

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COMMITTEE MEETING AGENDA

December 7th, 1992



6:45 P.M.

Description of Item

Item No.

Page No.

- | | | | |
|---|---|--------------------|----|
| 1 | Finance & Intergovernmental Affairs Committee, re: DCC's | ✓ <i>pass</i> | 1 |
| 2 | Administrator, re: Potential Land Sale - 2025 Fraser Avenue | ✓ <i>yes</i> | 3 |
| 3 | Administrator, re: Potential Land Sale - 2480 Ottawa Street | ✓ <i>yes</i> | 8 |
| 4 | Acting City Engineer, re: Kilmer School Recycling/Drop Off Area | - <i>more info</i> | 13 |
| 5 | Clerk, re: Property Sale/Rezoning - N.E. Corner Shaughnessy & Pitt River Road | | 21 |
- 6 month*
interest
more upfront money?
deny request

COMMITTEE

MEMORANDUM

TO: B. Kirk
City Administrator

FROM: FIG Committee

SUBJECT: DCCs
FIG Committee Meeting Dec 01/92

DATE: December 3, 1992

RECOMMENDATIONS:

- 1) That City Council pass the proposed DCC bylaws.
- 2) That the Engineer be requested to allocate projects which can be identified as growth related 100% to new development on the first recalculation of the DCCs.

BACKGROUND & COMMENTS:

See attached report and comment # 1.

 
J. Maitland, City Treasurer -
Deputy Administrator

JM/ms
Attachment

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| 1 | 1 |

The City of Port Coquitlam

MEMORANDUM

TO: FIG Committee

FROM: J. Maitland, City Treasurer -
Deputy Administrator

SUBJECT: New D C C Bylaws

DATE: December 01, 1992

RECOMMENDATIONS:

That City Council pass the attached DCC bylaws.

BACKGROUND & COMMENTS:

Attached is a copy of the proposed new DCC bylaws for the City.

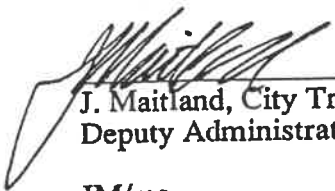
I have reviewed these bylaws with the Engineering Department and am prepared to recommend the rates as outlined. I do however, have a few concerns:

1. the concept of DCC's is to have new development assist the City in off-setting the cost of capital construction or upgrading of infra-structures. Municipal Affairs, through their instructional bulletins, clearly stipulate that municipalities must contribute an appropriate share towards such projects. The proposed by-laws, at least for area 1, calculate the City's share based upon the ratio of existing development vs expected development. This method of cost allocation was used because it is easily accepted by Municipal Affairs, however it does result in the City tax payers picking up a large share of these projects.

I think this logic holds for the majority of what could be considered rebuilding type projects, however some projects like new traffic signals are keyed on growth and are not required if the growth does not take place, in my opinion these projects should be paid for entirely from DCCs with no contribution from the City.

2. the program is fairly ambitious and does place a requirement on the City to participate in the projects listed. In 1992, the City spent \$264,700 of tax dollars on Public Works projects. This program if taken over twenty years would require a total of over \$30.5 million or \$1.5 million per year. It is possible that cost sharing from the province will partially reduce the City's share of these costs.
3. the cost schedules in the DCC program must be closely monitored and updated on a regular basis, if they aren't then any resulting short fall will be made up by the tax payers.

As mentioned above are my concerns, point # 1 should be considered by Council in order to give direction for consideration when the bylaw is next reviewed, it is not worth delaying passage of these bylaws for this adjustment, it is more important to get the bylaws in place and to start collecting the new rates as soon as possible.


