

**CORPORATION OF THE CITY OF PORT COQUITLAM**

**PARKS & RECREATION COMMITTEE**

A meeting of the Parks & Recreation Committee was held in the Parks & Recreation Office on Tuesday, April 9, 1991 at 8:00 a.m.

In attendance were Alderman Mike Thompson and Alderman Marg Gordon.

Also in attendance was K. Janna Taylor, Parks & Recreation Director and Larry J. Wheeler, Recreation Manager for Item # 3 only.

**Item No. 1      Lougheed Highway Median**

The Committee reviewed the attached survey from various businesses along the Lougheed Highway as well as the report that was done in 1989.

It was agreed that the trees provide an attractive area along the highway. Furthermore, it provides for a safety area with traffic going in opposite areas.

There is no money in the budget to even consider an alternative landscaping plan.

It was also noted that many of the businesses were opened after the median was put in place.

Recommendation:

That the landscape area, along Lougheed Highway, remain intact.

Carried

**Item No. 2      Skyline Park**

Skyline Park is included in the Westview development. Part of the agreement required that certain works were to be done in the park. We have, during the past two years, had many problems with this park.

We have not estimated that it will cost \$6,800 to bring the park up to a standard that will make all parties happy. The developer, Mr. Sewell, has agreed that he will pay 75% of \$6,800.00.

Recommendations:

- 1) That the contract for the developer, to pay 75% of the cost, to upgrade be taken to City Council.
- 2) That the remaining 25% be taken from Park D.C.C. interest.

Carried  
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APR - 9 1991

Item No. 3      1991 Provisional Budget

The Committee reviewed the various options for the Capital Budget.

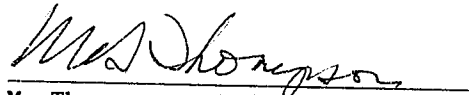
Recommendation:

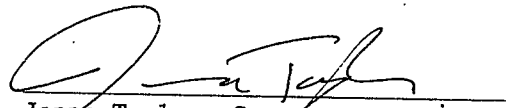
That the verbal presentation be received.

Carried

**ADJOURNMENT:**

The meeting adjourned at 10:00 a.m.

  
M. Thompson, Chairman

  
Janna Taylor, Secretary

APR - 9 1991  
82

THE CORPORATION OF THE CITY OF PORT COQUITLAM

FAX (604) 464-3524

FAX TRANSMITTAL COVER SHEET

TO: Westlo Financial Corporation FAX NO.: 273-0073

ATTENTION: Arnold Silber DATE: 91/04/03

FROM: Ron Freeman, City Clerk NO. OF PAGES: One  
(including cover page)

Lougheed Highway Median

Bryan Kirk has asked me to acknowledge receipt of your letter of March 27th, 1991 concerning the above subject.

Bryan has referred it to the Parks and Recreation Committee for comment and you should be receiving a definitive reply shortly.



cc. ~~Kate Taylor,~~  
~~Parks and Recreation Director~~

IF YOU HAVE ANY DIFFICULTY RECEIVING THIS FAX MESSAGE, WOULD YOU

PLEASE TELEPHONE Ron Freeman AT (604) 941-5411. THANK YOU.

APR - 9 1991  
*sm*



# WESTLO FINANCIAL CORP.

HEAD OFFICE: 7731 Alderbridge Way, Richmond, B.C. Canada. V6X 1Z9 Tel: (604) 273-6753  
Fax: (604) 273-0073

March 27, 1991

Fax #: 464-3524

Bryan R. Kirk  
City Administrator  
City of Port Coquitlam  
2580 Shaughnessy Street  
Port Coquitlam, B.C.

Dear Bryan:

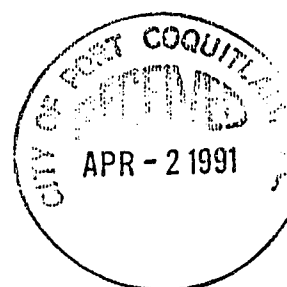
Attached herewith please find a petition regarding the landscaping on the median on Lougheed Highway.

If there is any further information that you may require, please contact the writer, as many of the comments that were given to us regarding the effort to correct the situation, were very positive towards the petition.

Yours very truly,

WESTLO FINANCIAL CORP.

Arnold Silber



AS\L.128



Operating:

Lougheed Highway & Westwood, Port Coquitlam, B.C.

