

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COMMITTEE MEETING AGENDA

February 24th, 1992

All Council
except K
BKK/SK/SN/KF
ST/IZ.

→ 7:00 P.M. ←

Item
No.

Page
No.

Description of Item

- 1 City Administrator, re: Pat Ban - Assistant Program Coordinator 1
approve
- 2 City Clerk, re: Property Purchase - 2420 Ticehurst Lane BRK renegotiate 2
distribute for Council

following Council

- 3 U.M.A. Consultants for Riverfront Study will submit discovery and alternatives prior to going to public information meetings. Approximately 1 hour. *public info mtg Mar 5*
- 4 Parks and Recreation Director, re: School Board Liaison Committee Proposal for Future Secondary Schools in Port Coquitlam 14
- Council approves of General concept
5. Recreation reorganization - Union to meet.
6. Waste picketing - if this happens
a site must be located to place garbage
on a temporary basis.

THE CORPORATION OF THE CITY OF PORT COQUITLAM

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- | | | |
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- | | | |
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| 4 | Parks and Recreation Director, re: School Board Liaison Committee
Proposal for Future Secondary Schools in Port Coquitlam | 14 |

CITY OF PORT COQUITLAM

COMMITTEE

MEMORANDUM

FEB 24 1992

TO: B. Kirk
City Administrator

FROM: Protective Services Committee

SUBJECT: Pat Ban - Assistant Program Coordinator

DATE: February 19, 1992

RECOMMENDATION:

That the Mayor & Clerk be authorized to sign a contract with Patricia R. Ban for the position of Assistant Program Coordinator of Victim Services.

BACKGROUND & COMMENTS:

Council will recall that they authorized an increase in Pat's contract effective April 01, 1991 subject to approval from the District of Coquitlam. The District did not approve an increase at that time as their 1991 budget had been completed. The District is in agreement with the proposed increase and the funds have been included in both their budget and ours for 1992.

The proposed contract calls for an annual fee of \$27,000 for 1992 and 5% annual increases for the years 1993 through 1997.

	PREVIOUS	PROPOSED
Contract price	\$ 20,000	\$ 27,000
Vehicle Expenses	her cost	1,800
Total	\$ 20,000	\$ 28,000
Provincial Grant	\$ 20,000	\$ 25,000
Net Cost	\$ 0	\$ 3,800
Port Coquitlam Share (30%)	\$ 0	\$ 1,140

Funds are included in our 1992 Provisional budget to cover our share of this cost.

JM/ms


J. Maitland

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COMMITTEE

MEMORANDUM

FEB 17 1992

FEB 24 1992

February 17th, 1992

TO: B.R. Kirk
City Administrator

FROM: R.A. Freeman
City Clerk
Deputy Administrator

RE: Property Purchase - 2420 Ticehurst Lane

RESOLUTION:

That Lot 14, District Lot 379, Group One, Plan 3106, being 2420 Ticehurst Lane be purchased by the City for the price of \$185,000.00 in accord with the terms and conditions stated in the Interim Agreement dated February 12th, 1992;

That the Mayor and City Clerk and/or City Treasurer be authorized to sign the necessary documents on behalf of the City and affix the Corporate Seal thereto;

That the funds be taken from the Tax Sale Lands Reserve Fund.

BACKGROUND AND COMMENTS:

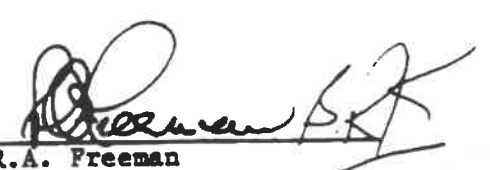
A copy of the Interim Agreement follows along with a map section showing the exact location of the property. Since the property is about 7500 square feet in size the price negotiated works out to about \$24.00 per square foot, which may be thought to be a bit high, but it does give the City the right to close the lanes between this property and the property already owned by the City on Kingsway and along the River thus adding about 3540 square feet and reducing the effective price to about \$17.00 per square foot.

If Council agree with the above resolution it will be formalized in Council next week.

