

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COMMITTEE MEETING AGENDA

August 24th, 1992

Item No.

Page No.

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LATE ITEM:

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Walk In.

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Corporate Environmental Awards

Speak to B about
discussing Comm Agenda
Hans @ Public

THE CORPORATION OF THE CITY OF PORT COQUITLAM

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<i>with diagram</i> | 33 |

LATE ITEM:

- | | | |
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|---|---|--|

COMMITTEE

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

IN COMMITTEE

AUG 24 1992

MEMORANDUM

TO: Mayor and Aldermen

DATE: August 12, 1992

FROM: Bryan R. Kirk
City Administrator

RE: Potential Land Sale - 2428 Kingsway Avenue

THAT Lot "A", District Lot 379, Plan LMP 2211, more commonly known as 2428 Kingsway Avenue, be tendered for sale at an upset minimum price of \$340,400.00 (18,911+ square feet at \$18.00 per square foot).

BACKGROUND AND COMMENTS:

On December 2, 1991, Council Committee considered a report (copy attached) to sell the above-noted land which was appraised at \$321,500.00 and decided not to sell it at that time.

I suspect that Council's decision not to sell was based on the purchase price of the land and buildings for the purpose of widening Kingsway. The purchase information is as follows:

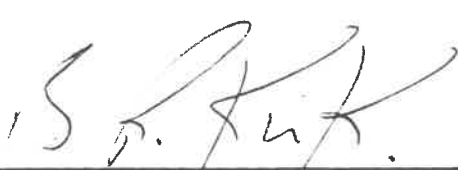
	Square Footage	Cost per Square Foot	Total Paid
Lot 8	5,676.53 sq. ft.	\$23.78 per sq. ft.	\$135,000.00
Lot 9	4,352.00 sq. ft.	\$22.97 per sq. ft.	\$100,000.00
Lot 10	4,352.00 sq. ft.	\$19.24 per sq. ft.	\$ 83,750.00
Lot 11, 12	8,704.00 sq. ft.	\$22.17 per sq. ft.	\$193,000.00

These properties are now consolidated. An appraisal update of \$340,398 has been obtained and is being brought forward for Council Committee's reconsideration.

If the property is sold and a building constructed at a cost of approximately \$1.6 million, tax revenue generated is estimated to be \$21,000.00 per year.

A copy of the revised appraisal and a map depicting the property is attached for your information.

A complete copy of the appraisal dated November 8, 1991 is available from the Administration Department.


Bryan R. Kirk
City Administrator

/dp
Att.

ITEM	PAGE
1	1

MEMORANDUM

TO: Land Sales Committee

DATE: November 26, 1991

FROM: B.R. Kirk
City Administrator

RE: Potential Land Sale - 2428 Kingsway Avenue

RECOMMENDATION:

THAT the City sell Lot "A", LMP 2211 (previously 2404-2436 Kingsway) having an area of 18,902⁺ square feet for the sum of \$321,500.

BACKGROUND AND COMMENTS:

In 1983, the City purchased Lots 11 and 12, 10, 9, 8 (see Attachment I for square footage measurements) for a total amount of \$511,750.00, some \$88,000 under the rough budget of \$600,000 which had been approved by Council. This land was purchased to enable the construction of the Kingsway Bridge. Further, the City also purchased structures which were already on the land. Attached is a copy of the size of each of those lots and the amounts paid.

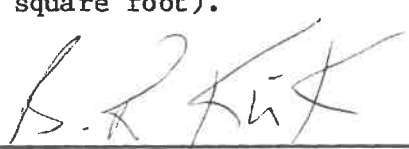
On November 5, 1991, the subdivision plan consolidation was accepted. The parcel is zoned M-1 (General Industrial).

In February 1991, the Land Sales Committee considered the sale of the above-noted property. An appraisal was obtained in January, 1991 assessing the market value of the property at \$235,000.00 (subject to servicing). It was felt, at the time, that due to concerns raised by the Engineering Department, the land not be sold without consideration of expansion of Kingsway Avenue. The Administrator undertook to have the parcel consolidated to include a road exchange to accommodate the future needs of the City.

An appraisal update has been obtained and it reflects current market value to be \$321,500.00 (approximately \$17.00 per square foot).

With the parcel now consolidated and the expansion of Kingsway planned, the property can now be offered for sale.

The City would retain 6,224.76 square feet for future expansion of Kingsway. The price of this portion of land is valued at \$105,820.92 (\$17.00 per square foot).


Bryan R. Kirk
City Administrator

/dp
Att.

ITEM	PAGE
	2

PENNY & KEENLEYSIDE APPRAISALS LTD.

REAL ESTATE APPRAISERS

DAVID J. BILLINGSLEY, AACI
BARRY J. RAY, AACI, SCV
ROBERT G. ERHO, AACI, RI(BC)
ROBERT J. SIMPSON, AACI
DONALD G. PATEMAN, BA, AACI
GENE B. ANDRES, AACI, FRI
DONOVAN C.S. COLLINS, BA, RI(BC), AACI

REPLY TO: New Westminster Office

July 20, 1992

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

Attention: Mr. Bryan Kirk, City Administrator

Dear Sirs:

Re: Our file 92NW-219
2428 Kingsway Avenue
Port Coquitlam, BC
Lot A, District Lot 379, Plan LMP 2211

Pursuant to your request, a review of our appraisal 91NW-007, dated January 16, 1991, and the letter update, dated November 5, 1991, on the above-noted property has been completed. This letter of opinion should be read in conjunction with the above-noted documents.

The market data upon which the following opinions are based can be provided at your request.

Recent service-commercial land sales information indicates land values in the \$16.00 to \$22.00 per square foot range. There appears to be some strengthening in this segment of the real estate market.

After carefully considering the situation, it is my opinion that, currently, the subject would reflect a value per square foot of \$18.00.

Therefore: 18,911± sq.ft. @ \$18.00 = \$340,398

.. 2

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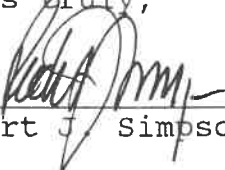
Mr. B. Kirk
July 20, 1992
Page 2

It is my opinion that the market value of the subject property, located at 2428 Kingsway Avenue, Port Coquitlam, BC, as of July 20, 1992, was:

THREE HUNDRED FORTY THOUSAND, FOUR HUNDRED DOLLARS
(\$340,400)

I trust you find this satisfactory for your purposes. Should a full narrative appraisal be required, one can be completed at your request.

Yours truly,


Robert J. Simpson, AACI

RJS:lf

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Plan

Deposited in the Land Title Office
at New Westminster, B.C., this ... day
of 19....

REGISTRAR

Approved under the Land Title Act
this ... day of, 19....

CITY APPROVING OFFICER FOR
THE CITY OF PORT COQUITLAM

This plan lies within the Greater Vancouver Regional District.

CITY OF PORT COQUITLAM

MAYOR : AUTHORIZED SIGNATORY

CLERK : AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATORIES

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

I, Robert M. Reese, a British Columbia Land Surveyor, of Port Coquillam in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The survey was completed on the 12th day of June, 1991.

