

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COMMITTEE MEETING AGENDA

March 30th, 1992

Item  
No.

Page  
No.

Description of Item

- ② 1 Alderman Gates, re: Duplex on Manning Avenue - discussion  
- submit application
- ⑩ 2 Fig Committee, re: Council Indemnity 1
- ③ 3 Land Sales Committee, re: Potential Land Sale - Property Adjacent  
to the East of 4040 Cedar ✓ 3
- ④ 4 Five Star Committee, re: Waiver of Water and Sewer Rates  
for the handicapped see 7
- ⑥ 5 Deputy City Engineer, re: Nomination For Environmental  
Achievement Award - Al Grist 8

LATE ITEM:

- ① 6 City Engineer, re: Cost Sharing - Brown & Cameron 12  
Th - defer for 2 weeks ✓

⑥ Council feeling of social housing at Shaughnessy  
- Pitt River - Th - no social housing in this corner ✓  
Wilson

⑦ 9 L - Special Council Mtg - M/BRK/SP will decide  
if required.

⑧ K - Salmon - copies for Council.

⑨ Douglas Island - check @ Chris re his letter on article  
of Douglas Island.

THE CORPORATION OF THE CITY OF PORT COQUITLAM

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MAR 30 1992

MEMORANDUM

TO: B. Kirk  
City Administrator

FROM: FIG Committee

SUBJECT: Council Indemnity  
FIG meeting March 24/92

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DATE: March 25, 1992

RECOMMENDATIONS:

That City Council adopt the following policies:

- 1) That the Mayor's indemnity be adjusted on an annual basis at the same rate as the change in the Consumer Price Index all items, Vancouver area for the preceding calendar year;
- 2) That the Aldermanic indemnity be established as being 1/3 the rate paid for the Mayor.
- 3) That the applicable by-law be brought forward with our annual budget bylaws.

BACKGROUND & COMMENTS:

The Consumer Price Index (CPI) for all items is a measurement made by Statistics Canada which takes into account the cost of items such as food, housing, clothing, transportation, health and recreation the change in the CPI is commonly thought of as the rate of inflation.

Based on the above recommendations the Mayor's 1992 indemnity would increase by 5.2% to an annual rate of \$45,810. Aldermanic indemnities would be set at 1/3 of the Mayor's rate or \$15,270 per year this results in a slightly higher percentage increase for the Aldermen in this year as a result of the adjustment to being pegged at a percentage of the Mayor's indemnity, this percentage is 6.55%. A 5.2% increase would have resulted in an annual indemnity of \$15,076.

The committee reviewed the rates paid by other municipalities and the relationship between the positions, in arriving at the above recommendations (see attached survey).

JM/ms  
Attachment

ITEM	PAGE
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J. Maitland

# Council indemnity comparison – 1991

Municipality	Mayor	Alderman	Relationship Alderman to Mayor
Surrey	\$65,138	\$23,931	36.7%
Burnaby	\$64,830	\$19,100	29.5%
Coquitlam	\$63,176	\$18,953	30.0%
Prince George	\$62,425	\$11,950	19.1%
Richmond	\$59,477	\$19,826	33.3%
North Van Dist	\$56,295	\$18,765	33.3%
Kamloops	\$49,505	\$13,969	28.2%
Port Moody	\$49,500	\$13,000	26.3%
New Westminster	\$48,876	\$16,104	32.9%
Saanich	\$48,234	\$14,294	29.6%
Kelowna	\$46,600	\$15,000	32.2%
Delta	\$45,000	\$15,000	33.3%
West Vancouver	\$45,000	\$15,000	33.3%
Maple Ridge	\$43,600	\$13,200	30.3%
<b>Port Coquitlam</b>	<b>\$43,545</b>	<b>\$14,331</b>	<b>32.9%</b>
Langley	\$42,000	\$14,000	33.3%
North Van City	\$41,605	\$12,482	30.0%
Whistler	\$40,000	\$12,000	30.0%
Pitt Meadows	\$39,500	\$12,950	32.8%
Mission	\$33,856	\$12,696	37.5%
Matsqui	\$32,754	\$13,102	40.0%
Nanaimo	\$32,460	\$12,470	38.4%