J. Maitland, City Treasurer -
Deputy Administrator

JM/ms

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THE CORPORATION OF THE
CITY OF PORT COQUITLAM

IN COMMITTEE

MEMORANDUM

TO: Mayor and Councillors

DATE: December 2, 1992

FROM: Bryan R. Kirk
City Administrator

RE: Potential Land Sale - 2025 Fraser Avenue

PURPOSE:


The purpose of this report is to determine if Council is prepared to sell Lot 14, District Lot 464, Section 36, Plan 2286, more commonly known and described as 2025 Fraser Avenue (please see attached map).

BACKGROUND AND COMMENTS:

Mr. Stanley Wong, of Burnport Holdings Ltd., as expressed interest in purchasing the above-noted property.

Initial research indicates that there are no existing services on this property.

Should Council agree to consider this potential sale, an appraisal will be obtained.



Bryan R. Kirk
City Administrator

/dp
Att.

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BURNPORT HOLDINGS LTD.
19th Floor
885 West Georgia Street
Vancouver, British Columbia
V6C 3H4
Telephone: 631-2162

November 12, 1992

VIA FAX

The Corporation of the City of
Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, B.C.
V3C 2A8

Attention: Mr. Bryan Kirk
City Administrator

Dear Sirs:

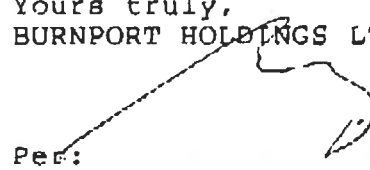
Re: 2025 Fraser Avenue, Port Coquitlam, B.C. legally described
as Lot 14, District Lot 464, Section 36, Plan 2286

We understand that the City of Port Coquitlam is the owner of the
above property. We would be interested in purchasing the above
property. Could you please advise us via return fax whether the
City has any interest in selling the above property and if so,
the purchase price and other terms and conditions which would
pertain to the sale.

We would appreciate your response via return fax at your earliest
convenience.

Thank you for you anticipated cooperation.

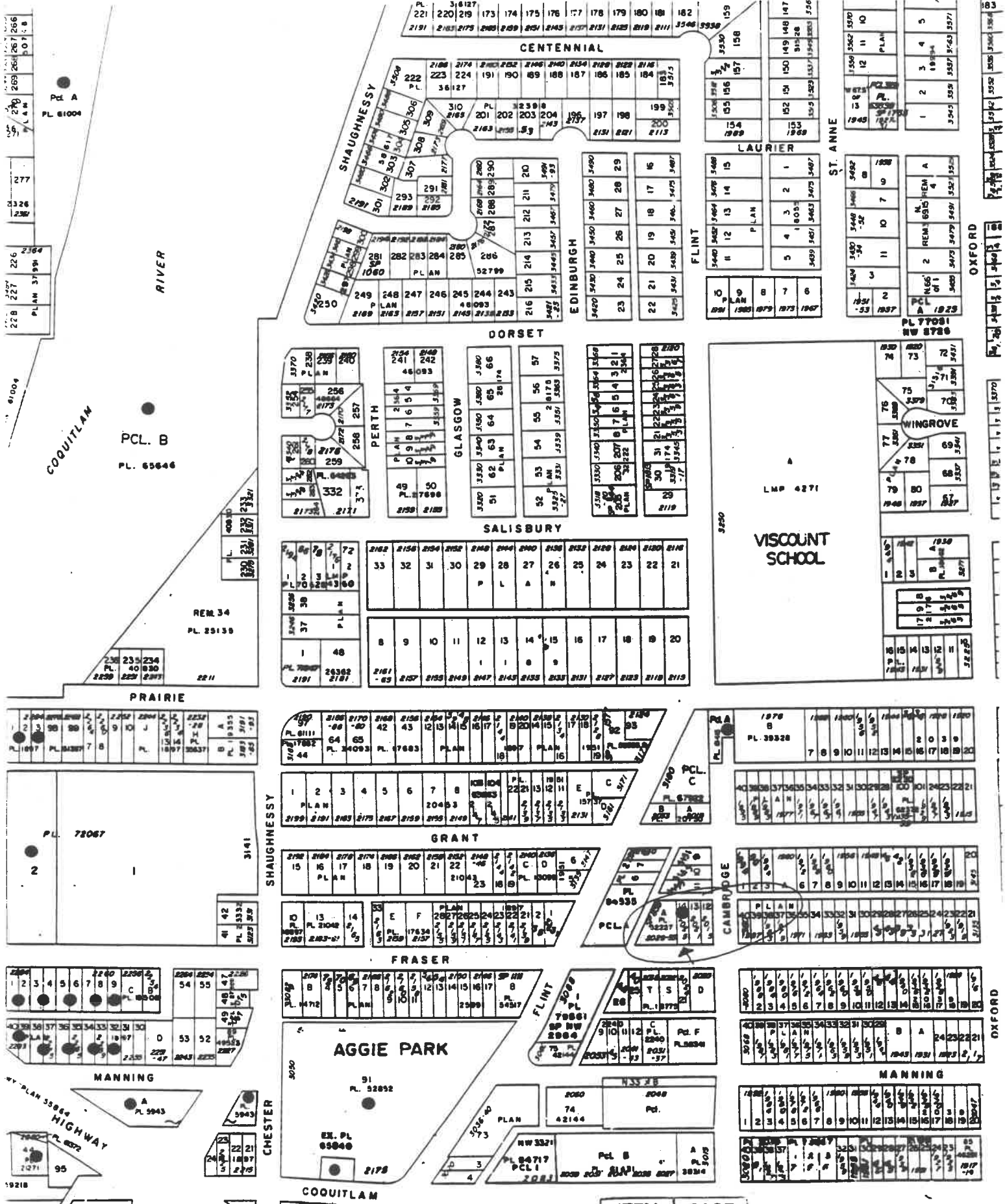
Yours truly,
BURNPORT HOLDINGS LTD.

