

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

**COMMITTEE MEETING AGENDA**

**October 5th, 1992**

**Item No.**

**Page No.**

**Description of Item**

- 1 Deputy City Engineer, re: Amendment to the Dominion Pump Station and Associated Drainage Improvements Agreement

1

**Please Note:**

Mr. A. Phillips will be attending on behalf of Freemont Holdings

- 2 Dir. of Planning, re: Business Licence Application  
Sports Bar with Billiard Tables

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- 3 Dir. of Planning, re: Official Community Plan Review

**Please Note:**

Packages were distributed September 30, 1992

- 4 City Clerk, re: Appointment of Board of Variance Member - Discussion

*All Council  
BRK/BR/SM  
54/CF*

*Glenda  
Sights-Heritage.  
hallway-Washroom.*

**THE CORPORATION OF THE CITY OF PORT COQUITLAM**  
**COMMITTEE MEETING AGENDA**

**October 5th, 1992**

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**Description of Item**

- 1 Deputy City Engineer, re: Amendment to the Dominion Pump Station and Associated Drainage Improvements Agreement *reject offer* 1
- Please Note:**
- Mr. A. Phillips will be attending on behalf of Freemont Holdings
- 2 Dir. of Planning, re: Business Licence Application Sports Bar with Billiard Tables *amend C-3 and C-4* 18
- 3 Dir. of Planning, re: Official Community Plan Review *7pm Oct 13/92 Council Staff*
- Please Note:**
- Packages were distributed September 30, 1992
- 4 City Clerk, re: Appointment of Board of Variance Member - Discussion *Gr Barbara Moore ✓*

*end of Pitt River - Parks Rec.*

OCT - 5 1992

THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

## MEMORANDUM

TO: B.R. Kirk  
City Administrator

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

DATE: October 1, 1992

SUBJECT: **AMENDMENT TO THE DOMINION PUMP STATION AND  
ASSOCIATED DRAINAGE IMPROVEMENTS AGREEMENT  
(Public Works Committee Meeting of September 29, 1992)**

### RECOMMENDATION:

That His Worship the Mayor and the City Clerk be authorized to execute the attached agreement which amends the original Dominion Pump Station and Associated Drainage Improvements Agreement dated May 12, 1992 by adding an additional Section 26A which would allow the City to reimburse Freemont Holdings Ltd. for part of the Dominion Pump Station and Associated Drainage Works costs.

### BACKGROUND & COMMENTS:

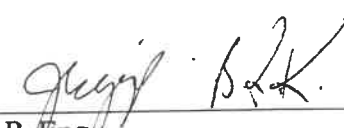
This recommendation is submitted to Council in Committee for consideration.

Mr. A. Phillips will attend on behalf of the developer Freemont Holdings to outline this request.

Under the agreement dated May 12, 1992 between the City and Freemont Holdings Ltd., Freemont Holdings would construct the Dominion Avenue Pump Station and Associated Drainage Works and the City would waive the Drainage DCC's for subdivisions on lands owned by Freemont Holdings Ltd. based on the equivalent costs. It is estimated that the total cost for these works is \$1,034.00.

Rather than receiving DCC credits for the \$1,034,000 costs, Freemont Holdings would like to receive DCC credits for \$700,000 and be reimbursed for the amount of excess of \$700,000 from Drainage DCC funds that the City received from other developers in Riverwood.

Attached is a draft agreement that amends the original May 12, 1992 agreement by adding a clause which would allow the City to reimburse Freemont Holdings for costs in excess of \$700,000 from Drainage DCC funds.

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

JEY:ck

cc: Jim Maitland, City Treasurer

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**DRAFT**

THIS AGREEMENT dated the       day of       , 1992.

BETWEEN:

THE CORPORATION OF THE  
CITY OF PORT COQUITLAM  
2580 Shaughnessy Street  
Port Coquitlam, B.C.  
V3C 2A8

(the "City")

OF THE FIRST PART

AND:

FREEMONT HOLDINGS LTD.  
c/o Suite 10 - 9500 Erickson Drive  
Burnaby, B.C.  
V3J 1M8

("Freemont Holdings")

OF THE SECOND PART

WHEREAS the City and Freemont Holdings entered an Agreement dated May 12, 1992 (the "Original Agreement") concerning the construction of the Dominion Pump Station and associated drainage improvements;

AND WHEREAS the City and Freemont Holdings Ltd. agree that the Original Agreement should be amended;

NOW THEREFORE in consideration of the sum of \$1.00 now paid by each party to the other, the City and Freemont Holdings agree as follows:

1. The following provision is added as Section 26A to the Original Agreement:

*Not withstanding Section 26,*  
"26A. The City shall reimburse Freemont Holdings Ltd. for Costs incurred by Freemont Holdings in excess of \$700,000.00, as follows:

- (a) Upon payment to the City of development cost charges for drainage purposes by the owners of properties located in the Riverwood Area, as outlined in black on Schedule "D" to this Agreement, the City shall forthwith pay an amount equal to the development cost charges to Freemont Holdings.

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- (b) Reimbursement shall be paid by the City only for the amount of the Costs in excess of \$700,000.00 and shall not include interest on the excess Costs.
- (c) Costs reimbursed by the City under this provision shall not be included in the credits provided for in Section 23 of this Agreement."
2. The Original Agreement is amended as including as Schedule "D" the plan attached to this Agreement and by including Schedule "D" in the list of Schedules in Section 28 of the Original Agreement.