APR - 9 1991  
*sh*

March 1, 1991

City of Port Coquitlam

**Re: Landscaping of Median Between Westwood Avenue on the East Side and Raleigh Street on the West Side on Lougheed Highway**

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We, the undersigned, hereby respectfully request that the City of Port Coquitlam undertake as soon as possible, to re-landscape the median running through Lougheed Highway between Westwood and Raleigh by reducing the foliage or replacing the foliage to a maximum height of three (3) feet.

Whereas the present median has foliage exceeding eight (8) feet in height, which not only obstructs the view of travelling automobiles, but has severely curtailed the visibility of businesses situated parallel to Lougheed Highway, who count on the support of this vehicle traffic.

APR - 9 1991  
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Name

~~John D. [unclear]~~  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
Karlstedt  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
Becker  
Dorinda [unclear]  
Lucy [unclear]  
All [unclear]  
~~John D. [unclear]~~  
Brian James  
Suzanne Kudach  
~~John D. [unclear]~~  
Behr  
~~John D. [unclear]~~  
B. [unclear]  
Norman [unclear]  
~~John D. [unclear]~~  
R. P. [unclear]  
Leroy [unclear]  
Mike [unclear]  
~~John D. [unclear]~~  
V. Nelson

Name

~~John D. [unclear]~~  
~~John D. [unclear]~~  
~~John D. [unclear]~~  
Walt Max Bergall  
~~John D. [unclear]~~  
Brynn Williams  
M. [unclear]  
Lucy Magnuson  
Dolson  
J. J. Smith  
Thelma  
~~John D. [unclear]~~  
Rich M. Winger  
Berman  
John Aguella  
W. [unclear]  
B. [unclear]  
Tanya [unclear]  
B. [unclear]



THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

MEMORANDUM

December 4th, 1989

TO: K.J. Taylor,  
Parks & Recreation Director.

FROM: R.A. Freeman  
City Clerk/Deputy Administrator

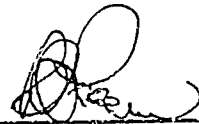
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Re: Lougheed Median - Removal of Trees.

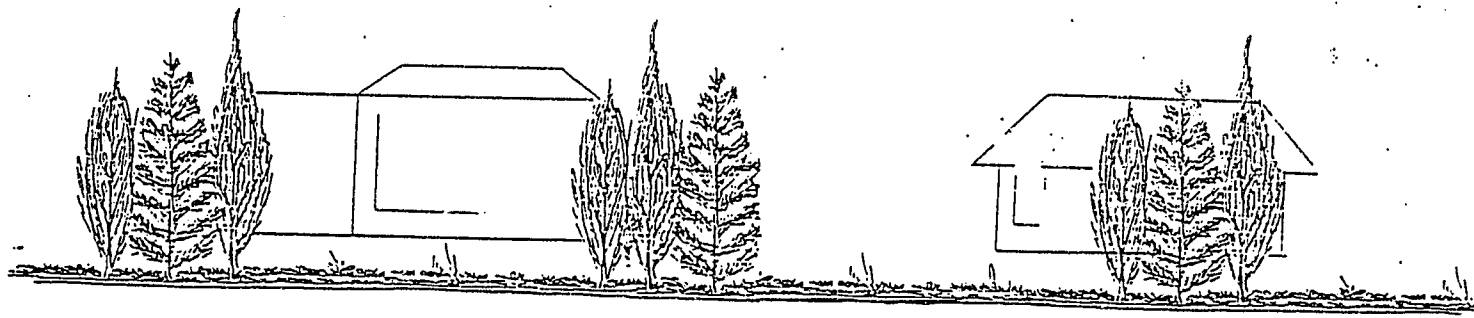
With reference to your November 30th, 1989 memorandum concerning the above noted subject this will advise that when the same was placed before a regular Council meeting held on December 4th, 1989 the following resolution was passed:

- "a) That the concept of removal of certain trees along the Lougheed Highway between Westwood Street and Hastings Street be approved (please see attached diagram which outlines the concept)
- b) That the 1989 estimated cost of \$16,000 to remove the trees and replant them be put into the 1990 provisional budget."

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\_\_\_\_\_  
R. A. Freeman  
City Clerk  
Deputy Administrator

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THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

REPORT TO COUNCIL

1989 11 30

TO: B.R. Kirk, City Administrator

FROM: K. Janna Taylor, Parks & Recreation Director

SUBJECT: Lougheed Median - Removal of Trees

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Recommendation

- a) That the concept of removal of certain trees along the Lougheed Highway between Westwood Street and Hastings Street be approved (please see attached diagram which outlines the concept)
- b) That the 1989 estimated cost of \$16,000 to remove the trees and replant them be put into the 1990 provisional budget.