Per: 
Stanley Wong
President

SW/ja
cc: William Ma

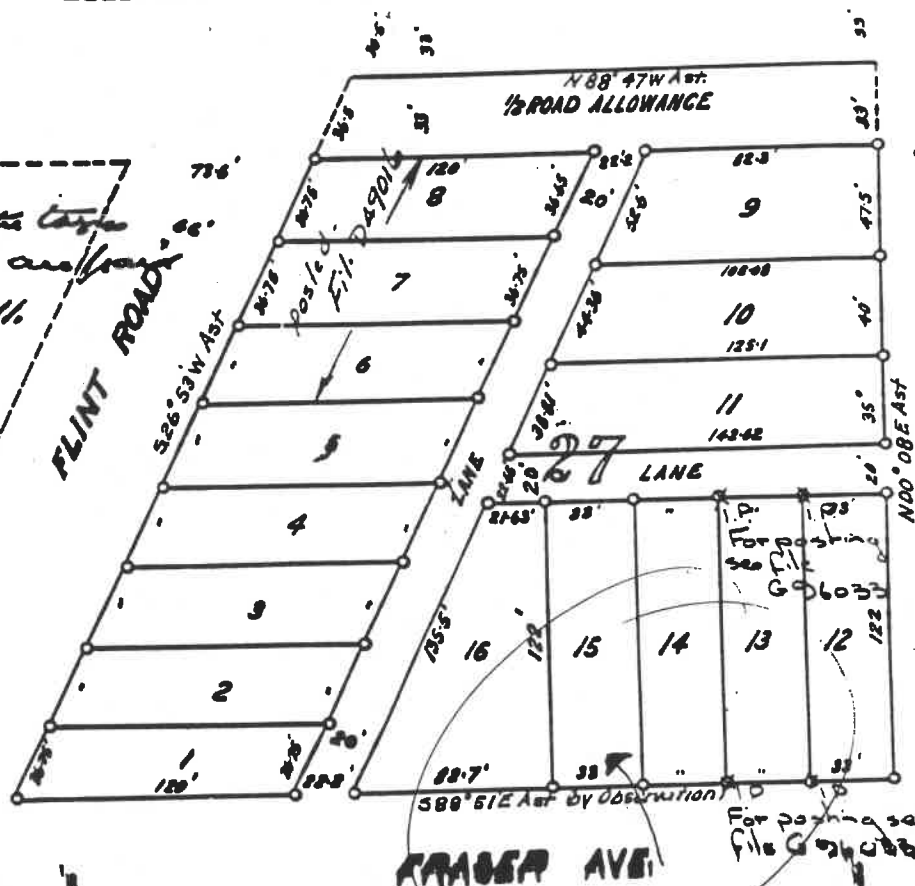
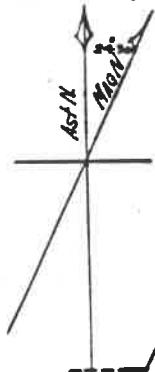
71/3983710-22