# COMMITTEE

THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

IN COMMITTEE

MAR 20 1992

## MEMORANDUM

TO: Land Sales Committee

DATE: March 27, 1992

FROM: B.R. Kirk  
City Administrator

RE: Potential Land Sale - Property Adjacent to the East of 4040 Cedar

### RECOMMENDATION:

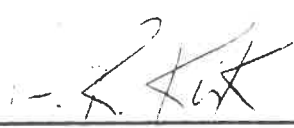
THAT the City sell, by way of a road exchange, east of 4040 Cedar Drive, consisting of a 33 foot gazetted roadway with an area of 5,807 square feet at \$3.00 per square foot, totalling \$17,421<sup>+</sup>.

### BACKGROUND AND COMMENTS:

At the regular Council Committee meeting of February 17, 1991, Council members considered a report (copy attached) to sell the above-noted property and instructed me to negotiate with Mr. and Mrs. Bain.

On February 19, 1992, the attached letter was sent to Mr. and Mrs. Bain offer the property at a price of \$4.50 per square foot, for a total of \$26,131.50.

Mr. Bain has counter-offered at \$3.00 per square foot as per his attached letter.

  
B.R. Kirk  
City Administrator

/dp  
Att.

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4040 Cedar Drive,  
PORT COQUITLAM. B.C.  
V3B 3E6

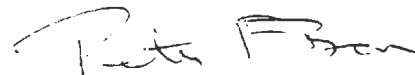
March 24, 1992.

Mr. Bryan R. Kirk,  
City Administrator,  
The Corporation of the City of Port Coquitlam,  
2580 Shaughnessy Street,  
PORT COQUITLAM. B.C.  
V3C 2A8

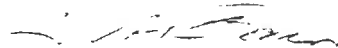
Dear Mr Kirk:

Further to your letter of February 19, 1992 re offer to purchase the lane adjacent to our property, 4040 Cedar Drive, (Property Legal: Lane right of way, east of Lot 325, Plan 54990, Sec. 7), we would appreciate your advising Council that we wish to make a counter-offer for the 5,807 square feet at a price of \$3.00 per square foot, totalling \$17,421.00.

Yours truly,



Peter F. Bain



Roslyn H. Bain

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THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

IN COMMITTEE

M E M O R A N D U M

TO: Land Sales Committee  
FROM: B.R. Kirk  
City Administrator  
RE: Potential Land Sale - Property Adjacent to the East of 4040 Cedar

DATE: February 4, 1992

RECOMMENDATION:

THAT the City sell, by way of a road closure, east of 4040 Cedar Drive, consisting of a 33 foot gazetted roadway with an area of 5,807 square feet at \$3.00 per square foot, totalling \$17,421<sub>+</sub>.

BACKGROUND AND COMMENTS:

At the regular Council Committee meeting of October 21 1991, Council members approved a report (copy attached) to sell the above-noted property at its appraised value of \$33,400<sub>+</sub> (\$5.75 per square foot).

Subsequently, a meeting was held on November 14, 1991 with the City Administrator and the interested purchaser, Mr. Bain, and his consultant Mr. Paterson to discuss the appraised value of \$33,400<sub>+</sub>.

At the Council Committee meeting of November 18, 1991, the City Administrator reported that Mr. Bain was prepared to pay \$1.00 per square foot (for a total price of \$5,807.00) for the following reasons:

1. The property needs filling to the extent of \$6,000.00.
2. The toe of the dyke needs to be landscaped because it is adjacent to his property at a cost of approximately \$2,000.00.
3. Although the square footage is 5,807 square feet, the frontage is 33 square feet and, therefore, not a single family lot.

On February 4, 1992, Mrs. Bain delivered the attached correspondence with an Offer to Purchase the lane at a price of \$10,000.00. Further, Mrs. Bain also deposited \$100.00 which has been refunded. A letter was sent to Mr. and Mrs. Bain explaining the procedure.