9.C.1.5

C 4.320-91 A

LOT 8, PLAN 3106 EXCEPT PARCEL "A" (REFERENCE PLAN) OF LOT 8, PLAN 3106
 LOT 9, PLAN 3106 EXCEPT PARCEL "A" (REFERENCE PLAN) OF LOT 9, PLAN 3106
 LOT 10, PLAN 3106 EXCEPT PARCEL "A" (REFERENCE PLAN) OF LOT 10, PLAN 3106
 LOT 11, PLAN 3106 EXCEPT PARCEL "A" (REFERENCE PLAN) OF LOT 11, PLAN 3106
 LOT 12, PLAN 3106 EXCEPT PARCEL "A" (REFERENCE PLAN) OF LOT 12, PLAN 3106
 PARCEL "A" (N15711E) OF LOT 12, PLAN 3106 EXCEPT PARCEL "5" (REFERENCE PLAN) OF PARCEL "A" (N15711E) OF LOT 12, PLAN 3106
 PARCEL "1" (REFERENCE PLAN) OF LOT 8, PLAN 3106
 PARCEL "2" (REFERENCE PLAN) OF LOT 9, PLAN 3106
 PARCEL "3" (REFERENCE PLAN) OF LOT 10, PLAN 3106
 PARCEL "4" (REFERENCE PLAN) OF LOT 11, PLAN 3106
 PARCEL "5" (REFERENCE PLAN) OF PARCEL "A" (N15711E) OF LOT 12, PLAN 3106
 PARCEL "6" (REFERENCE PLAN) FORMERLY SHOWN AS ROAD ON PLAN 3106
 LOT 12, PLAN 3106 EXCEPT PARCEL "A" (N15711E)

SCALE: 1:500

for more information

Plan 17216
Filing 82678

Pcl. "A"

Ref. Plan 61557

122

on 6272

16
Plan
3706

16
Plan
3706

Pl

Pl

LANE

LANE

Rem. 14

Rem. 14

D.L. 379,
GP.1

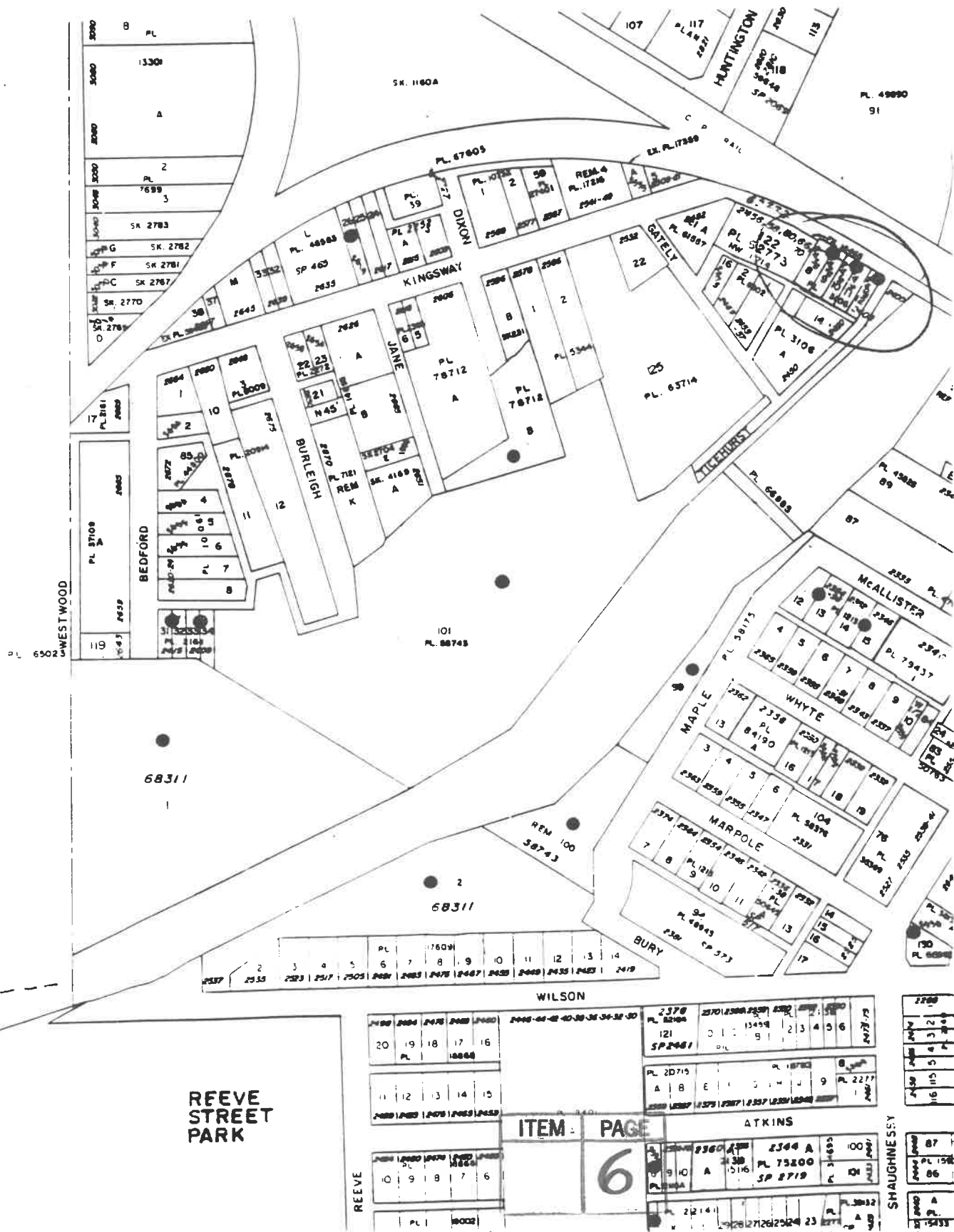
D.L. 379,
GP.1

LEGEND :

■ OLP indicates old lead plug found
● OIP indicates old iron post found
Bearings are astronomic and derived from
Plan 62773.

All distances are in metres.

A.C. Goudal & Associates
British Columbia Land Surveyors
22559 Shaughnessy Street,
Port Coquitlam, B.C. V3C-3G3



COMMITTEE

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

IN COMMITTEE

AUG 24 1992

MEMORANDUM

TO: Mayor and Aldermen
DATE: August 20, 1992

FROM: Bryan R. Kirk
City Administrator

RE: Potential Land Sale - 3,564 Square Feet of Suffolk Avenue, North of
2965 Sefton Street

PURPOSE:

This report is being presented to Council for your direction.

BACKGROUND AND COMMENTS:

Mr. Doug Reid, property owner of 2965 Sefton Street, has expressed interest in purchasing 3,564 square feet of the adjacent right-of-way of Suffolk Avenue to enable him to subdivide his lot in two. He has indicated that he is willing to pay \$6.00 per square foot (\$21,384.00)

Mr. Reid has discussed the proposal with the Subdivision Approving Officer and is aware that he will also require to purchase a portion of his neighbour's property to make the subdivision possible.

Penny & Keenleyside has appraised the property at \$44,600, subject to subdivision and rezoning. A copy of the summary sheet and notes on the Market Value for Proposed Lots 1 and 2 are attached. A complete copy of the appraisal is available from the Administration Department.

Also attached is a map depicting the property.



Bryan R. Kirk
City Administrator

BRK/dp

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THE CORPORATION OF THE CITY OF PORT COQUITLAM
2580 SHAUGHNESSY STREET
PORT COQUITLAM, B.C.
V3C 2A8

JULY 27, 1992

DOUG AND JUDY REID
2965 SEFTON STREET
PORT COQUITLAM, B.C.
V3B 3P7 522-4535

TO THE CITY ADMINISTRATOR.



It is our wish to purchase from the city 1,417.21 sq. feet of property located as per Diagram 'A' for the perpose of enlarging our property.

The purchase of this property will allow us to divide our property into two lots as per diagram 'B'.