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James Mars
Reeve

My certify that the ~~last~~
the subcommittee are ~~long~~
all to end of 1911.
Ourselves.
C.M.C.
24



1. W.G. McElhannon of the City of Vancouver a British Columbia Land Surveyor makes oath and say that I was present at Block E7, D.L. 44A Capitalia G.I. ROAD and am personally supervising the Survey represented by this plan and that the Survey and plan are correct. This said Survey was completed on the 22nd day of March, 1912.

Sworn before me this 23rd day
of March 1972

Alfred Farwick

Opavens

Register Owner:

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DEC - 7 1992

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

IN COMMITTEE

MEMORANDUM

TO: Mayor and Councillors

DATE: December 1, 1992

FROM: Bryan R. Kirk
City Administrator

RE: Potential Land Sale - 2480 Ottawa Street (Plan 1850, Lot District 36)

RECOMMENDATION:

THAT the above-noted property (see attached map) measuring approximately 3.33 acres or 145,055 square feet be tendered for sale at an upset minimum price of \$6.60 per square foot or for a total of \$957,363 (\$960,000).

BACKGROUND AND COMMENTS:

Mr. Brian Lamb of Realty World and Mr. David Lee of Seasons Realty Limited have expressed interest in purchasing this property (Mr. Lamb via letter - see attached; Mr. Lee via telephone call).

In October 1991, a partner of Mr. Lamb's expressed interest in purchasing this property. Council Committee considered selling this property twice and rejected it both times.

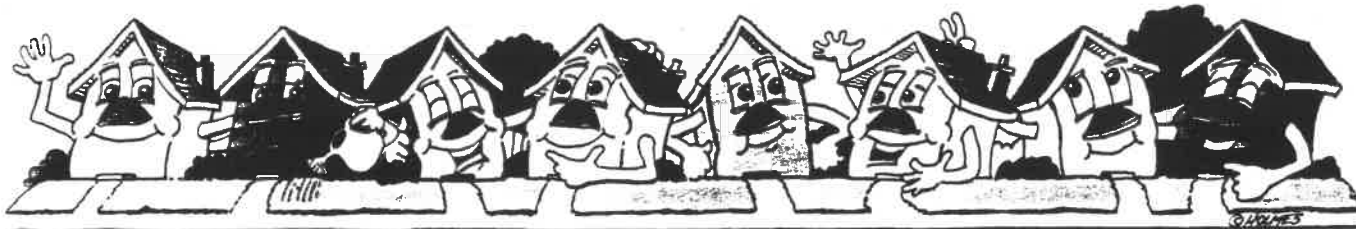
Council members should know that this property, located in the Riverwood area, is not serviced as yet. You will note that the appraisal value of the unserviced land is \$667,253; however, I would suggest that, due to demand, we try to tender the property at the serviced value of \$960,000.

Attached is the appraisal summary sheet. A complete copy of the appraisal is available from the Administration Department.


Bryan R. Kirk
City Administrator

/dp
Att.