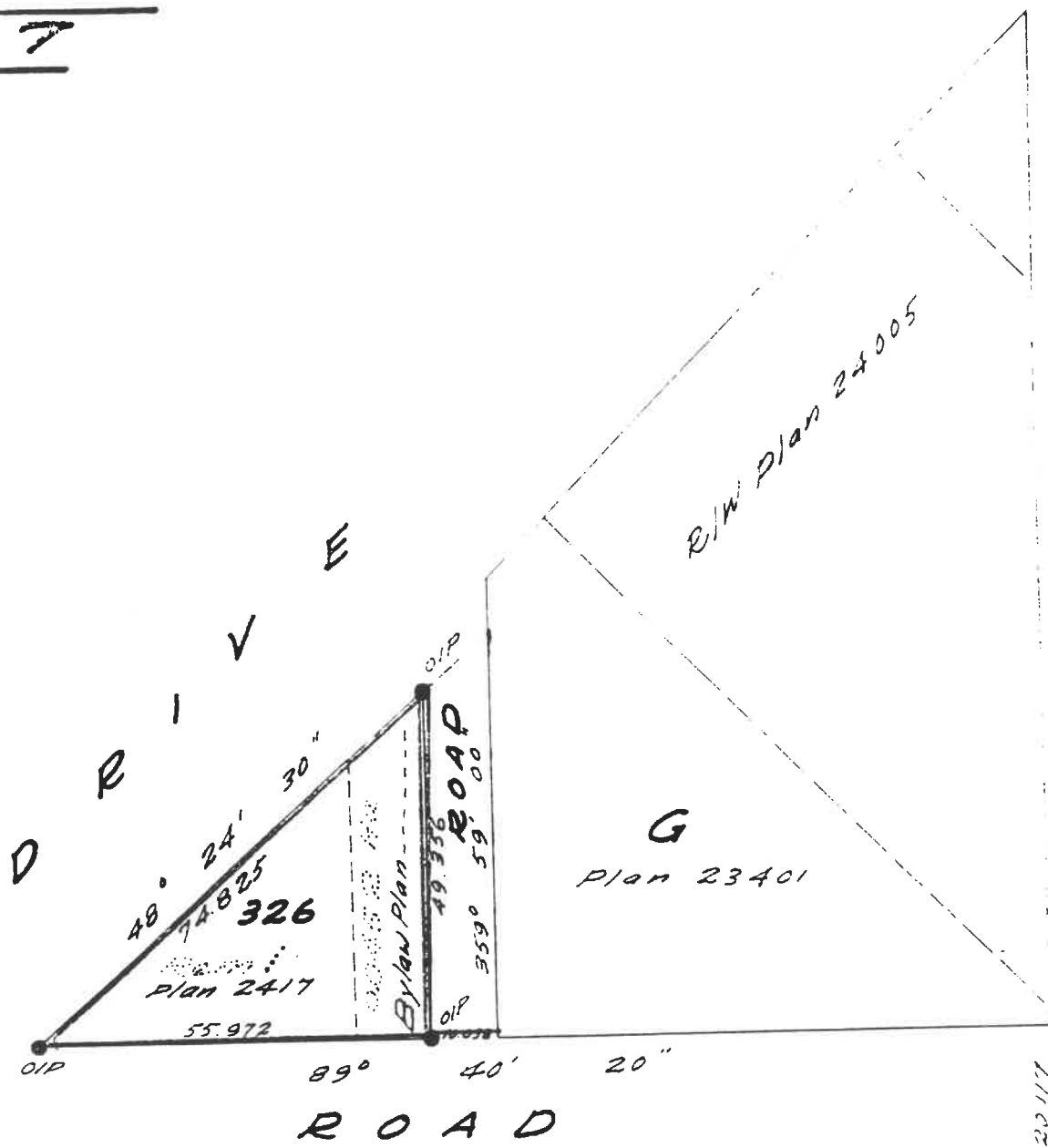
  
B.R. Kirk  
City Administrator

/dp  
Att.

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ALL OF  
ON 7

11



77		94	95	112
8		93	96	111
9		92	97	110
0		91	98	109
1		90	99 plan	108 20982

MILTON STREET

THOMAS STREET

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Council Committee

MEMORANDUM

TO: B. Kirk  
City Administrator

DATE: March 26, 1992

FROM: Five Star Committee

SUBJECT: Waiver of water and sewer rates for the handicapped  
Five Star Committee Meeting - March 25, 1992

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RECOMMENDATIONS:

- 1) That City Council approve extension of the Senior Citizen reduction in water and sewer rates to the handicapped.
- 2) That the City lobby the province directly and through UBCM to attain the legislation to enable the above.