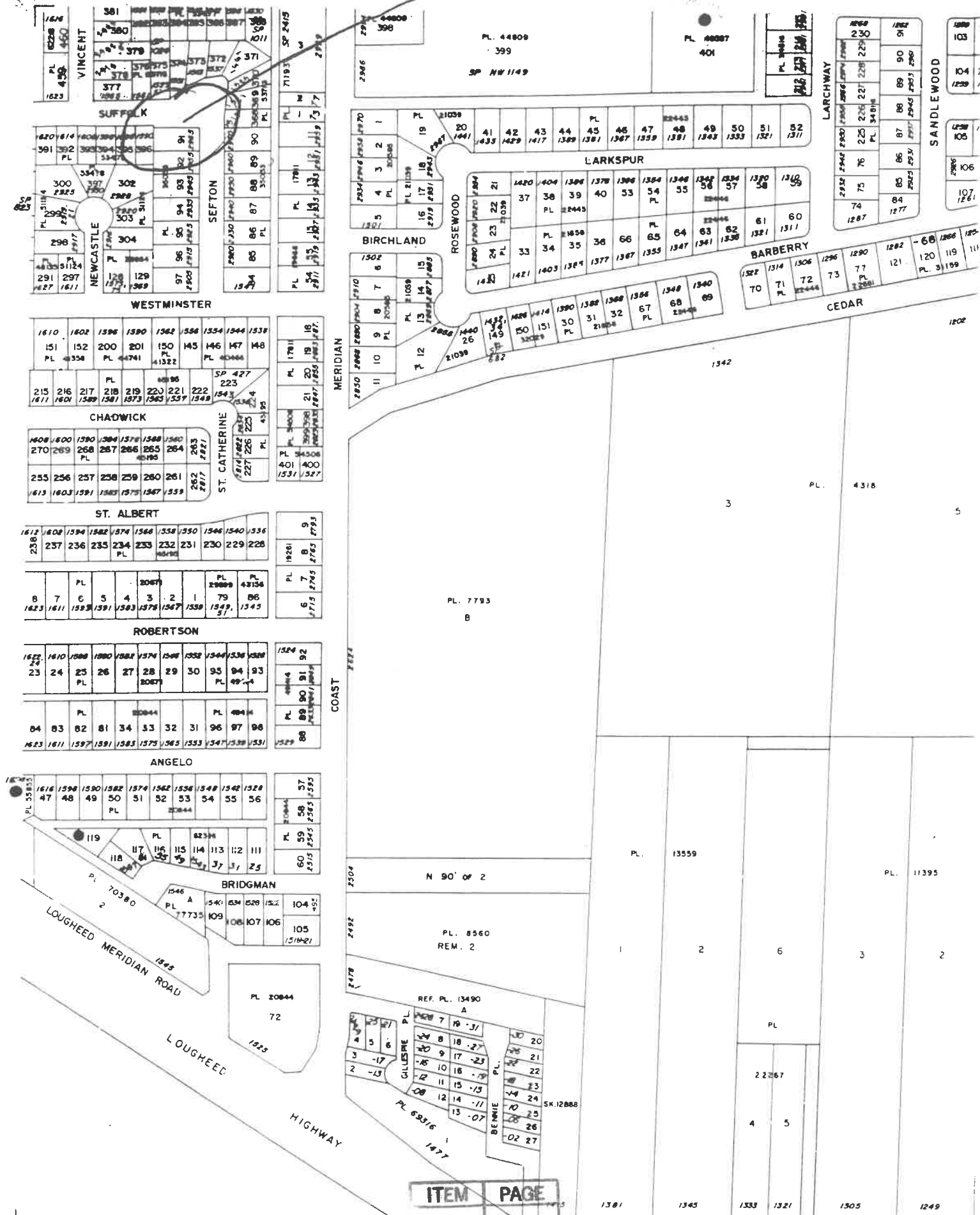
Four thousand sqare feet of property will thus be provided for in the second lot to allow for the construction of a new home for ourselves.

Thanking you in advance for your early attention to this matter, I remain

Yours truly



Doug and Judy Reid

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PLAN SHOWING POSITION OF FOUNDATION
ON LOT 91, DISTRICT LOT 466, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 35033.

SCALE: 1:250



All distances are in metres
 EXCEPT WHERE SHOWN

PARCEL IDENTIFIER

007 105-398

CIVIC ADDRESS

2965 Sefton St.
 Port Coquitlam, B.C.

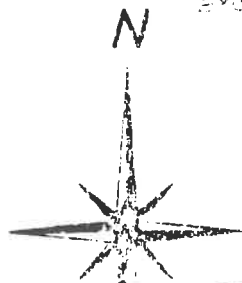


DIAGRAM 'A'

PROPOSED PURCHASE

SUFFOLK AVE.

123.45 feet

37.628 m

11.48 feet

396

91

12.90

DECK

12

House

12.80

7.60

12 feet

10

20

Covered Entrance

71

18.898

SEFTON ST.

ITEM	PAGE
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PLAN SHOWING POSITION OF FOUNDATION
ON LOT 91, DISTRICT LOT 466, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 35033.