FEB 24 1992

Note: See map and
appraisal details following

CITY CLERK


R.A. Freeman
City Clerk
Deputy Administrator

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SUBDIVISION PLAN OF A PORTION OF DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER DISTRICT

BEING

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

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Plan 12216
Plan 82678

SCALE: 1:500

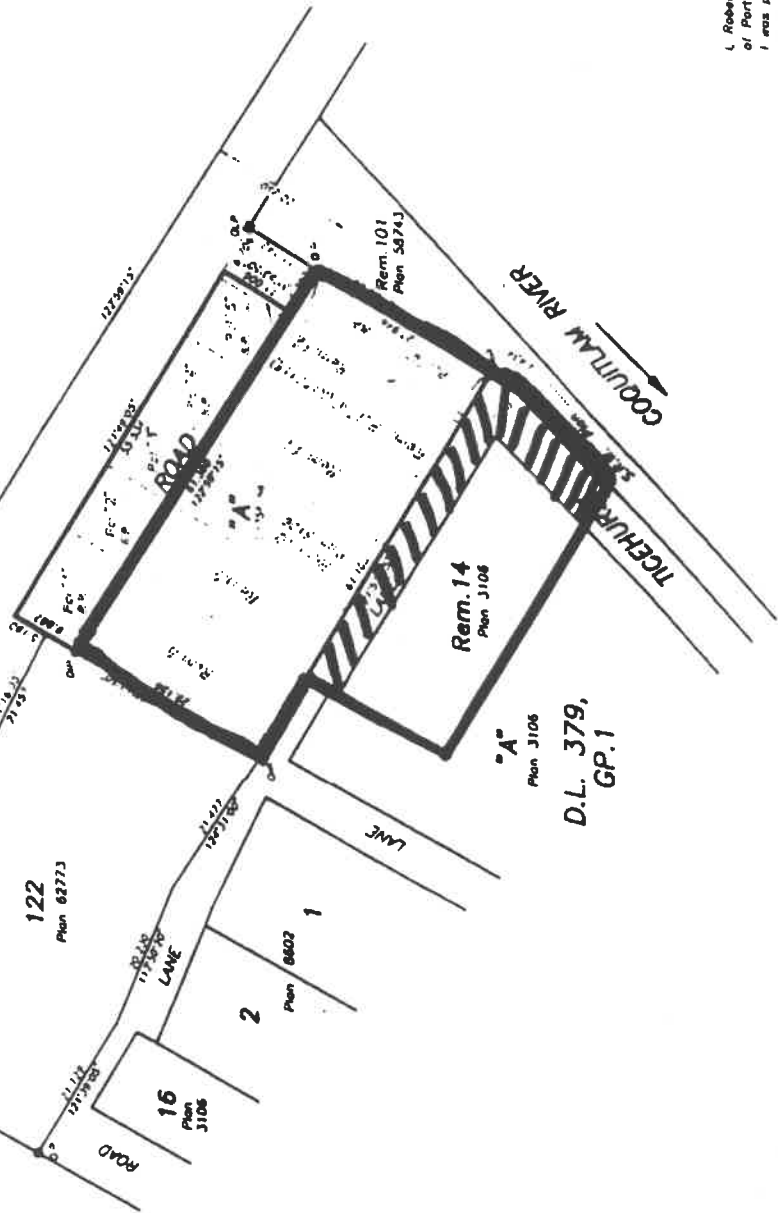


CANADIAN PACIFIC RAILWAY
KINGSWAY

Pct. "A"

Ref. Plan 81557

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"A"
D.L. 379,
GP. 1

LEGEND

- OLP indicates old road plug found
- OLP indicates old iron post found
- Bearings are astronomic and derived from Plan 82713
- A. distances are in metres

V.C. Goudar & Associates
British Columbia Land Surveyors

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 SIGNATURES

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

I, Robert M. Reese, a British Columbia Land Surveyor,
of Port Coquitlam in British Columbia, certify that
I was present at and personally supervised 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.

Robert M. Reese
B.C.L.S.

PENNY & KEENLEYSIDE APPRAISALS LTD.

REAL ESTATE APPRAISERS

REPLY TO: New Westminster Office

February 19, 1992

Our File: 92NW-053

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

Attention: Mr. Bryan Kirk,
City Administrator

Dear Sir:

Re: 2420 Ticehurst Lane,
Port Coquitlam, BC (Watts)
Lot 14, District Lot 379,
Except Plan 29226, Plan 3106

Pursuant to our conversation of February 18, 1992 with regard to the above noted property, the following observations and considerations have been given to the proposed purchase of the above noted property.

The subject property, being 2420 Ticehurst Lane, was originally appraised as of February 18, 1987. At that time, the property was an older, one and one half storey non-basement single family residence constructed in 1948. The main floor consists of a livingroom, a kitchen, two bedrooms and a full bath. The upper floor consists of one room which could be utilized possibly as a bedroom. At the time of inspection the house was found to be in above average condition for its age, and the kitchen and bathroom had been completely remodelled. The building also has a garage and a large workshop.