IN WITNESS WHEREOF the parties have set their hands and seals on the date first above written.

THE CORPORATE SEAL of the  
CITY OF PORT COQUITLAM was  
hereunto affixed in the  
presence of:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

c/s

Authorized by resolution of Council this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

THE CORPORATE SEAL of  
FREEMONT HOLDINGS LTD. was  
hereunto affixed in the  
presence of:

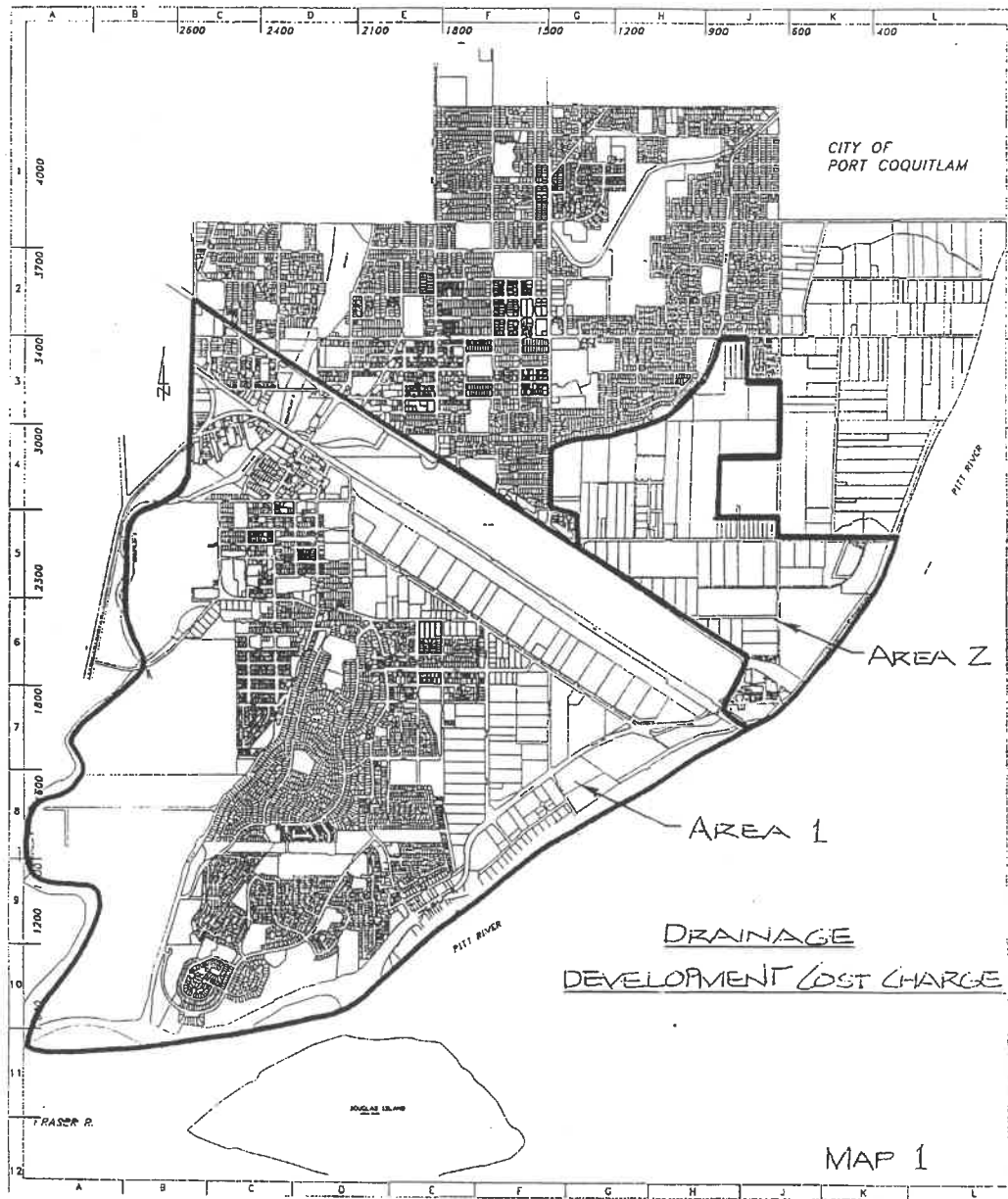
\_\_\_\_\_  
AUTHORIZED SIGNATORY

\_\_\_\_\_  
AUTHORIZED SIGNATORY

c/s

GA/5477

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Schedule D

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OUR FILE

2580 SHAWANESSY STREET  
PORT COQUITLAM, B.C.  
V3C 2A8

TELEPHONE: 944 - 5411  
FAX: 944 - 5402

# THE CORPORATION OF THE CITY OF PORT COQUITLAM

*New File: FREEMONT*

*AGREEMENTS:*

*Freemont Holdings*

*→ File 900-247*

May 12th, 1992

Mr. Grant Anderson  
Lidstone, Young, and Anderson  
Suite 1414-808 Nelson Square  
Box 12147, Nelson Square,  
Vancouver, B.C.  
V6Z 2H2

Dear Grant:

Re: Dominion Pump Station Agreement - Your File No. 19-260.