SCALE: 1:250



Distances are in metres
 EXCEPT WHERE SHOWN

PARCEL IDENTIFIER

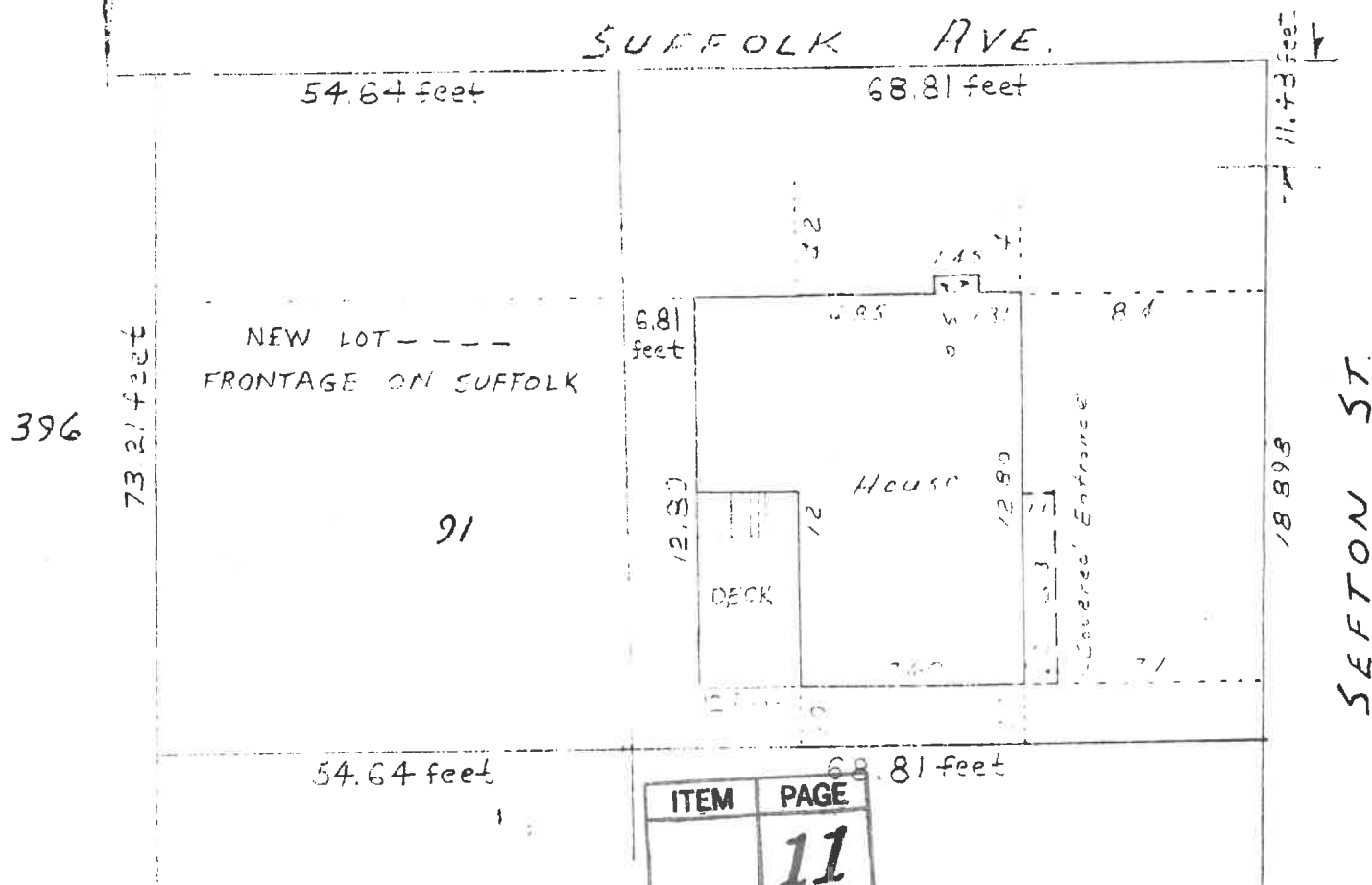
007 105 398

CIVIC ADDRESS

2965 Sefton St.
 Fort Coquitlam, B.C.

DIAGRAM 'B'

SUFFOLK AVE.



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92

Summary of Salient Facts

Address of Property	Sefton Street and Suffolk Avenue Port Coquitlam, BC
Date of Valuation	August 12, 1992
Size of Land	3,564 ± square feet
Owner	City of Port Coquitlam
Property Identification No.	Not registered
Zoning	(RS-1), Large Lot Residential, (5,382 sq.ft.)
Highest and Best Use	(RS-2), Small Lot Residential, (4,036 sq.ft.)

Purpose of Appraisal

The purpose of this report is to give an opinion of market value of the subject property, as at August 12, 1992. The property rights appraised are all of the rights of fee simple, clear of any liens, encumbrances or indebtedness.

Definition of Market Value

Market Value is defined as:

"The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimuli." R.E.A.C. (3d), 1987. 1-20.

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Mr. Bryan Kirk
August 19, 1992
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Market value Proposed Lot 2

\$115,000

Less Expenses,

Real estate commission @ 5% \$ 5,750

Subdivision Costs,
Development cost charges,

Parks	\$1,319	
Roads	<u>1,295</u>	
Total		2,614

Service Connections,

Water	\$1,410	
Sanitary sewer	1,520	
Storm sewer	<u>1,410</u>	
Total		4,340

Legal Survey (estimated),
& Property Purchase Tax

2,850

Total estimated expenses
including profit

\$15,554

Less profit at 15% (gross
sales price)

17,250

Total

< 32,804 >

Net to raw land

\$ 82,196

Therefore,

$$\frac{\$82,196}{6,191 \text{ sq.ft.}} = \$13.27 \text{ per square foot.}$$

Estimated value of property acquired for proposed Lot 2:

Required side yard affected by right-of-way,

790 sq.ft. @ \$13.27/sq.ft. @ 50% \$ 5,241

Sideyard affected by right-of-way

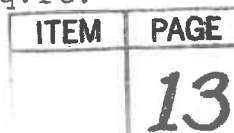
345 sq.ft. @ \$13.27/sq.ft. = \$ 4,578

Clear title,

790 sq.ft. @ \$13.27/sq.ft. 10,483

Total

\$20,302



Say, ~~\$20,300~~

Mr. Bryan Kirk
August 19, 1992
Page 8

In order to determine the contributory value of the city owned lands to be acquired, the following calculations are indicated.

Market value Proposed Lot 1		\$110,000
Less Expenses,		
Real estate commission @ 5%	\$ 5,500	
Subdivision Costs,		
Development cost charges,		
Parks	\$1,319	
Roads	<u>1,295</u>	
Total		2,614
Service Connections,		
Water	\$1,410	
Sanitary sewer	1,520	
Storm sewer	<u>1,410</u>	
Total		4,340
Legal Survey (estimated),		
& Property Purchase Tax	<u>2,750</u>	
Total estimated expenses		
including profit	\$15,204	
Less profit at 15% (gross		
sales price)	<u>16,500</u>	
Total		< 31,704 >
Net to raw land		\$ 78,296

Therefore,

$$\frac{\$78,296}{4,916 \text{ sq.ft.}} = \$15.92 \text{ per square foot.}$$

Estimated value of property acquired for proposed Lot 1:

$$1,529 \text{ sq.ft. @ } \$15.92/\text{sq.ft.} = \$24,341$$

Say, \$24,300



COMMITTEE

IN COMMITTEE

AUG 24 1992

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Mayor and Aldermen

DATE: August 20, 1992

FROM: Bryan R. Kirk
City Administrator

RE: Potential Land Sale - Lane South of Patricia between Hamilton
and St. Thomas Street

PURPOSE:

The purpose of this report is to determine if Council is favourable to selling a portion of lane south of Patricia between Hamilton and St. Thomas Street as depicted on the attached map.

BACKGROUND AND COMMENTS:

Should Council agree to consider this potential sale, an appraisal will be obtained, subject to favourable reports being received by the City Engineer, the Planner, the Parks and Recreation Director and the Fire Chief.

Mr. Mark Mattila, property owner of 3332 Willerton Court, has expressed interest in purchasing this portion of lane.

Attached is a map depicting the property.



Bryan R. Kirk
City Administrator

BRK/dp

ITEM	PAGE
3	15

3809	3817	36
3808	3816	38.
10	20	2.
	P	L
	A	.

36	35	3.
44		
3809	3817	36.

3808	3816	38.
37	38	3.

54	53	5
3809	3817	36.

3808	3816	38.
55	56	5
	P	L
	A	.

ESSEX

848	838	828	818	154
158	157	156	155	3795
149	150	151	152	153
849	835	827	819	809

3790 161	784 162	772 163	164
172 791	171 783	170 771	169 3783

3796
165
3794
166
3772
167

PAISLEY

3704	3718	3724	3738	3748	3750	828	818	810	802
188	218	186	185	184	183	182	181	180	179
189	190	191	192	193					
3709	3719	3729	3739	3738					
S K Y E									
3708	3718	3728	3738	3748					
196	195								
173	174	175	176	177	178				
3700	3710	3720	3730	3740	3750				

SUN
VALLEY
PARK

LINCOLN

3609	3621	363	3641	3653	3667	3675	3675	3675	3695
INVERNESS									
3608	3610	3632	3642	3652	3664	3676	3688	3696	
22	23	24	25	26	27	28	29	30	
PLAN			19853						
39	38	37	36	35	34	33	32	31	
			PLAN						
3607	3619	3633	3644	3652	3667	3675	3685	3695	
HAMILTON									
3604	3620	3632	3642	3652	3664	3676	3688	3696	
42	43	44	45	46	47	48	49	50	
			40172						
50	58	57	56	55	54	53	52	51	
			PLAN						
3603	3621	3632	3644	3653	3667	3675	3685	3695	
ST THOMAS									
3608	3620	3632	3642	3652	3664	3676	3688	3696	
62	63	64	65	66	67	68	69	70	

PATRICIA

3590	820 PCL A	763 3591	3590 1	764 2	3591	3590	3591
------	-----------------	-------------	-----------	----------	------	------	------

INVERNESS

[illegible]

ALDER

826	819	790	788	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																							
274	273	272	271	270	269	268	267	266	265	264	263	262	261	260	259	258	257	256	255	254	253	252	251	250	249	248	247	246	245	244	243	242	241	240	239	238	237	236	235	234	233	232	231	230	229	228	227	226	225	224	223	222	221	220	219	218	217	216	215	214	213	212	211	210	209	208	207	206	205	204	203	202	201	200	199	198	197	196	195	194	193	192	191	190	189	188	187	186	185	184	183	182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163	162	161	160	159	158	157	156	155	154	153	152	151	150	149	148	147	146	145	144	143	142	141	140	139	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0