In considering the subject property, it is currently zoned (RS-1), Large Lot Residential. It is located in an area where the properties north of the subject will be considered for redevelopment under a (C-2), Neighbourhood Commercial zoning within the Official Community Plan.

It has been indicated that it is the intention of the city to possibly acquire this residence and therefore allow closure of the adjacent lane to the north of the site and portions of the road allowance for Ticehurst Lane.

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
CRAIG A. WHITEFORD, CRA

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Mr. Bryan Kirk
February 19, 1992
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Considering the value of the subject property based on its current residential single family use, several considerations are warranted. The site, although somewhat lacking in appeal due to the neighbouring industrial and proposed industrial/commercial developments adjacent to it does, however, represent a river front building site on the Coquitlam River. These types of sites are rare and unique.

It is felt that in considering construction of a new residence on this site, that it would be highly unlikely due to possible influences from industrial properties. However, with the required building setbacks on the lot immediately north of the subject (2428 Kingsway), there could well be a single family residence built on this site. At the present time to the south of the subject property there is a large, custom built single family residence.

Although no specific sales information of smaller lots along the Coquitlam River are available, sales traditionally in the north east Coquitlam area along the river frontage have warranted approximately a 20 to 25% premium over and above that of the more typical acreage building sites with non river frontage. It is felt that a typical single family residential building site in the Port Coquitlam area would be approximately \$100,000. The following is a calculation of the Cost Approach on the subject building, assuming it is in relatively similar condition as to that at the date of inspection.

Land,		
60' x 128.65' average, (7,719 sq.ft.)		\$125,000
Main Building,		
26' x 34'6 = 897 sq.ft. @ \$55.00/sq.ft.	\$49,335	
Second floor,		
14' x 21' = 294 sq.ft. @ \$25.00/sq.ft.	\$ 7,350	
Total Replacement Cost	\$56,685	
Depreciation @ 40%	<22,674>	
Value of Main building		\$ 34,011
Other Improvements,		
Garage and storage building,		
33'6 x 12'9 = 427 sq.ft. @ \$5.00/sq.ft.	\$ 2,135	
Other Building (Shops)		
18' x 26' = 477 sq.ft. @ \$8.00/sq.ft.	3,816	
Landscaping, fencing and patio	1,500	
Value of other improvements		7,451
Value by Cost Approach		\$166,462

Say,

166,462	PAGE
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Mr. Bryan Kirk
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The Direct Comparison Approach

This approach is based on the premise that an informed purchaser will not pay more for a property than it would cost him to acquire an existing property with the same utility. A survey of transactions involving similar properties has been conducted and analyzed on the basis of a common unit of comparison and applied to the subject property. The following data and calculations summarize the "Comparative Approach".

Example No. 1

Location	1788 Salisbury Avenue, Port Coquitlam
Sale Date	February, 1992
Sale Price	\$155,000
Lot Size	66' x 177'
Building Size	800 sq.ft.
Remarks	Old type, one storey, full basement, part finished basement. Part remodelled. Tenanted at \$850/month.

Example No. 2

Location	4067 Coast Meridian Road, Port Coquitlam
Sale Date	December, 1991
Sale Price	\$155,000
Lot Size	73' x 124'
Building Size	1,550 sq.ft.
Remarks	Old type, one storey, non-basement. Three bedrooms. Part remodelled. 26' x 24' shop.

Example No. 3

Location	1752 Dorset Avenue, Port Coquitlam
Sale Date	January, 1992
Sale Price	\$149,000
Lot Size	55' x 176'
Building Size	1,056 sq.ft.
Remarks	35 years, one storey, non-basement. Three bedrooms. Part remodelled. Double garage.

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Mr. Bryan Kirk
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Example No. 4

Location	1428 Pitt River Road, Port Coquitlam
Sale Date	October, 1991
Sale Price	\$148,000
Lot Size	66' x 139'
Building Size	630 sq.ft.
Remarks	Old type, one storey, full basement. One bedroom on main. 25' x 30' garage.

As mentioned earlier, there is no sales evidence of older homes with the aspect of having river frontage on the Coquitlam River. Sales utilized are generally older, similar type homes on larger lots which also somewhat offsets that of the Coquitlam River Frontage. After carefully considering the situation it is felt that the subject property was to be considered on the basis of (RS-1) zoning as a single family residential building it would have a market value in the range of \$160,000, or approximately \$20.72 per square foot.

As mentioned earlier, it was indicated that it is the intention of the City to incorporate this site along with the proposed lane and road closures to that of Lot A, Lower Mainland Plan 2211 which is 2428 Kingsway Avenue. At the present time the property north of the subject, being 2428 Kingsway Avenue, consists of 18,911 square feet. This site is proposed to be (C-2), Neighbourhood Commercial within the Official Community Plan. The commercial zoning also overlaps with that of Permissive Multi-family.