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| 3 | 8 |



October 27, 1992

REALTY WORLD™ - Coronation West

A Division Of Carrara Management Inc.

2185 Austin Avenue, Coquitlam, B.C. V3K 3R9

Telephone: (604) 939-6666 Fax: (604) 939-3808

City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, B.C.

Attn: Planning Dept. - Carlos
City Administrator - Bryan Kirk

Re: 2485 Ottawa Street, Port Coquitlam

I am a co-owner of the property at 2485 Ottawa Street.

As the development proceeds we would like to request the following:

- 1) Negotiating to purchase the parcel east of ours -- scheduled/proposed multi-family use, owned by the city.
- 2) Re-designate the portion of our property proposed for park/school uses or find out what school or city is going to use it for.
- 3) Close road dedication and purchase that portion also if it is available.

We feel that we are the ultimate buyers for this parcel as our property consists of a large portion of this site. I have had discussions with Mr. Carlos Felip in the Planning Department.

Please forward this information to the proper authorities on our behalf.

Regards:

BRIAN LAMB
per T.B.L. Investment & Development Ltd.

BRIAN LAMB

939-6666

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REALTY WORLD™

Summary of Sales

| No | Sale Date | Sale Price | Size/Acre | Price/Acre | Price/Sq.Ft. |
|---------|-----------|------------|-----------|------------|--------------|
| 1 | Dec. 89 | \$ 434,000 | 3.10 | \$140,000 | \$3.21 |
| 2 | Oct. 92 | 395,000 | 1.0 | 395,000 | 9.07 |
| 3 | Jan. 91 | 346,000 | 2.0 | 173,000 | 3.97 |
| 4 | Aug. 92 | 3,000,000 | 20.0 | 150,000 | 3.44 |
| 5 | Jan. 92 | 515,000 | 5.01 | 102,794 | 2.36 |
| subject | | | 3.33 | | |

There is very limited sales evidence of proposed townhouse sites in the area as most of these sites are somewhat land-locked or on the easterly side in later phases. Example No. 2 is one of the more recent sales and is certainly felt to indicate the upper limit as it is felt to be a superior holding type of property with good potential due to the quality or calibre of the existing improvements.

In considering more typical residential redevelopment land, they are currently in the range of \$250,000 to \$350,000 per acre. Examples Nos. 3 to 5 basically indicate a discount rate of approximately 50%. Due to the lack of townhouse sales in the immediate area of the subject, areas within the City of Port Coquitlam which are felt to be relevant or similar are now achieving in the range of \$9.00 to \$12.00 per square foot dependent upon soil conditions, or say approximately \$400,000 per acre. In considering a typical discount of say 50% due to time this would indicate an acreage rate of \$200,000 per acre, or approximately \$4.59 per square foot. This indicated discount figure compares relatively favourably with Examples No. 1, 3, 4 and 5. Therefore,

3.33 acres or 145,055 sq.ft. @ \$4.60/sq.ft. = \$667,253

Say, \$667,000

Mr. Bryan Kirk
November 24, 1992

Our File: 92NW 358

The above figure is based upon the current market conditions for the subject property as it is approximately two to three years away from being redeveloped.

In considering the subject property on the basis of ripe or readily redevelopable at the current time, the following calculation is felt to be fair.

| | |
|------------------------------|-----------|
| 3.33 acres @ 12 units/acre = | |
| 40 units @ \$24,000/unit = | \$960,000 |

Although the current (RM-3) designation in the area indicates a maximum of 12 units per acre the zoning bylaw itself permits a maximum of 18 units per acre. Although the Riverwood Plan has been adopted, it is felt that possibly some time in the next two to three years that as the redevelopment takes place that increasing pressure could be placed upon council to achieve higher densities in some multi-family areas, to a more typical density of that of the current zoning bylaw.

