter into a Client/Architect Agreement with the municipality on the basis of a maximum fee for basic professional services and all additional services all expressed as ten percent (10%) of the cost of the new work.

Recommendation:

That the District enter into a contract with Mr. G.D. Wylie, Architect, in the form attached to this report, provided however that fees whether for basic professional services, additional services, overtime and consulting services shall not in the aggregate amount to more than ten percent (10%) of the cost of the work of additions and alterations to No. 5 Fire Hall and such contract shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and the 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 Deed of the District of Coquitlam.

APP'D B.T.H.
CO. RES
1024/77

Mary Gregory
Chairman