As requested in your letter of May 7th, 1992 to Igor Zahynacz please find enclosed one original of the Dominion Pump Station Agreement so that you may photocopy it for your files prior to returning it to the solicitors for Freemont Holdings Ltd.

Yours very truly,

Susan Rauh  
City Clerk

SR:gc  
50/8

Enc.

c.c. I. Zahynacz  
City Engineer

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LIDSTONE, YOUNG, ANDERSON

BARRISTERS & SOLICITORS

1803 Douglas Street  
Victoria, B.C.  
V6C 5C3  
Telephone: (604) 383-2063  
Telecopier: (604) 689-3444

1414 - 808 Nelson Street  
Box 12147, Nelson Square  
Vancouver, B.C. V6Z 2H2  
Telephone: (604) 689-7400  
Telecopier: (604) 689-3444

BY HAND

May 7, 1992

Mr. Igor Zahynacz, P. Eng.  
City Engineer  
City of Port Coquitlam  
2580 Shaughnessy Street  
Port Coquitlam, B.C.  
V3C 2A8

Dear Igor:

Re: Dominion Pump Station Agreement  
Our File No. 19-260

Enclosed are two copies of the Dominion Pump Station Agreement, executed on behalf of Freemont Holdings Ltd. Also enclosed is a copy of a Certificate of Restoration, confirming that Freemont Holdings Ltd. is once again a registered British Columbia company.

We have added Schedule "C" to the Agreement, setting out the unit entitlements for each of the six parcels. Please confirm that the numbers in Schedule "C" are accurate.

In addition, please substitute originals of the maps in Schedules "A" and "C" for the fax copies currently included in the Agreement.

Upon execution of the Agreement by the City, please return one original to us so that we may photocopy it for our files prior to returning it to the solicitors for Freemont Holdings Ltd.

Sincerely,

LIDSTONE, YOUNG, ANDERSON

*Grant Anderson*

Grant Anderson

GA/5255

Enc.

cc: Mr. Bryan Kirk, Administrator

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CITY OF PORT COQUITLAM ENGINEERING DEPT.		
MAY 07 1992		
FILE #		
TO	FROM	DATE



# CERTIFICATE OF RESTORATION

COMPANY ACT

CANADA  
PROVINCE OF BRITISH COLUMBIA

*I Hereby Certify that FREEMONT HOLDINGS LTD., which was incorporated on June 20, 1984 under certificate number 274599, and was struck from the register and dissolved on July 12, 1991, has this day been restored to the register in accordance with an order under section 286 of the Company Act.*

*Issued under my hand at Victoria, British Columbia,  
on April 9, 1992*

*Liz Mueller*

LIZ MUELLER

*A/Deputy Registrar of Companies*

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11/92  
val 431 out

THIS AGREEMENT dated the      day of      , 1992.

BETWEEN:

File 900-247

THE CORPORATION OF THE  
CITY OF PORT COQUITLAM  
2580 Shaughnessy Street  
Port Coquitlam, B.C.  
V3C 2A8

(the "City")

OF THE FIRST PART

AND:

FREEMONT HOLDINGS LTD.  
c/o Suite 10 - 9500 Erickson Drive  
Burnaby, B.C.  
V3J 1M8

("Freemont Holdings")

OF THE SECOND PART

WHEREAS Freemont Holdings owns the lands described in Schedule "B" to this Agreement and located in the Riverwood area of the City of Port Coquitlam;

AND WHEREAS development of the lands will be facilitated by the construction of the Dominion Pump Station and associated drainage improvements described in this Agreement;

AND WHEREAS Freemont Holdings wishes to construct the pump station and drainage improvements to enable the development of its lands, provided that the cost of the works is offset against proposed development cost charges which would otherwise be payable in respect of its lands;

AND WHEREAS Section 983(8) of the Municipal Act empowers the Council of the City to approve of the construction of works by an owner of land and provides for the deduction of construction costs from applicable development cost charges;

NOW THEREFORE in consideration of the sum of \$1.00 now paid by the City to Freemont Holdings and in consideration of the terms and conditions of this Agreement, the parties agree as follows:

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### Authorization to Construct

1. Subject to this Agreement, the City authorizes Freemont Holdings to construct the Dominion Pump Station and associated drainage improvements (collectively the "Works"), in the location and in accordance with the description set out and the documents referred to in Schedule "A" to this Agreement and to the specifications in the City's subdivision servicing bylaw as of the date of this Agreement.
2. Freemont Holdings, its employees, servants, agents and contractors may enter upon and use the City land on which the Works are to be installed, being Parcel "One" (Reference Plan 12234) Lot "B", Sections 3 and 4, Block 6, North Range 1 East, New Westminster District, Plan 10768, the Pitt River Dyke Right of Way, Dominion Road and Burns Road drainage ditches and other tributary drainage ditches making up the storm water management system for the Works, as necessary for the construction of the Works.

### Design Materials

3. Design drawings, calculations and computer model outputs (the "design materials") for the Works shall be prepared by a professional engineer or firm of professional engineers retained by Freemont Holdings (the "Consulting Engineer") and shall be submitted to the City Engineer for approval, prior to the awarding of any contract for the construction of the Works. Within 10 business days of submission of all design materials, the City Engineer shall approve the materials or provide Freemont Holdings with his reasons for rejection of the design materials.
4. Upon approval by the City Engineer, the design materials shall form part of this Agreement and shall become the property of the City.