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THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

IN COMMITTEE
COMMITTEE

DEC - 7 1992

TO: B.R. Kirk
City Administrator

FROM: J.E. Yip, P. Eng.,
Deputy City Engineer

SUBJECT: **KILMER SCHOOL RECYCLING/DROP-OFF AREA**
(Environmental Protection Committee Meeting of December 2, 1992
and Public Works Meeting of November 10, 1992)

DATE: December 2, 1992

RECOMMENDATION:

For Information.

BACKGROUND & COMMENTS:

The Environmental Protection Committee and the Public Works Committee considered the attached memorandum from the Project Engineer dated November 17, 1992.

The Environmental Protection Committee has requested that this item be forwarded to Committee of Council for information.

This item is to be referred to the Municipal/School Liason Committee for further consideration.

J. E. Yip, P. Eng.
Deputy City Engineer

JEY:ck

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THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: J.E. Yip, P.Eng.
Deputy Engineer

FROM: Andrew de Boer
Project Engineer

DATE: November 17, 1992

SUBJECT: Kilmer School Recyclable Material Pick-up Service

As requested, I have determined long and short term costs for the inclusion of schools in the City recycling program. The annual tonnages of recyclables from schools was estimated from numbers provided by the City of Port Moody which has incorporated schools in their recycling program.

The 1993 cost for the participation of all Port Coquitlam schools in the recycling program is approximately \$5,800. Over a ten year period the cumulative costs for the inclusion of all schools in the recycling program is approximately \$88,000 in 1993 dollars. This assumes a 9 percent cost increase which represents a 4% increase to account for population growth plus a 5% increase in transfer costs due to inflation.

A spreadsheet outlining my results is attached.



Andrew de Boer
Project Engineer

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RECYCLING COST PROJECTIONS FOR PORT COQUITLAM SCHOOLS

16-Nov-92

| | |
|--|--------------|
| Cost per tonne for processing and marketing: | \$74 |
| Cost per tonne for transfer: | \$20 |
| Cost per tonne collection: | <u>\$120</u> |
| Total: | \$214 |

1993 Costs:

| | Number | | Estimated Tonnes/ School.yr | 1993 Cost |
|---------------------|--------|---|-----------------------------------|--------------|
| Elementary Schools: | 12 | @ | 1.5 | \$3,852 |
| Jr. Sec. Schools: | 3 | @ | 2 | \$1,284 |
| High School: | 1 | @ | 3 | <u>\$642</u> |
| | | | 1993 Cost: | \$5,778 |

Long Term Costs (10 year cumulative):

-assuming a 9 percent cost increase per year to account for
population growth and increased transfer costs

| Year | All PoCo Schools | Kilmer School Only |
|------|---------------------|-----------------------|
| 1993 | \$5,778 | \$321 |
| 1994 | \$6,298 | \$350 |
| 1995 | \$6,865 | \$381 |
| 1996 | \$7,483 | \$416 |
| 1997 | \$8,156 | \$453 |
| 1998 | \$8,890 | \$494 |
| 1999 | \$9,690 | \$538 |
| 2000 | \$10,562 | \$587 |
| 2001 | \$11,513 | \$640 |
| 2002 | <u>\$12,549</u> | <u>\$697</u> |

Cumulative 10 yr. cost: **\$87,785** **\$4,877**

**THE CORPORATION OF THE
CITY OF PORT COQUITLAM**

MEMORANDUM

TO: J.E. Yip, P.Eng.
Deputy Engineer

FROM: Andrew de Boer
Project Engineer

DATE: December 3, 1992

SUBJECT: Kilmer School Drop-off Areas

Attached is a memorandum from the Project Technician dated April 8, 1991 on the Kilmer School Drop-off Areas. I have revised the costs in the memo to the following 1993 figures assuming 5% for inflation:

| | |
|-----------------------------------|-----------------|
| Knappen Street curb and sidewalk: | \$36,000 |
| Drop-off loop: | <u>\$38,000</u> |
| Total (1993 dollars): | \$74,000 |



Andrew de Boer
Project Engineer

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THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMO

TO: Igor Zahynacz, P.Eng.
City Engineer

April 8, 1991

FROM: Russ Mammel, A.Sc.T.
Project/Traffic Tech.