BACKGROUND & COMMENTS:

For years the province has extended the higher home owner grant which is available to seniors to the handicapped. The City has been unable to grant the same extension on our waiver of water and sewer rates as there is no enabling legislation which would permit this extension.

Based on the number of applications we receive for the handicapped homeowners grant we would expect to extend this waiver to approximately 200 residents which would result in about \$11,500 in reduced revenues. This reduction in revenues would be offset by a slight increase in user rates.

  
J. Maitland

JM/ms

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**MEMORANDUM**

TO: B.R. Kirk  
City Administrator

DATE: March 13, 1992

FROM: C.F. (Kip) Gaudry, P. Eng.  
Deputy City Engineer

SUBJECT: **Nomination For Environmental Achievement Award - Al Grist**  
**(Environmental Protection Committee - February 12, 1992)**

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**RECOMMENDATION:**

That Council endorse the nomination of Al Grist for an Environmental Achievement Award from the Federal Minister of State.

**COMMENTS & BACKGROUND:**

Mr. Al Grist has been involved for many years with environmental issues in the Port Coquitlam area. Most notably he has spearheaded many of the efforts towards the salmon hatchery on the upper reaches of the Coquitlam River.

Attached is a short biography that will be submitted along with the nomination which outlines in short form the achievements of Mr. Grist. Please note that in addition to the attached autobiography several pages of newspaper articles and magazine articles will also be submitted.

  
C.F. (Kip) Gaudry, P. Eng.  
Deputy City Engineer

CFG:ck

cc: Alderman Gates  
Alderman Gordon  
Igor Zahynacz, P. Eng., City Engineer  
Al Grist, Poco Fishing & Hunting Club

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## NOMINATION FOR ENVIRONMENTAL ACHIEVEMENT AWARD

### AL GRIST

Mr. Al Grist has enjoyed the outdoors all his life. He became involved in the Coquitlam River siltation concerns in 1978/79 through membership in the Port Coquitlam and District Hunting and Fishing Club and through contact with club members who are already protecting damage to the Coquitlam River. In the early 1980's Mr. Grist was instrumental in establishing the salmon hatchery for salmon stocks enhancement under the Salmonoid Enhancement Program.

In 1982 Mr. Grist spearheaded the start of the major annual clean up program for the Coquitlam River where they removed shopping carts, tires, fridges, engines, old cars, bedsprings etc. from the river. Also that same year he assisted in the start of the "Plant A Salmon" program where school children, politicians and general public could release salmon from the hatchery into the river.

Mr. Grist is part of some remarkable accomplishments namely:

- Since the start up of the Salmonoid Enhancement Program they have released:
  - Approximately 240,000 Chum Salmon
  - 160,000 Coho Salmon; and
  - 40,000 Steelhead Salmon
- These remarkable releases have been achieved with only a \$2,000/year operating grant and 2600 annual hours of volunteer labour by 10 volunteers.
- Development of the Reed Point Marina Shinook Program which annually has reared approximately 100,000 Shinook Salmon over the last five years.
- Achievements have been reported in most major newspapers in the Lower Mainland as well as sports publications such as "Canadian Sport Fishing Magazine".

We nominate Mr. Grist for his part in the implementation and continued operation of these valuable Salmon Enhancement Programs and his efforts to clean up and keep the Coquitlam River livable. Mr. Grist represents the fine and rare human qualities of volunteers and organizations who undertake this type of devotion to the environment.

Please see the various newspaper articles and other information attached to this summary.

Kip Gaudry, March 12, 1992

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Please send nomination forms and requests for additional information to:

Enquiry Centre  
Environment Canada  
Main Floor  
Place Vincent Massey  
351 St. Joseph Boulevard  
Hull, Quebec  
K1A 0H3

Telephone: (819) 997-2800

**NOMINATION FORM FOR  
ENVIRONMENTAL ACHIEVEMENT AWARDS**

I wish to nominate:

Name Mr. Al Grist

Organization PoCo Hunting & Fishing Club

Address 2626 Patricia Ave., Port Coq.