### Tender Procedure

5. Not later than 10 business days following notice of approval of the design materials, Freemont Holdings shall prepare public tenders for construction of the Works and shall submit the tender forms to the City Engineer for approval.
6. The tender forms shall provide for the Works to be completed in accordance with the approved design materials not later than December 31, 1992.
7. Notice of the tender shall be published in the Vancouver Sun, Coquitlam Now and Coquitlam News and in such other publications chosen by Freemont Holdings, not less than 10 days before the date fixed for closing of tenders.
8. The contract for construction of the Works shall not be awarded by Freemont Holdings until the contract is approved by a resolution of the Council of the City. The contract shall include a contingency amount for changes arising during construction. The Council shall review the contract within 14 days of receipt of a recommendation from Freemont Holdings and shall not unreasonably withhold its

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approval of the recommended contract. Any additional contracts related to construction of the Works shall not be entered without the written concurrence of the City Engineer.

Construction of the Works

9. Freemont Holdings shall obtain all federal, provincial and municipal permits and authorizations (including hydro utility approvals) which are required for the construction of the Works. All permits and authorizations shall be obtained prior to the awarding of the contract for construction of the Works. Freemont Holdings shall ensure that the terms of any permits and authorizations are met and shall provide any inspections or reports required by such permits and authorizations.
10. Freemont Holdings shall obtain rights of way in the City's standard form over private lands in favour of the City as may be required for the construction of the Works. The City will take reasonable measures to assist Freemont Holdings to obtain any rights of way which Freemont Holdings is unable to acquire.
11. Freemont Holdings shall ensure that the Works are constructed in accordance with the design materials and the approved construction contract, in a proper and workmanlike manner.
12. Any extras or work in addition to the contract as awarded shall be subject to receipt of written approval from the City Engineer, provided that the extras or work required in an emergency as ascertained by the Consulting Engineer may proceed without advance approval. A written request for approval shall be submitted to the City Engineer as soon as possible and approval shall not be unreasonably withheld.
13. Freemont Holdings shall engage the Consulting Engineer to be the inspector of record on all the Works. The Consulting Engineer shall be responsible for all design, tendering, project management, property acquisition, inspections and certification of the Works. The City shall also have access to the site of the Works at all times for its inspection purposes.
14. Freemont Holdings shall bear all costs of construction of the Works and shall discharge all liens and satisfy all claims against the Works prior to acceptance of the Works by the City.
15. Freemont Holdings shall release, indemnify and save harmless the City, its officers and employees from any claim, action or demand arising from personal injury, death or property damage arising from the construction of the Works, except to the extent such injury, death or damage is caused by or contributed to by the negligence or other fault of the City, its officers or employees. This release and indemnity shall be limited to events first arising before the expiration of the maintenance period provided for in Section 21.

16. During construction of the Works, Freemont Holdings shall ensure that public liability and property damage insurance in a minimum amount of \$3,000,000.00 per occurrence is in force with respect to the construction of the Works. The City shall be an additional named insured in the liability insurance policy and proof of such insurance shall be provided to the City prior to commencement of construction of the Works.
17. The Works shall not be deemed complete until certified to have been constructed in accordance with the approved contract by the Consulting Engineer, until reproducible scale as-built drawings of the Works completed to AutoCad Version 11 standards (provided the Consulting Engineer in his discretion employs AutoCad software for the engineering design work) and computer files are provided to the City, and until the operation of the Works is tested by Freemont Holdings' engineer to the satisfaction of the City Engineer.
18. Upon completion of the Works and their acceptance in writing by the City, the Works shall be the property of the City.
19. If Freemont Holdings does not complete construction of the Works by December 31, 1992, the City may upon notice in writing to Freemont Holdings complete the Works. Any costs properly incurred by Freemont Holdings toward construction of the Works prior to the date of assumption of control by the City shall be refunded towards development charges in the manner provided for in Sections 22 through 26 of this Agreement.

#### Letter of Credit

20. Prior to commencement of construction, Freemont Holdings shall deposit with the City an irrevocable unconditional letter of credit from a Schedule A Canadian Chartered Bank in an amount equal to the cost of the construction contract plus 10%, as security for the completion of the Works in accordance with the construction contract and as the security for the payment of all accounts for the Works. The letter of credit shall be maintained in effect until the Works are accepted by the City but may be reduced in amount by the City as progress on the Works is certified by the Consulting Engineer, such reductions not to be unreasonably withheld.

#### Maintenance Period

21. Upon completion of the Works and prior to their acceptance by the City, Freemont Holdings shall deposit an irrevocable unconditional letter of credit (or maintain a balance in the letter of credit provided for in Section 20) in the amount of 10% of the cost of the Works with the City for a period of one year, as security for the proper operation of the Works during that period. If the Works malfunction in any way during the one year period, Freemont Holdings shall immediately repair the Works and upon default of that obligation, the City may use the security to correct the malfunction. If the cost of repairs by the City exceeds the amount of the security,

Freemont Holdings shall reimburse the excess costs to the City within 14 days of receipt of the City's invoice.