SUBJECT: Kilmer School Drop-off Areas

As directed, I have prepared a sketch of student drop-off/pick-up areas at Kilmer School, along with preliminary cost estimates for the work.

The first addition shown is sidewalk and road widening on Knappen along the 187 metre School frontage. The east side of Knappen is widened by 2.5 metres to accommodate a drop-off lane, allowing storage for 26 vehicles. Estimated cost for the sidewalk and road widening is \$32,000.

The second addition to Kilmer School is an onsite drop-off loop at the north east corner of the school property. The entrance would be off Pooley, and the exit at the Pooley/Taylor intersection. The lay-out shown on the attached sketch would accommodate 24 vehicles. Estimated cost for this work is \$34,000.

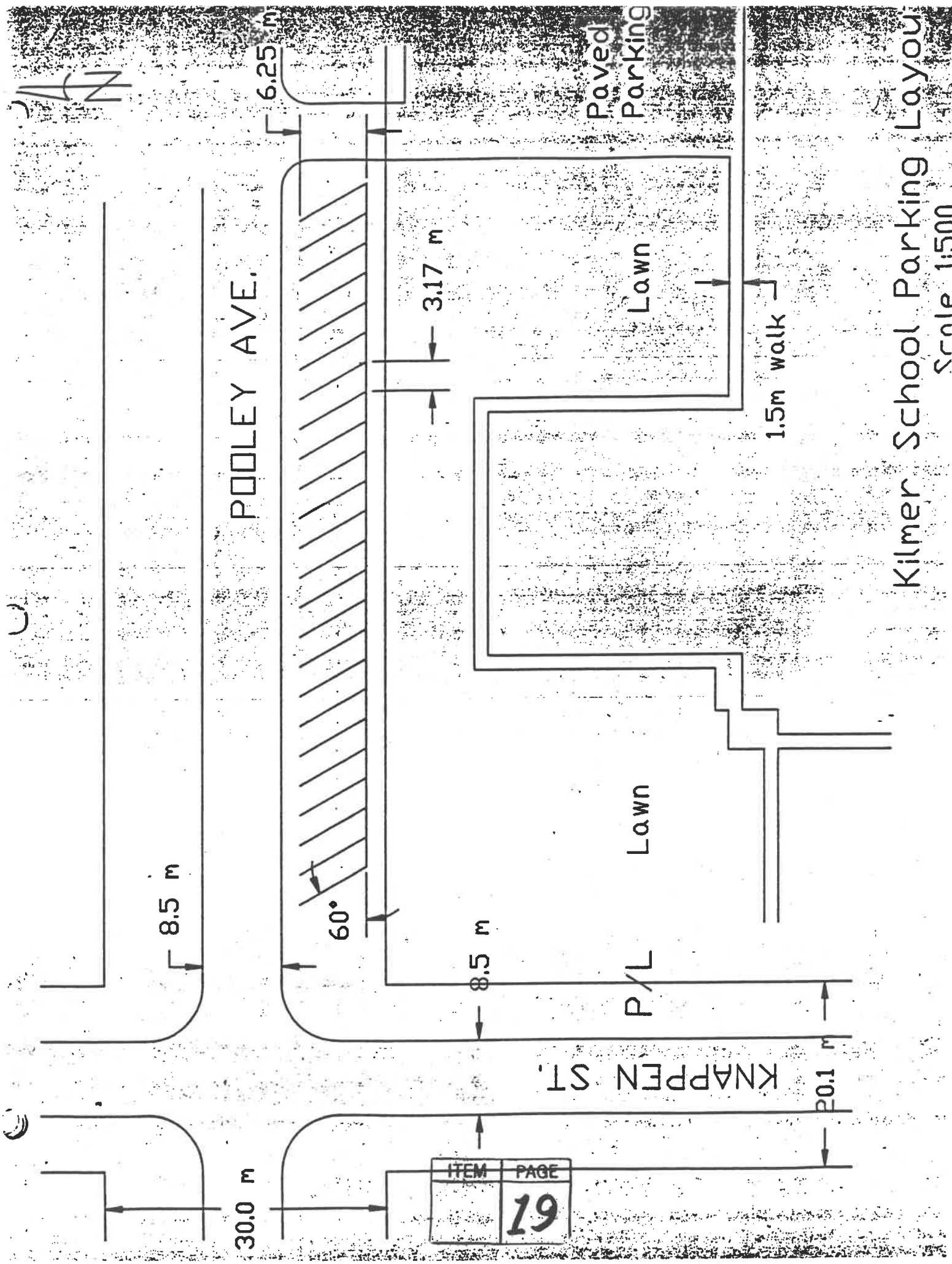
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KNAPPEN STREET