PINEMONT

PARK	210	209	208	207
357	360	363	366	369
8	9	10	11	12
PLAN	PLAN	PLAN	PLAN	PLAN
3395	3419	3443	3467	3491
184	183	182	181	180
1377	1378	1379	1380	1381

FREMONT

PLAN 7563

REM 1
SK 12182

EXPL 16155

REM A
PL 7588

PL 22698

PLAN

PLAN 7584

DEVON

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3332 Willerton Court
Port Coquitlam, British Columbia
V3B 2X7

August 19, 1992

file: POCO-01

City Hall
2480 Shaughnessy Street
Port Coquitlam, British Columbia
V3C 2A8

Attention: Mr. Brian R. Kirk, City Administrator

Dear Sir:

Reference: Request to Put Lane Up for Sale

Pursuant to our recent telephone conversation, I wish to request that the City of Port Coquitlam put up for sale the lane located south of Patricia Avenue between Hamilton Street and St. Thomas Street and between Lot 2, Plan 40172 and Lot 60, Plan 19853 (legal plan attached). As discussed, the lane is an unopened road allowance, is overgrown with vegetation and has been used in the past for disposal of lawn clippings and yard waste. I wish to submit a bid for the lane and if successful in acquiring the property, I will seek to create a new lot by joining a subdivided portion of adjacent Lot 60 and the lane. I have the agreement of the owner of adjacent Lot 60 to subdivide.

The proposed new lot (proposal drawing attached) will have an area of 425.1 square metres, a lot width of 15.282 metres, a lot frontage of 15.282 metres and a minimum lot depth of 26.524 metres. The proposed subdivision will meet lot size and building set-back by-law requirements for Lot 60, however, the new lot will not meet the subdivision by-law requirements for minimum lot depth, falling short by 1.476 metres. My final decision to purchase the lane will depend on the likelihood of the following:

- a successful development permit variance application approving lot rezoning subject to the shortfall of bylaw requirements;
- a successful subdivision application;
- agreement of bordering landowners to relinquish their right of access.

A list of lots, legal lot descriptions and owners with property bordering on the subject lane is attached for your reference. Please advise at your earliest convenience of the availability of the lane for sale.

Yours very truly,



Mark Mattila

Enclosures

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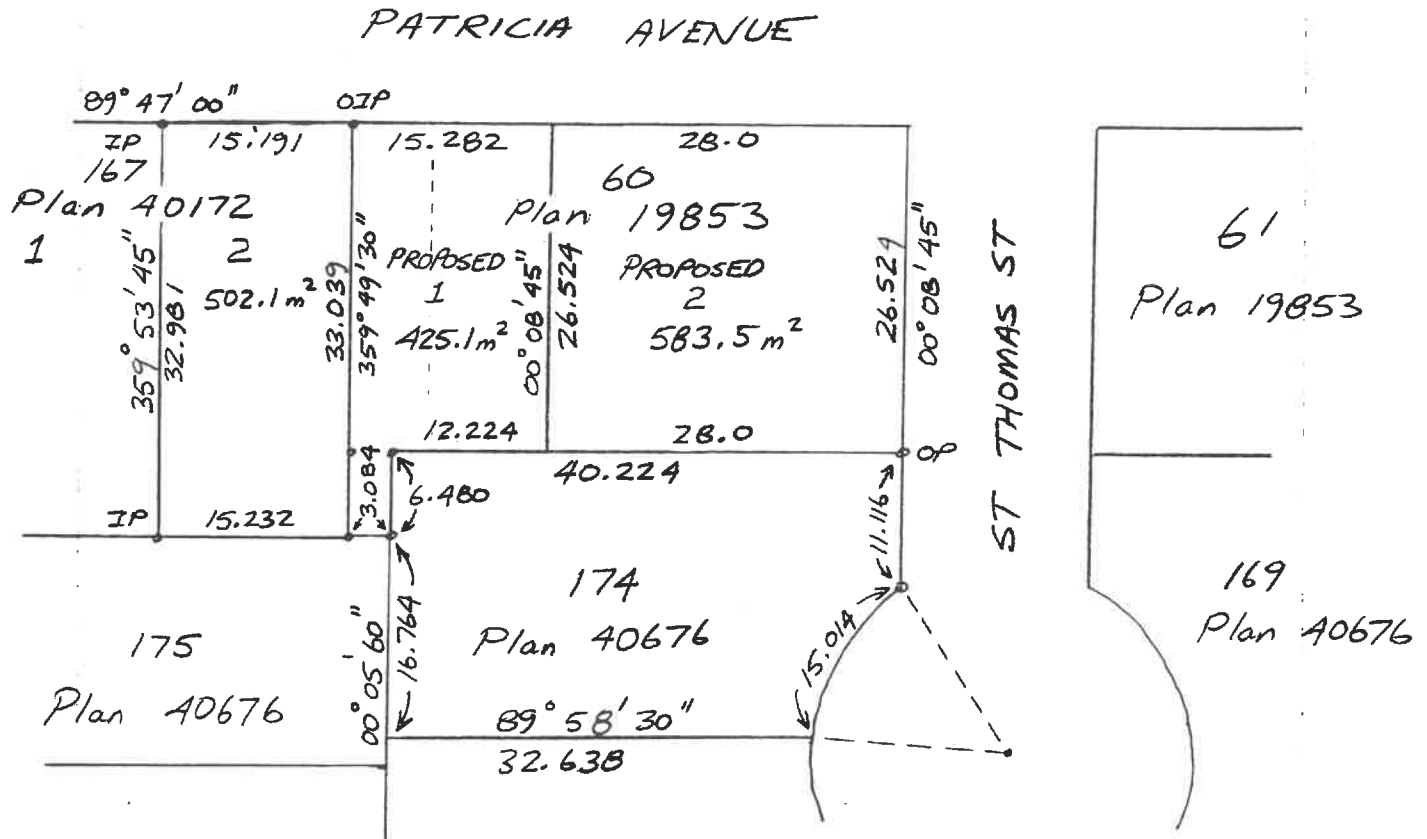
LOT LEGAL DESCRIPTION, REGISTERED LAND OWNER, ADDRESS AND TELEPHONE NUMBER.
PROPERTIES BORDERING ON THE LANE SOUTH OF PATRICIA AVENUE BETWEEN HAMILTON
STREET AND ST. THOMAS STREET:

1. LOT 2 SECTION 6 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN 72565
REGISTERED OWNER: DOUGLAS AND NADIA EVENESHEN
768 Patricia Avenue
Port Coquitlam, British Columbia
V3B 6V3
Tel. 464-8345
2. LOT 175 SECTION 6 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN 40676
REGISTERED OWNER: DONALD AND ROSE MILLER
3584 Hamilton Place
Port Coquitlam, British Columbia
V3B 2Z7
Tel. 941-2578
3. LOT 174 SECTION 6 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN 40676
REGISTERED OWNER: CORA S. LEADEN
3583 St Thomas Street
Port Coquitlam, British Columbia
V3B 2Y6
Tel. 941-2442
4. LOT 60 SECTION 6 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN 19853
REGISTERED OWNER: CARMEN B. MATTILA
3332 Willerton Court
Port Coquitlam, British Columbia
V3B 2X7
Tel. 942-4874

CITY OF PORT COQUITLAM

PROPOSED:

(metres)



MEMORANDUM

AUG 24 1992

DATE: August 17, 1992

TO: B. R. Kirk
City Administrator

FROM: I.R. Zahynacz, P. Eng.
City Engineer

SUBJECT: **Widening of Prairie Ave for Bicycle Paths Cedar Drive to Rae St.
(Public Works Committee Meeting August 11, 1992)**

RECOMMENDATIONS:

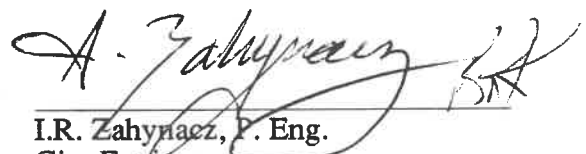
That Council postpone the acquisition of the two meter wide road right of way along the southern boundary of Prairie Avenue from Cedar to Rae until the time of upzoning, subdivision or redevelopment of the properties involved.