Development Cost Charges

22. Upon completion of the Works, the cost of the Works including design fees, tender advertising costs, construction costs, consulting fees in accordance with the "Outline of Services and Schedule of Fees for General Projects" prepared by the B.C. Association of Professional Engineers and Geoscientists, right of way acquisition costs, inspection and certification costs (but excluding any repair costs and any administrative costs or interest charges incurred by Freemont Holdings) (collectively the "Costs") shall be certified in writing to the City by Freemont Holdings, together with copies of all invoices for the Costs. Eligible costs shall include Costs incurred by Freemont Holdings prior to the execution of this Agreement which are required for completion of the Works.
23. The Costs shall be credited against development cost charges paid for drainage purposes (the "Charges") on the parcels described in Schedule "B" to this Agreement (the "Parcels"). Upon payment of the Charges the Costs shall be refunded against payments made, within five working days of the City receiving the request for the refund.
24. The Costs shall be apportioned in respect of each Parcel in proportion to the number of dwelling units which are permitted to be developed on each Parcel pursuant to the plan attached as Schedule "C" to this Agreement.
25. The refunds provided for in this Agreement shall be applicable only to the Parcels and shall not be transferable to any other land. The credits shall be refunded to the person who pays the Charges.
26. The Costs shall not be refunded or paid by the City except as a credit against the payment of Charges.

Notices

27. Any notices provided for in this Agreement shall be delivered to the parties at the addresses set out in this Agreement, or at such substitute addresses as may be provided in writing to the other party.

Schedules

28. Schedules "A", "B" and "C" to this Agreement form part of this Agreement.

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Amendment

29. No amendment of this Agreement shall be valid unless in writing, signed on behalf of both parties.

IN WITNESS WHEREOF the parties have set their hands and seals on the date first above written.

THE CORPORATE SEAL of the  
CITY OF PORT COQUITLAM was  
hereunto affixed in the  
presence of

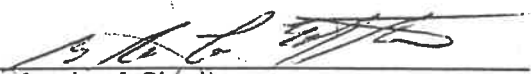
  
MAYOR


  
CLERK

c/s

AUTHORIZING RESOLUTION adopted this      day of      , 1992.

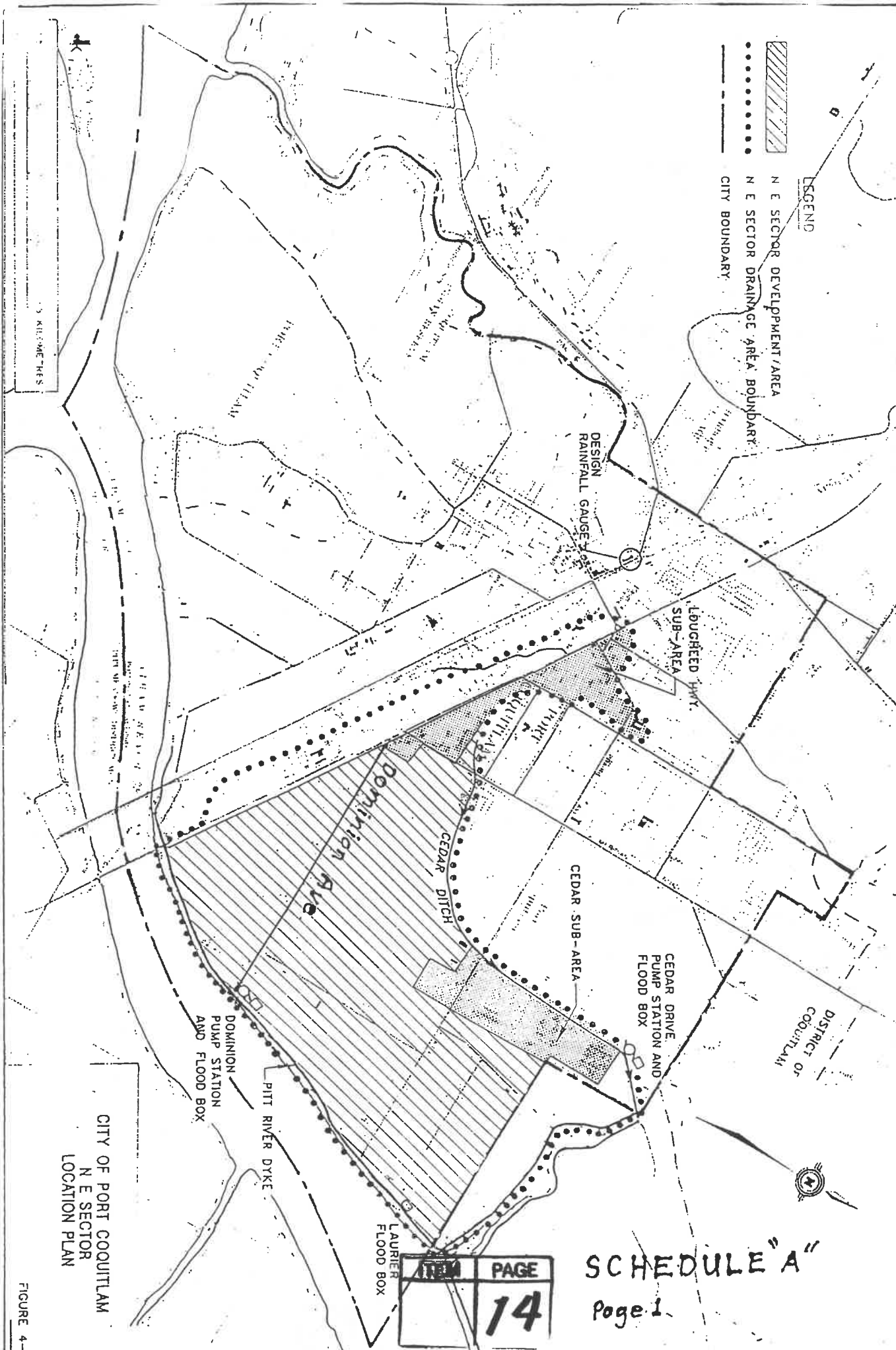
THE CORPORATE SEAL of  
FREEMONT HOLDINGS LTD. was  
hereunto affixed in the  
presence of:

  
Authorized Signatory

  
Authorized Signatory

c/s

GA/4492A



SCHEDULE "A" - Page Two

The Works included are those works identified in the following two reports, except those works located in the lands to the south of the Lougheed Highway and in the Lougheed Highway sub-area to the west of Coast Meridian Road:

City of Port Coquitlam - Engineering For Master Drainage Plan  
- Northeast Sector Development - December 1990 as prepared  
by Dayton & Knight Ltd.;

and

City of Port Coquitlam - Northeast Sector Development  
Strategy - A Comprehensive Development Planning Program -  
March 1991 as prepared by Urban Systems Ltd. (Drainage  
portion only)

These works are generally described as the general engineering calculation for the master drainage plan for the Northeast Sector Development and the selected alternative of floodproofing using Alternative no. 1 in the Dayton & Knight report; the design and construction of the pump station sizing and components that result from the engineering work; the design and cleaning and re-establishing of drainage ditches along Dominion Avenue, Burns Road as well as other adjacent and integral drainage ditches making up the storm water management system for the Works; inspection of all works and certification to the City that they have built in accordance with the approved drawings and specifications.

SCHEDULE "B"

1. PID 002-313-138  
Lot 1, Part SE 1/4, Section 6, Township 40, N.W.D., Plan 9164  
(830 Prairie Avenue)
2. PID 002-311-828  
Lot "A", Part SE 1/4, Section 6, Township 40, N.W.D., Plan 5345  
(2921 Freemont Street)
3. PID 002-311-364  
Lot 8 Except Part Subdivided by Plan 32317, Section 6, Township 40, N.W.D.,  
Plan 4318  
(Carter Street)
4. PID 011-070-196  
Lot E 1/2 of 16 Plan 4318 Sec 5, NWD Except Plan 19632, B6N R1E  
1031 Dominion Avenue
5. PID 011-070-153  
Lot W 1/2 of 16 Plan 4318 Sec 5, NWD Except Plan 19632, B6N R1E  
1081 Dominion Avenue
6. PID 011-070-196  
Lot 1 Plan 19632, Section 5, NWD B6N R1E  
1089 Dominion Avenue

SCHEDULE "C" - Page 2

DOMINION PUMP STATION & ASSOCIATED WORK AGREEMENT

<u>LOT</u>	<u>DWELLING UNITS</u>
1. Lot 1, Plan 9164 - 830 Prairie	21
2. Lot A, Plan 5345 - 2921 Fremont	148
3. Remainder 8, Plan 4318	170
4. Lot E 1/2 of 16, Plan 4318 - 1031 Dominion	170
5. Lot W 1/2 of 16, Plan 4318 - 1081 Dominion	120
6. Lot 1, Plan 19632 - 1089 Dominion	13

OCT - 5 1992

MEMORANDUM

TO: Mr. B.R. Kirk  
City Administrator

DATE: September 29, 1992  
File: 2540 Shaughnessy Street

FROM: Carlos Felip  
Director of Planning

RE: Business Licence Application - Sports Bar with Billiard Tables  
2540 Shaughnessy Street  
Planning and Development Committee - September 28, 1992

RECOMMENDATION:

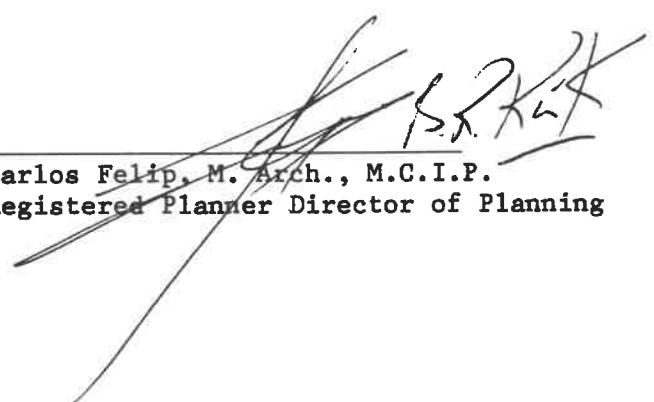
That this application be referred to Council in Committee for discussion.

BACKGROUND AND DISCUSSION:

An application to open a "Sports Coffee Bar" at 2540 Shaughnessy Street has been received. In support of the application, Mr. Philip Cheng of Pioneer Pacific Realty Inc., Administrators of the building at 2540 Shaughnessy Street, submitted a letter (copy attached) indicating that:

"The Sports Coffee cafe shall serve non-alcoholic beverages, deserts, sandwiches, ice cream products and confectionary items. It shall have within the premises audio video entertainment to show sporting events. There will be a maximum of three billiard tables".