| | QUANTITY | UNIT COST | TOTAL |
|-----------------|----------|-----------|--------|
| Curb Removal | 187 m | 10 /m | 1,870 |
| Sawcut Asphalt | 187 m | 3 /m | 561 |
| Asphalt & base | 560 sq.m | 15 /sq.m | 8,400 |
| Curb & sidewalk | 187 m | 63 /m | 11,781 |
| Catchbasins | 4 | 1,000 ea | 4,000 |
| Signs | 5 | 100 ea | 500 |
| Boulevard Rest. | 375 sq.m | 3 /sq.m | 1,125 |
| | | | 28,237 |
| 15% cont. | | | 4,236 |
| Total | | | 32,000 |

DROP-OFF LOOP

| | QUANTITY | UNIT COST | TOTAL |
|----------------|------------|-----------|--------|
| Asphalt & base | 1,160 sq.m | 15 /sq.m | 17,400 |
| Curb | 190 m | 26 /m | 4,940 |
| Catchbasins | 4 | 1,000 ea | 4,000 |
| 150mm Storm | 30 m | 55 /m | 1,650 |
| Curb Letdowns | 2 | 750 ea | 1,500 |
| | | | 29,490 |
| 15% cont. | | | 4,424 |
| Total | | | 34,000 |



Kilmer School Parking Layout

Scale 1:500

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| 1635 | 143 | 142 |
| 1617 | 136 | 138 |
| 1611 | 135 | 134 |

PROPOSED SCHOOL AREA
SIGN & 30 KMH TAB

POOLEY

KILMER ELEM.
SCHOOL

REQUESTED
SIDEWALK

REQUESTED 30 KMH SCHOOL ZONE

CAMPBELL

RODGER

cDONALD

STEWART

SINCE

COMMITTEE

DEC - 7 1992

Ranotech Canada Ltd.

December 2, 1992

4449 Angus Drive
Vancouver, B.C. V6J 4J2
Canada
TeL: (604) 736 5951
Fax: (604) 688 5948

City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam
V3C 2A8

Attention: Ms. Susan Rauh / City Clerk
Subject: Sale of N.E. Corner Shaughnessy & Pitt River

Dear Ms. Rauh,

We are the successful bidder for the above property. One of the conditions stated in the tender call is to complete the transaction of the property by January 19th, 1993 or earlier.

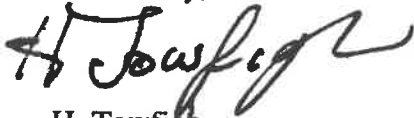
After obtaining the confirmation of being the successful bidder, we immediately hired the services of an experienced architect and applied for the rezoning and development permit for the project.

We have been informed by the Planning Department that, it is unlikely to rezone the property before January 4th, 1993.

Therefore we respectfully request to extend the date of amending the By Law to a more realistic date.

Provision for this consent was also indicated in paragraph 5, of the terms of sale.

Yours truly,



H. Towfigh

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