Telephone Home (604) 464-3474

Category Work (604) 421-8619

☐ Non-profit Organization ☐ Communications

☐ Corporate ☒ Lifetime  
Achievement

☐ Municipality

Why I think Mr. Al Grist

deserves the Environmental Achievement Award (200 words or less; please use a separate page).

Nominators are free to enclose additional materials (newspaper clippings, letters of support, magazine articles, photographs, etc.). Please see attached.

This nomination submitted by:

Name The City of Port Coquitlam

Organization Municipality

Address 2580 Shaughnessy Street

Port Coquitlam, B.C. V3C 2A8

Telephone (604) 944-5411



Printed on recycled paper

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Dear Sir/Madam,

Canadians are trustees of an environment that is unique and vast--and also fragile. Much of it is at risk from the effects of our society's lifestyle.

Many Canadians, therefore, are working to clean up and protect the natural world, both for its own sake and for our own. In recognition of their commitment, Environment Canada will again present **Environmental Achievement Awards** in May 1992. The awards honour Canadian individuals, companies and communities who have made outstanding efforts to protect and restore our natural heritage.

I invite you to review the enclosed material and to submit a nomination.

Madame, Monsieur,

Les Canadiens sont les héritiers d'un pays unique, vaste et des plus fragile. Leur mode de vie risque toutefois de compromettre cet environnement.

Voilà pourquoi beaucoup de Canadiens participent à l'assainissement et à la protection du milieu naturel pour le plus grand bien de tous. En reconnaissance de leur engagement, Environnement Canada décernera ses **prix d'excellence environnementale** en mai 1992. Ces distinctions honorent les particuliers, les entreprises et les collectivités du Canada qui ont déployé des efforts exceptionnels pour sauvegarder et restaurer notre patrimoine naturel.

Je vous invite à prendre connaissance de la documentation ci-jointe en espérant que vous nous soumettrez des candidatures.

Pauline Browes

Encl.

P.j.

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MAR 30 1992

MEMORANDUM

TO: B.R. Kirk  
City Administrator

DATE: March 30, 1992

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

SUBJECT: **Cost Sharing for Storm Sewer Dedication of City Owned Property for Road Right-a-way Subdivision at Brown & Cameron**  
(Public Works Committee Meeting, March 24, 1992)

Recommendation:

1. That Council approve the dedication of approximately 73.6 square metres (792 square feet) of land from the northwest corner of Lot A, Plan 17988, in order to create a road right-of-way for a cul-de-sac.
2. That Council select one of the following four options for cost sharing in the installation of the 48" diameter storm sewer in Brown Street from Morgan to Cameron:
  1. Option 1 - Oversizing of the storm sewer from a 10" diameter storm sewer to a 48" diameter storm sewer (estimated City Share is \$41,371.00).
  2. Option 2 - Contributing Area for the 48" diameter storm sewer (City contribution would be approximately \$49,346.00).
  3. Option 3 - Flat Rate Percentage of 25% of the cost of the 48" diameter storm sewer (City share would be approximately \$12,399.00).
  4. Option 4 - That the City not contribute towards the cost of the 48" diameter storm sewer.

Background:

The Public Works Committee considered the attached memorandum dated March 2, 1992 from the City Administrator noting that Mr. George Laking is requesting that the City contribute toward the 48" diameter storm sewer, that the City reduce the road requirements, and that the City reduce the storm sewer easement requirements for the subdivision.

Comments:

The drainage easement request has been reviewed and approved.

The Public Works Committee recommends that Council approve the dedication of an area of 73.6 square metres (792 square feet) of the northeast corner of Lot A, Plan 17988 in order to create a right-of-way for a future cul-de-sac as shown on the attached Plan 1. The owner would then construct the cul-de-sac at his cost. This would benefit the City in that in the future the City would have an alternate emergency access for the Works Yard.

Cont'd /2...

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LATE ITEM

RECEIVED AT:

3:30 am  
pm

March 30, 1992

**Report to B.R. Kirk Cont'd /2...**

The Committee noted the following four options for cost-sharing in the construction of the 48" diameter storm sewer in Brown Street from Morgan to Cameron:

Option 1 - Oversizing:

The minimum sized storm sewer on Brown Street required for a development according to the subdivision bylaw is a 10" diameter storm sewer which would cost an estimated \$8,223.00. The required 48" diameter storm sewer is estimated to cost \$49,594.00. Based on an oversizing formula, the City would pay  $\$49,594 - \$8,223 = \$41,331$ .