The Planning Committee has reviewed this application and decided that it should be referred to Council in Committee for a discussion on Council's policy on amusement arcades and similar establishments, the apparent contradiction between this policy and the C-3 and C-4 zones and the impact that Council's policy has or may have on issuance of business licence applications.

  
Carlos Felip, M. Arch., M.C.I.P.  
Registered Planner Director of Planning

CF/klr

ID592-11

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Arix Asset Management Corporation  
200 - 1111 West Hastings Street  
Vancouver, British Columbia  
Canada, V6E 2J3  
Telephone: (604) 687-0530  
Fax: (604) 687-1227

September 25, 1992

The City of Port Coquitlam  
2580 Shaughnessy Street  
Port Coquitlam, British Columbia  
V3C 2A8

Dear Sir/Madame:

Re: Lewis Silva Offer to Lease  
at 2540 Shaughnessy Street

As the leasing agent and property manager for 2540 Shaughnessy Street, we are pleased to inform you that we have entered into an agreement to lease 1,643 square feet to Lewis Silva for a sports coffee cafe concept. As documented in the Offer to Lease document, the sports coffee cafe shall serve non-alcoholic beverages, desserts, sandwiches, ice cream products and confectionary items. It shall have within the premises audio video entertainment to show sporting events. There will be a maximum of three billiard tables.

We believe this use will be a successful operation and will be a welcome addition to the town centre of Port Coquitlam. The concept is unique and is not directly competing with any existing operation in our property or any other business in the town centre to our knowledge.

We believe that the limited number of billiard tables will enhance the concept and we do not anticipate the clientele and the obvious problems of the operation of a pool hall, given the nature of the operation.

Please do not hesitate to contact the writer should you have any questions regarding the above.

Yours very truly,

PIONEER PACIFIC REALTY INC.

Philip Cheng

PC/slk

Enclosure

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# THE CORPORATION OF THE CITY OF PORT COQUITLAM

2580 Shaughnessy Street · Port Coquitlam, B.C. · V3C 2A8 · 941-5411



## APPLICATION FOR BUSINESS LICENCE

PLEASE PRINT IN BLACK INK

Class # Restaurant Lic. # .....

Application is hereby made for a Business Licence. The following information concerning the applicant and business is submitted.

NAME OF BUSINESS EXPRESSO BAR (T.B.A)

NAME OF CORPORATION OR INDIVIDUAL WHICH OWNS BUSINESS (Luis SILVA) T.B.A

OWNER'S MAILING ADDRESS 3447 PRICE ST VANC. POSTAL CODE V5R-5R2

BUSINESS LOCATION Unit 106 & 108 2540 SHAUGHNESSY ST. PORT COQUITLAM POSTAL CODE .....

BUSINESS TELEPHONE 433-5267 (T.B.A) OWNER'S TELEPHONE 433-5267

APPLICANT'S NAME Luis SILVA

STATUS OF APPLICANT (OWNER, MANAGER, AGENT)

mail to Unit 108.

If Corporation owns business, Name of President T.B.A

Have you held a Business Licence Before? ☐ yes ☒ no Date Issued ..... Where? .....

Has your Business Licence ever been cancelled, refused or suspended? ☐ yes ☒ no N/A

If so, why? .....

DESCRIPTION OF BUSINESS ACTIVITY SPORTS coffee BAR

NUMBER OF PERSONS WORKING IN BUSINESS 4 Owners 2 Employees 2

BUSINESS PREMISES IN PORT COQUITLAM not

Floor Area in Sq. Metres: 1643 Starting Date Oct 11, 92

Restaurants and Beverage Rooms: Seating Capacity 30

Barber and Beauty Parlours: No. of Chairs ..... and Operators .....

Pool Rooms and Bowling Alleys: No. of Tables or Alleys 3 billiard tables (not coin op.)

Vending Machine Numbers .....

### FITNESS AND RECREATION FACILITIES

No. Handball, Racquetball and/or Squash Courts .....

No. of Gyms and/or Weight Rooms .....

No. of Saunas and/or Whirlpools .....

### RENTAL UNITS

Type and Number of Rental Units:

Rooms ..... Hotel/Motel ..... Industrial Bays .....

Apartment Suites ..... Apartment Batchelor ..... One Bedroom .....

Two Bedroom ..... Three Bedroom .....

Name of Manager .....

Telephone .....

Business carried on from premises outside Port Coquitlam (Non-Resident Business)

Starting Date ..... Certificate Type and No. ....

Temp. Business Licence

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# THE CORPORATION OF THE CITY OF PORT COQUITLAM

2580 Shaughnessy Street · Port Coquitlam, B.C. · V3C 2A8 · 941-5411



## OCCUPANCY CERTIFICATE

PLEASE PRINT IN BLACK INK

I hereby make application for an occupancy certificate for the following building or premises.

LEGAL DESCRIPTION OF LAND P.I. 009-363-572 LOT "B" Block 3 DL 379, G1 NW 1/4

CIVIC ADDRESS 2540 SHAUGHNESSY STREET Unit 108 & 106 POSTAL CODE .....

(NOTE: This application should be submitted at least two weeks before the date of occupancy.