In considering an overall consolidation of the properties, the property located at 2420 Ticehurst Lane according to older survey plans has an area of .177 acre or 7,710 square feet. The 12-foot lane allowance along the north of the property would add an additional 1,896 square feet, while the road closure of Ticehurst Lane would add a further 1,413 square feet, for an additional site area of 3,309 square feet. This would create a parcel with much better plottage and a larger area which it is felt would permit a greater or more comprehensive type of redevelopment due to the size of the assembled site.

In essence, the existing site to the north has approximately 91.68 feet of river and when it is combined with the subject property, and the proposed closure of the road allowance of Ticehurst Lane, the site frontage along the Coquitlam River increases to 167.79± feet.

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In essence, although the City is considering acquiring 7,710 square feet of land, the resulting closures of the lane and road amounts to an additional 3,309 square feet for a total area of 11,019 square feet, and when combined with Lot A indicates a total site area of 28,930 square feet.

The following sales are recent property transactions that are considered to be relatively comparable to that of Lot A fronting Kingsway Avenue.

Example No. 1

Location	2618 Kingsway Avenue, Port Coquitlam
Legal	Lots 5 & 6, DL 379, Plan 2355
Date of Sale	November, 1991
Sale Price	\$1,250,000
Site Area	66' x 122' = 8,052 sq.ft.
Zoning	(RS-1)
Remarks	Basic land value. Proposed (C-2). Application pending for (P-2) rezoning by adjacent owner and purchaser.
Sale Price/Sq.Ft.	\$15.52

Example No. 2

Location	2634 Kingsway Avenue, Port Coquitlam
Legal	Lot 23, DL 379, Plan 2272
Date of Sale	September, 1989
Sale Price	\$95,000
Site Area	47' x 114' = 5,358 sq.ft.
Zoning	(RS-1)
Remarks	Proposed (CS-1). Improved with older residence offering some income while holding. Basic land value.
Sale Price/Sq.Ft.	\$17.73

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Mr. Bryan Kirk
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Example No. 3

Location	2638 Kingsway Avenue, Port Coquitlam
Legal	Lot 22, DL 379, Plan 2272
Date of Sale	October, 1989
Sale Price	\$92,000
Site Area	5,358 sq.ft.
Zoning	(RS-1)
Remarks	Rezoned (C-2). Improved with older residence. Basic land value.

Sale Price/Sq.Ft. \$17.17

Example No. 4

Location	3000 Block Gordon Avenue, Coquitlam
Legal	Lots 30-32, Blk. 8, DL 381, Plan 2269
Date of Sale	September, 1990
Sale Price	\$120,000
Site Area	99' x 122' = 12,078 sq.ft.
Zoning	(M-1), General Industrial
Remarks	Vacant site west off Westwood Street. Proposed Service Commercial.

Sale Price/Sq.Ft. \$9.93

Example No. 5

Location	1000 Block Westwood Street, Coquitlam
Legal	Lots 22, 23 & 24, Blk. 8, DL 381, Plan 2269
Date of Sale	May, 1990
Sale Price	\$226,000
Site Area	14,557 sq.ft. total
Zoning	(M-1), General Industrial
Remarks	This site is at the corner of Gordon Avenue and Westwood Street. Proposed (CS-1) similar to Example No. 4.

Sale Price/Sq.Ft. \$15.52

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Mr. Bryan Kirk
February 19, 1992
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Example No. 6

Location	527 Clarke Road, Coquitlam
Legal	Pcl. J, (Exp. Plan 50566) of Lots 9 & 10, Blk. 17, DL 9, Plan 7776
Date of Sale	December, 1991
Sale Price	\$630,000
Site Area	25,700 sq.ft.
Zoning	(CS-1)
Remarks	At the date of sale, this site was improved with an old style drive-in type restaurant. The purchaser will be removing all improvements for a new building. Basic land value.
Sale Price/Sq.Ft.	\$24.51

Example No. 7

Location	2761 North Road, Coquitlam
Legal	Lot 128, DL 8, Plan 47196
Date	Current listing
List Price	\$575,000
Site Area	29,920 sq.ft.
Zoning	(C-1) and (R-2)
Remarks	This site is situated on the Burnaby side of North Road at its intersection with Clarke Road. Access appears to be somewhat difficult.
List Price/Sq.Ft.	\$19.21

Example No. 8

Location	906-08 Roderick Street, Coquitlam
Legal	Lots 6 - 7, Blk. 80, DL 16, Plan 5732
Date of Sale	August, 1991
Sale Price	\$330,000 total
Site Area	17,420 sq.ft. total
Zoning	(C-2)
Remarks	This site is currently being improved with an office building.
Sale Price/Sq.Ft.	\$18.94

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Example No. 9

Location	1124 Falcon Drive, Coquitlam
Legal	Pcl. A, DL 238, LMP 1299
Date of Sale	August, 1991
Sale Price	\$243,000
Site Area	14,251 sq.ft.
Zoning	(CS-1)
Remarks	Since the sale, a Firestone Sales and Service facility has been constructed on this site.