BACKGROUND AND COMMENTS:

In the long run, the City requires a 2 meterwide road right of way dedication along the Southern boundary of Prairie Ave. from Cedar to Rae (see attached plan).

As described in the attached memorandum dated August 11, 1992 from the City Administrator property owners in this area are asking for excessively high compensation for this property.

At this time, the City could proceed with the reconstruction of Prairie from Cedar to Rae including a four lane roadway plus sidewalks on both sides. The proposed bicycle path along the south side of Prairie Ave. could be phased and constructed at a future date after the additional property is acquired through subdivision rezoning or redevelopment.


I.R. Zahynacz, P. Eng.
City Engineer

IRZ:ca

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

M E M O R A N D U M

TO: Public Works Committee
Igor Zahynacz, P.Eng.

DATE: August 11, 1992

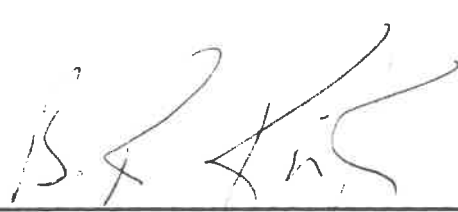
FROM: Bryan Kirk
City Administrator

RE: Widening of Prairie Avenue (from Cedar Drive to Rae Street)

I have received three responses to our recent offers to purchase strips of land required for the reconstruction Prairie Avenue. These responses are attached for your information. As you can see, their expectations are unrealistic and I would suggest that the Public Works Committee consider the possibility of constructing the road within existing road right-of-ways and that the additional lands could be acquired at no cost to the Municipality when upzoning, subdivision or redevelopment occurs.

Would you please advise as soon as possible so that I may respond to the residents affected.

To provide for corner roundings, I assume that we still need portions portions of: 3738 Kincaid, 920 Prairie Avenue and 3220 Cedar Drive. Please confirm.



Bryan R. Kirk
City Administrator

/dp
Att.

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CITY OF PORT COQUITLAM
2580 SHAUGHNESSY ST., PORT COQUITLAM, B.C.
V3C 2A8

PHONE: 941-5411

LOC. _____

FAX: 464-3524

Transmittal Slip

To Bryan

Date July 29/92

- ☐ Your request
- ☒ For your information
- ☐ For your comments
- ☐ Please handle
- ☐ Please check
- ☐ Please follow up
- ☐ Please call me
- ☐ Please advise

PLEASE
RETURN

- ☐ For your approval
- ☐ For signature
- ☐ Note and file
- ☐ Please return to _____ file
- ☐ Please rush
- ☐ More details required
- ☐ Prepare reply for
- _____ signature

Remarks: Talked with Jazz Sander, (942-3122)
of 858(?) Prairie, he expressed shock at offer
of only \$3 square foot. I told him that this
was our standard rate and as far as I know
we have never had to pay more and I certainly
was not authorized to negotiate. He will call
you.

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[Signed] Jim

August 10, 1992
850 Prairie Avenue.,
Port Coquitlam B.C.
V3B 1S1

The City of Port Coquitlam.
2580 Shaughnessy Street;
Port Coquitlam B.C.
V3C 2A8

Dear Mr. Kirk
City Administrator

Re: Widening of Prairie Ave. (Your file NO. 900-257)

In response to your letter dated July 20, 1992.

We the undersigned propose the following.

Fair market Value of $\$20.00$ per square ft.
 $852.3 \text{ sq. ft} \times \$20.00 = \$17046.00$

Depreciation of Property Value, due to removal
of mature trees and hedge $\$40000.00$

Total $\$17046.00 + \$40000.00 = \$57046.00$

Plus all land survey and legal fees to be
borne by the City.

Yours truly
Pete W. Berchtold
Lyndal W. Berchtold
Tom Berchtold

774 Prairie Avenue
Port Coquitlam, B.C.
V3B 1S1

July 30, 1992

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

Attention: B. R. Kirk
City Administrator

Dear Sirs:

Re: Widening Of Prairie Avenue - 774 Prairie

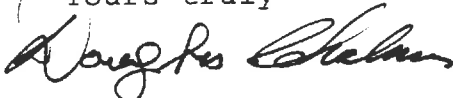
Your offer to purchase approximately 608 sq. ft. (56.50 m²) at \$3.00 per square foot is not acceptable.

As indicated by the drawing you enclosed with your letter, the property you wish to purchase to build your road, sidewalk and bicycle lane will end up within 8 feet of my front door and 6'6" from my basement windows, eliminating any privacy whatsoever. I have enclosed Subdivision Plan No. 68025, File C-84-5054-7, along with Form Plan File M84-5399-1 showing the layout of my property.

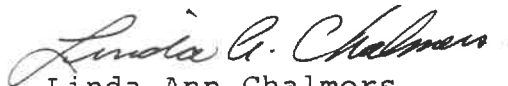
Such a large absorption of my property 608 sq. ft. (56.50 m²) will decrease the value of said property by a substantial amount as well as decrease its future resale value.

However, I do not wish to impede progress and upset your plans, so I officially inform you that said 608 sq. ft. (56.50 m²) will be available to you at a price of \$66.00 per sq. ft. plus the expense of removing and replacing my personal trees, repositioning my fence in the same manner it was constructed (posts embedded in cement), as well as planting a 5' dense hedge of my choosing so I may maintain some form of privacy from a sidewalk being 8 feet from my front door and 6'6" from my basement windows (as shown on the Form Plan M845399-1 enclosed).

Yours truly



Douglas Chalmers



Linda Ann Chalmers



C. REUILLON
WITNESS

774 PRAIRIE AVENUE
PORT COQUITLAM BC
V3B 1R9 9422263

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CITY OF PORT COQUITLAM

METRIC SERIES



MEMORANDUM

AUG 24 1992

TO: Mr. B.R. Kirk
City Administrator

DATE: August 5, 1992
File: City Property

FROM: Mr. C.R. Felip
Director of Planning

RE: 750 and 807 Holland Avenue - Potential Land Sale

RECOMMENDATION:

THAT this report be received for information.

BACKGROUND:

At the regular Council in Committee meeting of July 27, 1992, Council deferred a report from the City Administrator regarding the potential sale of the above noted properties.

At the meeting, Alderman Thompson stated that the Riverfront Area Control Plan suggests that there may be an advantage in maintaining Municipal ownership of the lands to achieve the goals of the Plan.

RIVERFRONT AREA CONTROL PLAN:

The Plan indicates that the City owned lands are presently vacant and are surrounded by Commercial, Heavy Industrial, and Marine Industrial uses.

The Plan identifies an opportunity to create a water oriented commercial and recreational node in this area between the Pitt River Bridge and the CP Rail Bridge. The City owned properties are designated for community commercial and hotel uses up to three storeys in height. Other areas around the Municipal lands are designated for maritime sales and service uses and long term waterfront comprehensive and residential uses. The waterfront would include a modern floathome community and general marine uses. New development would be linked and integrated by a system of pedestrian walkways and public plazas.