MAILING ADDRESS OF APPLICANT 3447 PRICE ST VAN

POSTAL CODE V5R-5R2

NEW BUILDING ..... ADDITION ..... ALTERATION ..... NEW OWNER Tenant

USE OF BUILDING Restaurant (Sport Bar) OCCUPANCY DATE NOVEMBER 11/9

SIZE OF AREA OCCUPIED? 1643 sq ft NUMBER OF EMPLOYEES? 4

OWNER OF BUILDING ROBERTO SU, ANTONIETA SU, ROBERTO JORGE SU, Jim JORGE SU AND ALEX JORGE SU

MAILING ADDRESS C/O PIONNER PACIFIC REALTY INC

#200-1111 WEST HASTINGS ST POSTAL CODE V6E-2J3  
VANC.

### CERTIFICATION

I hereby certify the building or part for which an Occupancy Certificate is being applied for, will on the proposed date of occupancy conform to the requirements of the City of Port Coquitlam Building Bylaw No. ~~1290~~ 2568

NAME LUIS SILVA

BUSINESS TELEPHONE 433-5267 (temp)

HOME TELEPHONE 433-5267

SIGNATURE: [Signature] DATE SEPTEMBER 28/92

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NOTE: Please attach a drawing of the building showing the floor plan and the size and use of each room. See example drawing on information sheet. This application requires a minimum of two weeks for approval before occupancy can be approved.



# THE CORPORATION OF THE CITY OF PORT COQUITLAM

2580 Shaughnessy Street • Port Coquitlam, B.C. • V3C 2A8 • 941-5411



## INSPECTION FORM

PLEASE PRINT IN BLACK INK

R.C.M.P. FIRE PRE. OFF.

# EMERGENCY

In order to offer assistance to you, the Coquitlam R.C.M.P. solicits your co-operation in supplying the following information in the event someone from your business is required in such cases as insecure business premises, vandalism, break and enters, thefts, or a fire etc.

BUSINESS TRADE NAME *EXPRESSO BAR (T.B.A.)*  
BUSINESS ADDRESS *2540 SHAUGHNESSY ST. POCO (Unit 106 & 108)*  
BUSINESS TELEPHONE *433-5267*

In the event of an emergency the following person(s) can be contacted:

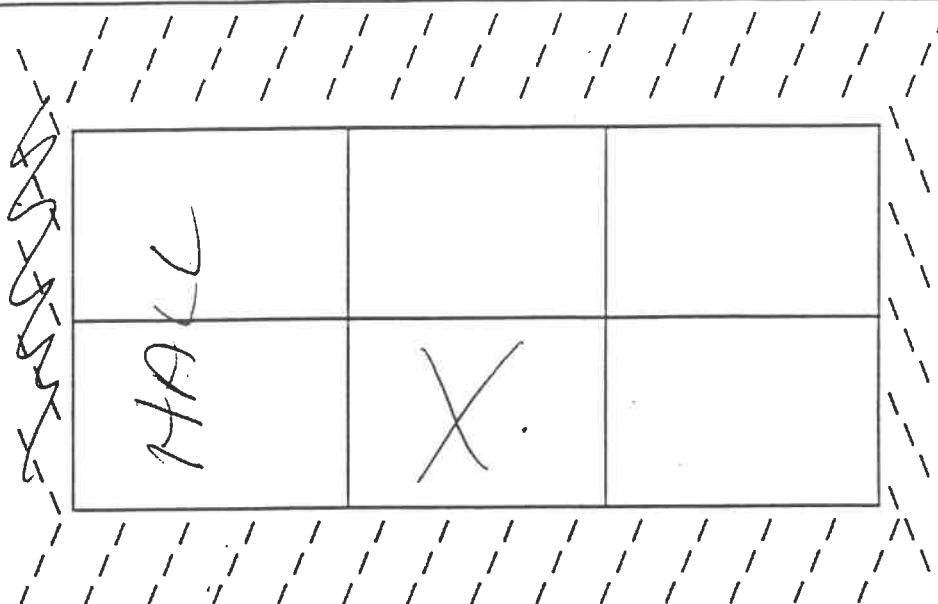
(Note: the R.C.M.P. require at least 3 names)

1. *Luiz Silva* PHONE: *433-5267*  
2. *Maria Silva (mother)* PHONE: *434-~~566~~6235*  
3. *Ed Silva (brother)* PHONE: *438-9325*

Please return this form with your Business Application and it will be sent to the Coquitlam R.C.M.P. Detachment, where it will be held on file there for quick reference.

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# PARKING ALLOTMENT/LOCATION DIAGRAM



INDICATE YOUR PARKING SPACES AND UNIT LOCATION ABOVE WITH AN X

# OF STALLS ALLOCATED TO YOUR BUSINESS 45 (if 0 please explain where parking will be obtained from \_\_\_\_\_ /or will you be renting/purchasing parking from the City of Port Coquitlam \_\_\_\_\_ or \_\_\_\_\_ (Yes) (No) /if Yes how many spaces \_\_\_\_\_.

I hereby declare the above to be true and correct: ☒

(Signature of Applicant)

Date: September 28/92

Date Approved: \_\_\_\_\_

Approved (Chief Licence Inspector)

## ADDITIONAL COMMENTS:

45 stalls are paid for by me due to the city (MG - checked with Janice: number of spots paid for by owner).