Option 2 - Contributing Area:

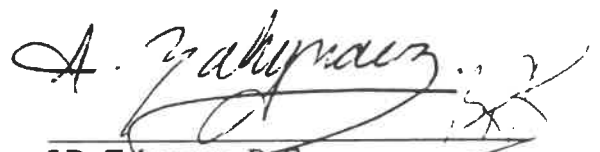
The 48" storm sewer has a total drainage area of approximately 60 hectares and the subdivision proposed has about 0.5% of the total drainage area. The City's contribution based on contributing area would be  $99.5\% \times \$49,594 = \$49,346$ .

Option 3 - Flat Rate Percentage

The City could contribute 25% of the storm sewer cost for the 48" diameter storm sewer similar to the contribution made to the storm sewer on Coast Meridian Road (for the Ramsay Subdivision) and for the closed storm sewer on Broadway. The City contribution for the 48" diameter storm sewer would be  $25\% \times \$49,594 = \$12,399$ .

Option 4 - Status Quo

The general policy for the City in the past has been to not contribute towards storm sewer costs. The only two exceptions has been for the Coast Meridian storm sewer and the Broadway storm sewer which are major trunk storm sewers.

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

IRZ:gc  
Attachments

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Morgan



LEGEND:

EXISTING

PROPOSED

Existing parksite

20.12

Brown

8.50

10.06

48

49

Proposed  
subdivision

REM 1

Plan. 17243

Existing subdivision

Proposed road cancellation

15.00

Cameron

6.10

Lot A  
Plan 17988  
Future works yard site

PROPOSED ROAD CANCELLATION  
BROWN/CAMERON

73.6 m<sup>2</sup> (792 ft<sup>2</sup>) proposed area  
for cul-de-sac.

**Plan 1**

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THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

CITY OF PORT COQUITLAM		
ENGINEERING DEPT.		
MAR 6 1992		
FILE # _____		
TO	FROM	DATE

MEMORANDUM

TO: Public Works Committee

COPY: Igor Zahynacz, P.Eng.  
City Engineer

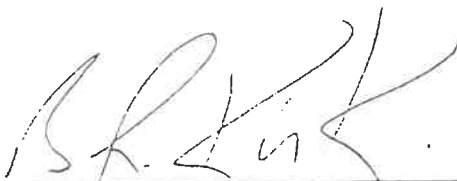
FROM: Bryan R. Kirk  
City Administrator

RE: Subdivision at Brown and Cameron

DATE: March 2, 1992

Mr. George Laking visited me on February 27 and requested that the City reconsider the three following requirements pertaining to the above-noted subdivision:

1. That the developer should not have to bare the full cost of including a 48" public storm sewer along Brown and on to Cameron. It would seem that, at the very least, the portion shown by the accolade on the attached map should be required.
2. The cul-de-sac on Brown Street is a concern in that the radius of the cul-de-sac required a good portion of the last lot to be created. The developer feels that the turn around can be effectively built with the right of way (perhaps a hammerhead type of turn around could be considered). The cul-de-sac would appear redundant especially if the lots further down Brown Street would every be developed.
3. The drainage easement along the south property line of lots 48 and 49 as shown on the attached map perhaps should not be required as there is also a draining easement along the back of the newly created lots and this easement on this particular lot as well as the easement of the back of the lot would restrict the development of this lot. The easement for drainage might be better situated at the bottom of Lots 48 and 49 as shown by the broken line on the map.