Coordination and integration among land owners and public agencies are required to ensure that new development achieves the proposed land use concept. During discussions held in the preparation of the Plan, the consultants stressed the advantage of having large tracts of land in Municipal ownership to act as a catalyst for new development.

Because some of the City owned lands are currently zoned to permit a gasoline service station and highway commercial uses, and because municipal services are available, sale of the land at this time may defeat the Riverfront Plan objectives.

This report is submitted for information.

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

JL/klr
ID584-3

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COMMITTEE

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

IN COMMITTEE

JUL 27 1992

MEMORANDUM

TO: Mayor and Aldermen

DATE: July 21, 1992

FROM: Bryan R. Kirk
City Administrator

RE: Potential Land Sale - 807 Holland Avenue and 750 Holland Avenue

RECOMMENDATION:

THAT Parcels "A" and "B", Block 6 North, Range 1 East, Section 17, Plan 80029, more commonly known as 807 and 750 Holland Avenue, both be tendered; and that 807 Holland Avenue be tendered at a minimum upset price of \$710,000.00 and that 750 Holland Avenue be tendered at a minimum upset price of \$405,000.00.

BACKGROUND AND COMMENTS:

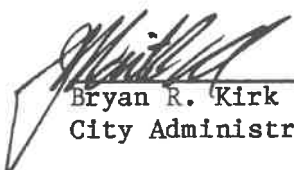
These two properties (see attached map) are currently zoned (CS-1) Highway Commercial. 807 Holland Avenue measures 1.799 acres (78,358 square feet); 750 Holland Avenue measures 1.158 acres (50,448 square feet).

Attached is a copy of the appraisal summary sheet from Penny & Keenleyside Appraisals Ltd. A full copy of the appraisal is available from the Administration Department.

You will note from that summary sheet that the properties have been appraised as follows:

- 807 Holland Avenue	\$705,200
- 750 Holland Avenue	\$403,600

The difference in the appraisal price and the recommended selling price is due to the fact that while the mains have been installed in the street, the building services from the mains to the property line have not been installed.

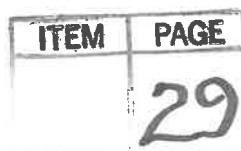

Bryan R. Kirk
City Administrator

Att.
/dp



**SUMMARY OF SALIENT FACTS
AND IMPORTANT CONCLUSIONS**

Date of Valuation	July 7, 1992	
Address of Property	807 Holland Avenue Port Coquitlam, BC	750 Holland Avenue Port Coquitlam, BC
Size of Land	1.799 acres or 78,358 sq.ft.	1.158 acres or 50,448 sq.ft.
Owner	City of Port Coquitlam	
P.I.D. No.	012-745-901	012-745-910
Land Title No.	AB259874	AB259875
Roll Number	843051.000	843052.000
1991/92 Assessments		
Land,	\$635,000	\$382,000
Improvements	<u>nil</u>	<u>nil</u>
Total	\$635,000	\$382,000
1992 Gross Taxes	Exempt	Exempt
Zoning	(CS-2), Service Station	(A-1), Agricultural
Highest and Best Use	(CS-1) Highway Commercial	(CS-1), Highway Commercial
Estimated Land Value by Direct Comparison Approach	\$705,200	\$403,600
Final Estimate of Value of Parcels A & B	\$1,100,000	



AUG 24 1992

MEMORANDUM

TO: B. R. Kirk
City Administrator

DATE: August 20, 1992
FILE: Home and Trade Fair (E.D.C. Mtgs)

COUNCIL COMMITTEE

FROM: C. Felip

RE: Trade Fair 1992

RECOMMENDATION:

That the Chamber of Commerce be advised that the City of Port Coquitlam will participate and support, on a cost-sharing basis, a yearly Trade Fair. The Fair to be held on a rotating basis in Port Coquitlam, Coquitlam and Port Moody.

BACKGROUND:

On August 10, 1992, Ms. Gayle Carter, President of the Chamber of Commerce, was present at the City of Port Coquitlam's Council meeting regarding the Chamber of Commerce sponsoring Trade Fairs in the area, and requesting support from the City of Port Coquitlam.

Council referred this item to the Economic Development Committee for consideration.

DISCUSSION:

The Economic Development Committee discussed the request from the Chamber of Commerce and the advisability to assist the Chamber to ensure that a Trade Fair for the Tri-City area continues to be held on a regular basis.

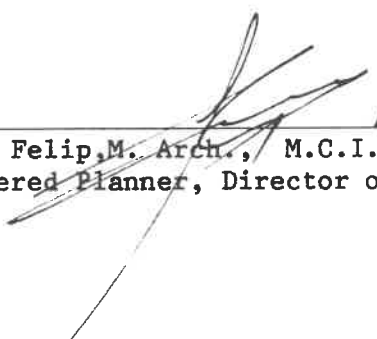
The Committee felt that since the organization of a Trade Fair was mostly the initiative of the City of Port Coquitlam, and was always the City's intention to transfer the organization of the Trade Fair to the Chamber of Commerce as the appropriate organizers for this type of events, the Chamber of Commerce should be encouraged by the City to continue with the organization of the Fair.

cont. page 2



To ensure a regular running of the Trade Fair, the Committee felt that it was appropriate that the three communities involved, Coquitlam, Port Coquitlam and Port Moody, provide support every year to the Chamber of Commerce leaving the responsibility of the organization to the Chamber, as the body representing the entrepreneurs for the three municipalities.

The Committee therefore recommends that the request from the Chamber of Commerce of support for the organization of Trade Fairs on a yearly basis be supported.



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

CF:ma

ID584/39-40

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PCI

COMMITTEE

AUG 24 1992

PCI Developments Corp.

August 20, 1992

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

Attention: Mr. Bryan Kirk, City Administrator

Dear Sir:

Re: PCI Dominion Triangle Subdivision

Further to our meeting yesterday with Mayor Traboulay and Andrew Grant, I write to outline the impact of the proposed Development Cost Charge Bylaw on the above project. As discussed, under the new proposed rates the DCC charges before offsets for actual works constructed by the developer have risen from \$1,533,490 to \$2,764,199. The result of that surprise is catastrophic in that it threatens the economic viability of development in the Dominion Triangle.

As you are aware our proposed development is in complete conformity with the Dominion Triangle Area Central Plan proposed and adopted by Port Coquitlam in 1991.

The anticipated construction costs of required offsite improvements to be completed by the developer in 1991 dollars are as follow:

Dominion Avenue upgrade	\$ 297,100
Dominion Avenue storm sewer improvements	692,540
Ottawa Street extension	226,575
Ottawa Street storm sewer	160,780
Signalized intersection at Ottawa & Lougheed Highway (estimate)	<u>300,000</u>
Total Cost of required offsite improvements	<u>\$1,676,995</u>

With changes to the Dominion Triangle road network plan being a requirement of the Ministry of Transportation and Highways, both the development of Ottawa Street and the Lougheed Highway intersection are required offsite improvements to be constructed by the developer.

The total cost of required offsite improvements listed above must be considered as Development Cost Charge works. As noted on page 28 of the 1991 City of Port Coquitlam, Northeast Sector Development Strategy, A Complete Development Planning Programme, the offset of these costs

against DCC charges is the recommended action. Consideration must be given to offsetting the full costs of these offsite improvements against DCC charges. The actual value of DCC works is to be determined with submission of the formal subdivision application.

It must be understood that even with the full offset outlined above the proposed DCC bylaw creates a significant increased burden over the earlier DCC schedule upon which we undertook to develop the Dominion Triangle Property.