Sale Price/Sq.Ft. \$17.05

Example No. 10

Location	David Avenue, Coquitlam
Legal	Lot 1, Sec. 15, Twp. 39, Plan 79094
Date of Sale	August, 1991
Sale Price	\$1,000,000
Site Area	52,860 sq.ft.
Zoning	(CS-1)
Remarks	Purchased by Petro Canada for a service station.

Sale Price/Sq.Ft. \$18.92

Sales information basically would indicate a range of \$15.00 to \$24.00 per square foot, with most of the sales in the \$17.00 to \$18.00 per square foot range.

2428 Kingsway Avenue was appraised recently for the City as of November 1, 1991, and indicated this property had a value of \$321,500 or the equivalent of \$17.00 per square foot. It is felt that due to the consolidation and incorporation of this other site in the proposed road closures, the aesthetics of the site and its value would also increase due to plottage and potential, and that a market value of possibly \$18.00 per square foot would be fair.

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Mr. Bryan Kirk
February 19, 1992
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The following calculations indicate a total valuation based upon the subject site.

2420 Ticehurst Lane, (House on residential lot)	\$160,000
Proposed road and lane closures, 3,309 sq.ft. @ \$18.00/sq.ft.	<u>\$ 59,562</u>
Total	\$219,562
2428 Kingsway Avenue, 18,911 sq.ft. @ \$18.00/sq.ft.	<u>\$340,398</u>
Total value of all properties	\$559,960

Say, \$560,000

In considering the above noted calculations, it would appear that the City could possibly pay a value greater than the indicated \$160,000 for the subject property. The reasoning for this is that by acquiring this property the City increases the value of the northerly property at 2428 Kingsway Avenue by \$18,911 and there is a further increase for the total package value of the site based on the road closures of \$59,562 for a total value unit of \$78,473.

Considering a revised market value for the subject property upon consolidation and lane closures from the adjacent properties, the value of \$560,000 would indicate a per square foot of land rate of \$18.71. It is felt that this still falls within a realistic range of land values.


In considering the purchase of the proposed residence, it must also be remembered that the current owner could apply for a road cancellation and possibly acquire some of the property adjacent to that of his current ownership. It would appear from the previous calculations that the City could possibly pay somewhere in the range of \$160,000 to \$219,000 for the property due to the proposed road and lane closures.

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Mr. Bryan Kirk
February 19, 1992
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I trust you find this analysis satisfactory for your consideration at the current time. It is felt that should a formal appraisal be required for negotiations with the current owner, an appraisal could be prepared upon your request.

Yours truly,
PENNY & KEENLEYSIDE APPRAISALS LTD
per


Robert J. Simpson, AACI

RJS/jf

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COMMITTEE

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COMMITTEE OF COUNCIL

FEB 24 1992

MEMORANDUM

February 20, 1992

TO: B.R. Kirk, City Administrator

FROM: K. Janna Taylor, Parks & Recreation Director

SUBJECT: School Board Liaison Committee Proposal for Future Secondary
Schools in PoCo

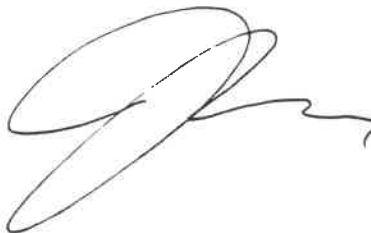
The School Board Liaison Committee (committee members, School Trustee, Jane Parlee, Secretary, Ron Parks, Treasurer, Sven Urhdal, Assistant Superintendent of Schools, Tom Harris, Alderman Mike Thompson and Parks & Recreation Director, Janna Taylor) had a meeting on Tuesday, February 13, 1992 to discuss the future location of the proposed new high school in Port Coquitlam.

Various sites were discussed at the committee meeting. The members from School District #43 would like to discuss the possible location of the school at Reeve Street Park.

Members from the School Board will be coming to the Committee of Council meeting Monday, February 24, 1992.

/sd

File No. 201.1



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