  
B.R. Kirk  
City Administrator

/dp

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OCT-21-91 MON

13:41 Summerfield

P.02

BROWN

PL. 26264

48 49  
CP  
2353

2

3

4

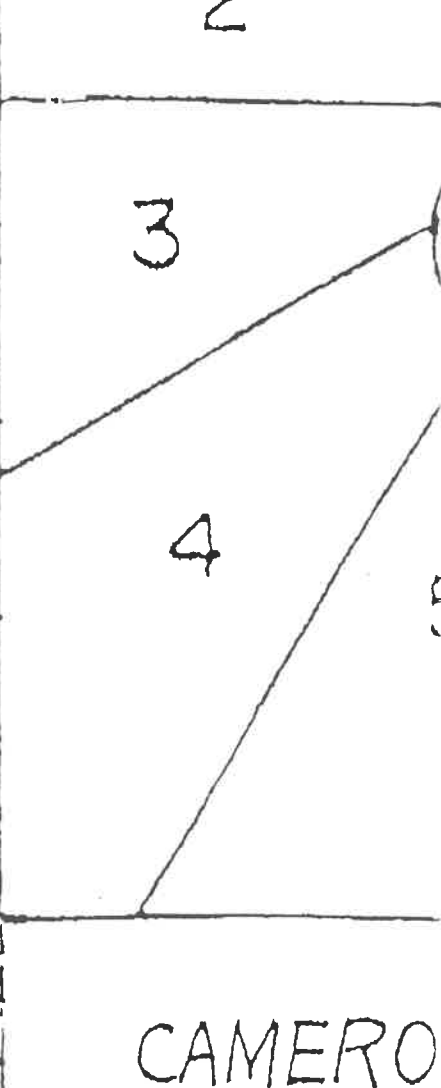
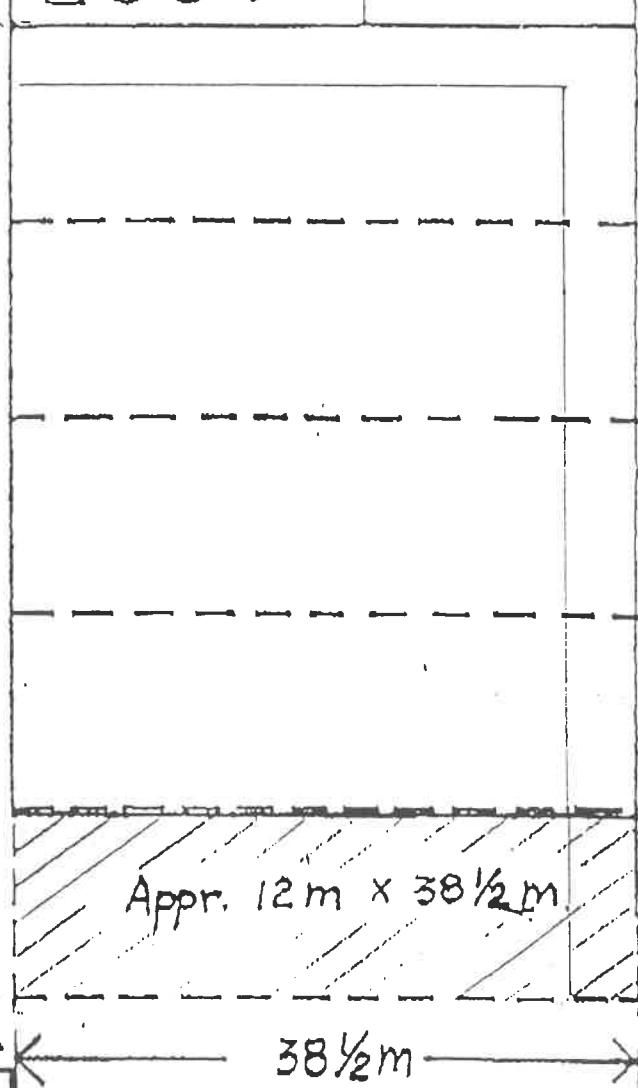
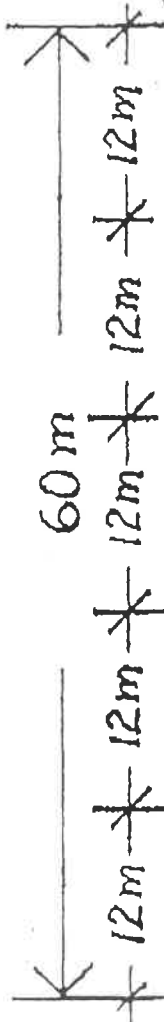
Appr. 12m x 38 1/2m

38 1/2m

CAMERO

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Morgan



LEGEND:

EXISTING

PROPOSED

Existing parksite

20.12

Brown

8.50

10.06

48

49

Proposed  
subdivision

REM 1

Plan. 17243

Proposed  
Road  
Exchange

Existing subdivision

Proposed road cancellation

R12.00

R14.00

6.10

15.00

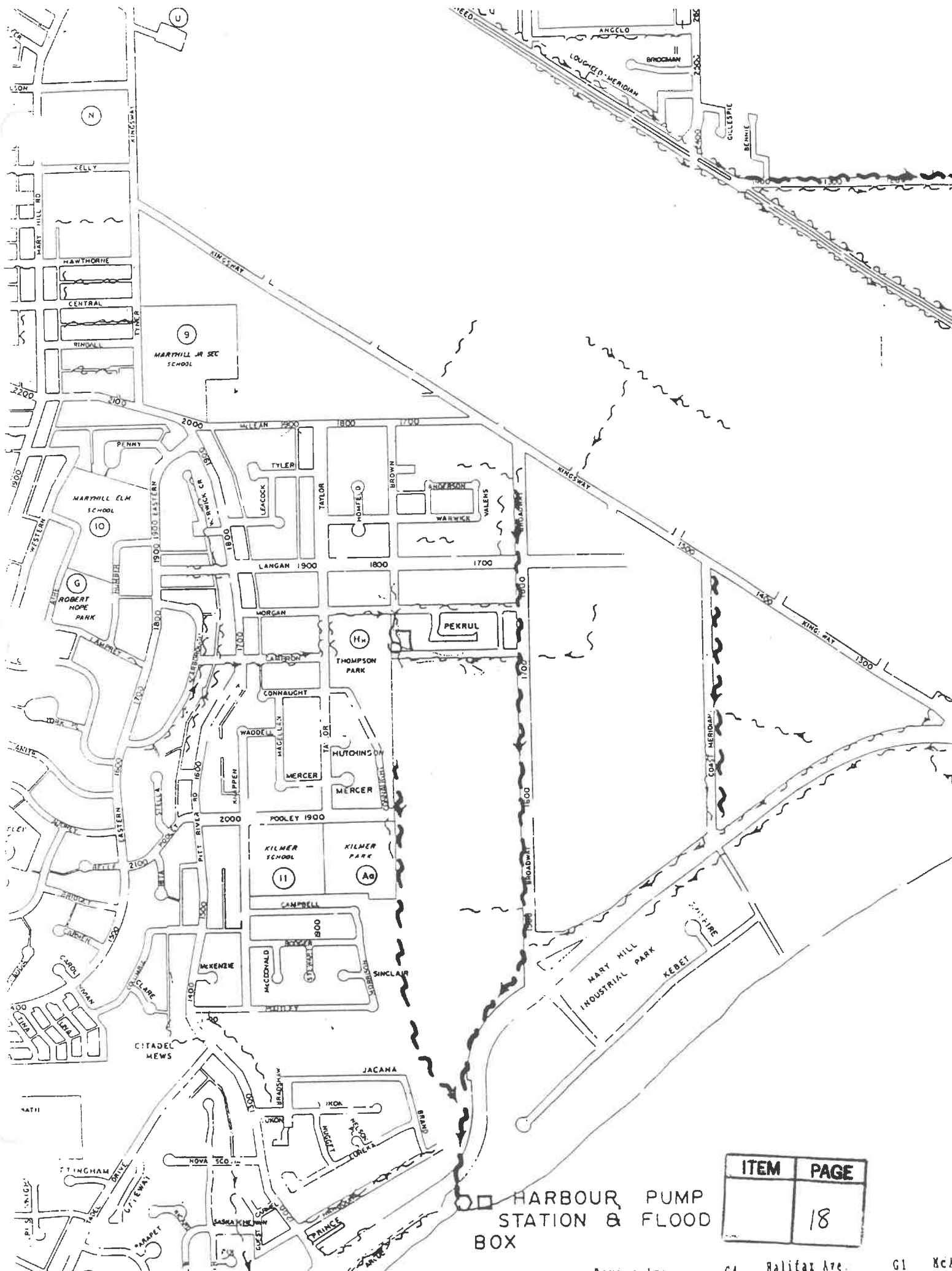
Cameron

Future works yard site

PROPOSED ROAD CANCELLATION  
BROWN/CAMERON

YDB

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HARBOUR PUMP  
STATION & FLOOD  
BOX

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