We do not understand why, when addressing Area 2, the proposed DCC bylaw levies rates approximately 3.5 times those for the balance of Port Coquitlam. We strongly encourage staff to reexamine the bylaw, particularly in respect to roads which seem unjustifiably excessive, in view of Port Coquitlam's competitive position with other municipalities. For example, where Port Coquitlam's proposed commercial DCC is \$131.44/sq.m. of Gross Floor Area, it is \$62.64/sq.m. in Surrey and \$3.29/sq.m. in Burnaby. Port Coquitlam's proposed industrial DCC is \$123,919/ha as compared to \$10,623/ha in Surrey.


If the excessive DCC charges are not addressed development of the area will become cost prohibitive. Not only will PCI have to reexamine its position but development of the Dominion Triangle by any other party will not occur. Not only will the developer be unable to compete for land sales but Port Coquitlam will not be able to compete for jobs and an enhanced tax base.

We are not looking for preferential treatment but reasonable action in order to make development economically viable. PCI wants to proceed with Development of the Dominion Triangle but are presently stuck at a crossroad.

Thank you for your attention to this important matter and we are available to meet with you to discuss the issues further at your convenience.

Yours very truly,

PCI DEVELOPMENTS CORP.


Christopher Philips
Vice-President

CP:sm

PCI

ITEM

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TOTAL P.03

MEMORANDUM

TO: B.R. Kirk
City Administrator

August 21st, 1992

FROM: R.A. Freeman
Acting City Clerk

RE: Road Exchange - Price For Land

Attached is a small map section showing a proposed road exchange in the vicinity of the proposed Church north of Dominion Avenue. The roads to be closed are shown hatched.


One portion of the road to be closed contains 15,393 sq.ft. and will become part of the Church site. At the City's usual price of \$4.60 per square foot the total payable is \$70,808.

The other portion will not be part of the church site, will be part of the developable property, and contains 7,277 sq.ft. for a total price of \$33,474.

It is not thought appropriate for any credit to be given for the land to be dedicated as "road" (shown in heavy line) as this dedication would be a requirement of subdivision in any case.

The developer has questioned the price being charged for the property and a decision from Council is required in order that the necessary Bylaw can be processed.




R.A. Freeman
Acting City Clerk

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Not To Church

To Church

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

MEMORANDUM

TO: Ald. Mike Gates

FROM: Andrew de Boer
Project Engineer

DATE: August 24, 1992

**SUBJECT: Request for Nomination - Chamber of Commerce Corporate
Environmental Awards**

RECOMMENDATION:

Ga ✓ ESCO

That Council submit one or more nominations for the Chamber of Commerce Corporate Environmental Award.

DISCUSSION:

The Chamber of Commerce is requesting nominations for Corporate Environmental Awards. These awards will be presented to one business from each of Coquitlam, Port Coquitlam and Port Moody.

Upon nomination the business submits an outline of environmental program(s) in place to the Chamber office. The award guidelines (attached) consider such things as solid waste minimization, air quality, recycling and packaging.

The Chamber has asked that the City nominate one or two Port Coquitlam businesses for this award. The City's nomination of particular businesses will be kept confidential by the Chamber.

I have attached some information from the ESCO Foundry which is a potential candidate for this award.



Andrew de Boer
Project Engineer

attachments

cc: Jeff Yip, Deputy Engineer

**Chamber of Commerce
Corporate Environmental Awards**

Logistics

Winners : 1 business from each of Coquitlam, Port
Coquitlam and Port Moody.

Presentation : September 24th luncheon (CICC).

Presenter : The Hon. John Cashore

Award Guidelines

Nomination Deadline : July 30, 1992

Businesses nominated are to submit an outline of environmental program(s) in place to The Chamber office (to be forwarded to Maureen Dixon).

Considerations :

- Recycling
- Packaging
- Solid waste minimization
- Air quality
- Water management/quality/availability
- Public involvement in consultation
- Community involvement
- Community orientation
- Independent program (not legislated)
- Continuity of effort
- On-going program (not one time project)
- Not necessarily dollars input but impact
- Training programmes

Environmental Committee i.e. Maureen Dixon and Rick Simpson together with three members of the Chamber of Commerce executive to decide on the winners.

The Environmental Committee will view certain projects that need further clarification.

If there are not enough nominations from the communities at large, the Environmental Committee will contact a representative from each of the three communities for further nominations.

The winners will be chosen by August 31st to allow time for the engraving of the awards.

To allow more opportunity throughout the three communities, winners cannot win two consecutive years but may win bi-annually.

CAPABILITIES IN STEEL



ESCO LIMITED 1855 KINGSWAY, PORT COQUITLAM, BRITISH COLUMBIA V3C 1T1

TEL: (604) 942-7261

FAX: (604) 464-4774

August 24, 1992

Chamber of Commerce
Corporate Environmental Awards
c/o Coquitlam Infocentre

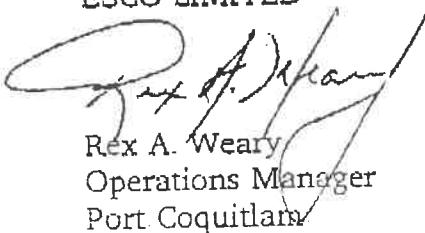
Attn: Mr. Andrew DeBoer

Dear Mr. DeBoer:

Re: Corporate Environmental Awards

Please find below a brief outline of ESCO's commitment to environmental affairs. We do wish to be considered for a Corporate Environmental Award. Mr. Bowyer, our Environmental Manager, is currently on holidays but can be reached here at the plant as of Tuesday, August 25. I hope this outline gives you enough information to nominate us for an award.

Sincerely,
ESCO LIMITED



Rex A. Weary
Operations Manager
Port Coquitlam

RW:ay

Encl.

P.S. I have also enclosed a copy of ESCO's Corporate Commitment for Environmental/Safety.

ESCO
CORPORATE COMMITMENT
FOR
ENVIRONMENTAL/SAFETY

ESCO Corporation is committed to protecting the environment and the health and safety of our employees, customers, and the community.

- * To conduct our operations and develop products in compliance with all applicable environmental/safety laws, regulations, and standards.
- * To minimize waste generation and pollutant emissions, as well as conserve energy and natural resources.
- * Support a safe and healthy employee working environment with modern and appropriate equipment, training, and education.
- * Work constructively with governmental agencies, our customers, and the community to develop equitable laws, regulations, and standards to protect public health and safety, and the environment.



LIMITED (CONTINUED)

RECYCLING/WASTE MINIMIZATION:

1. ESCO recycles steel scrap as one of its primary raw materials.
2. ESCO buys back used product from its customers and reuses the worn out parts to produce new parts.
3. ESCO collect furnace dust and reuses the dust in heats of steel later on.
4. ESCO recycles used sand to minimize waste.
5. ESCO melts steel drums used in supply packaging thereby minimizing waste.
6. ESCO also recycles all used office paper through an outside service.

AIR QUALITY:

1. Dust collectors are used in all areas of the plant to minimize particulate escape.
2. As recently as July 1992 new dust and fume collection equipment has been installed in two applications.
3. ESCO has done and continues to do air quality evaluations.

ADMINISTRATION:

1. ESCO employs a full time Environmental Manager to oversee programs and practices.
2. ESCO's environmental Manager works closely with the City of Port Coquitlam and the Chamber of Commerce to determine equitable and fair environmental policies for industry.
3. ESCO also employs a consulting group to advise on environmental issues.

ON GOING PROGRAMS:

ESCO has several on going programs to manage its own environmental affairs:

1. Air quality testing and projects.
2. Inspection wells to monitor soil and ground water.
3. Installation of self-contained cooling water systems to minimize use of city water supplies.
4. Various recycling programs.