Background & Comments

During the past few years we have received the odd request to remove the trees along the Lougheed Highway; in particular the trees between Westwood and Hastings. Recently the Parks & Recreation Committee has met with Mr. Mike McKone of Metro Motors to discuss the problem and his concerns are outlined in the attached letter.

Since our meeting with the Parks & Recreation Committee the department has received letters from other businesses along the Lougheed Highway; these are attached for Council's information.

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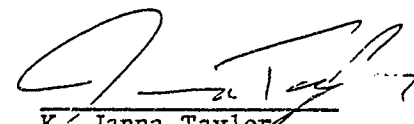
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- 2 -

The Parks Superintendent has done an inventory of the trees along this section of the highway; there are approximately 45 Hornbeam deciduous trees and approximately 45 Sylvester Pine trees. The estimated value of the Hornbeam's alone is \$24,000.

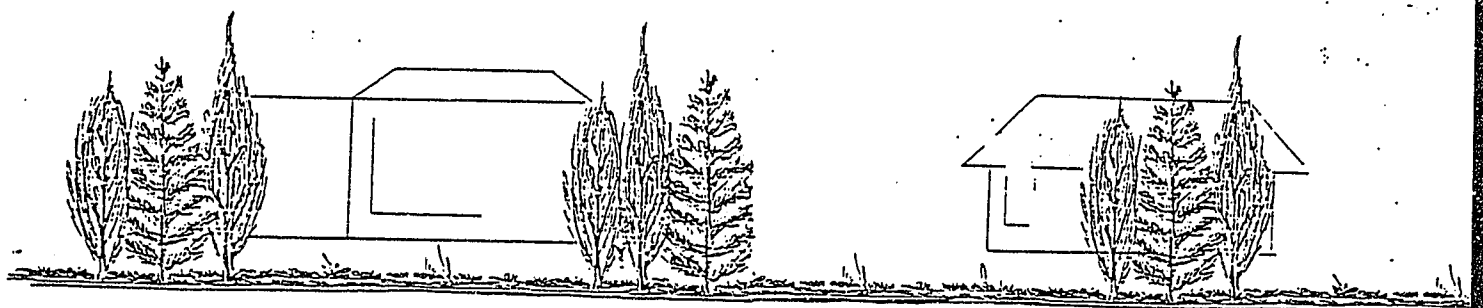
It does not make sense to cut the trees down; it would be more appropriate to relocate the trees to another park. Committee is of the opinion that it would make sense to remove some of the trees and tall shrubbery in order to give more visibility along this section of the Loughheed. The cost to remove the trees, replant them and also replant spreading shrubs in the median would cost \$16,000. It should be noted that once these trees are removed this will increase the weeding area on the highway median.

Representative from various business in the affected area will be in attendance.

  
K. Janna Taylor  
Parks & Recreation Director

KJT/pg

APR - 9 1991



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*Office of the Mayor* — THE CITY OF PORT COQUITLAM

2272 McAllister Avenue,  
Port Coquitlam, B.C. V3C 2A8

Fax: 464-3524  
Phone: 941-5411

November 8, 1989

Metro Motors Limited,  
2505 Lougheed Highway,  
Port Coquitlam, B.C.  
V3B 1B2

Attention: Mr. Mike McKone,  
President

Dear Mr. McKone:

Thank you for your letter dated November 6, 1989.

I have forwarded a copy of your letter to Alderman J.J. Keryluk,  
Chairman of the Parks & Recreation Committee for their report and reply.

Yours very truly,

A handwritten signature in cursive script, reading "L.M. Traboulay".

L.M. Traboulay,  
Mayor

c.c. Alderman J.J. Keryluk  
Alderman G.R. Laking  
K.J. Taylor;  
Parks & Recreation Director

APR - 9 1991 <sup>SN</sup>



**METRO  
MOTORS  
LTD.**



2505 LOUGHEED HWY. - PORT COQUITLAM, B.C. V3B 1B2  
PHONE 464-0271 or 526-3223 • FAX: 941-8254

November 6, 1989

Mr. L. M. Traboulay  
Mayor  
City of Port Coquitlam  
City Hall  
2580 Shaughnessy Street  
Port Coquitlam, B. C.  
V3C 2A8

Dear Mayor Traboulay:

This is to request the removal of the tall trees planted in the median of the Lougheed Highway between Westwood Street and Hastings Street. Some reasons are:

- 1) The tall trees create a visual barrier preventing people travelling east from seeing the businesses on the north side and people travelling west from seeing the businesses on the south side. These businesses need visibility to compete in an ever more competitive market place. Many of the potential customers are coming to the businesses for the first time and have trouble finding them. Most retail businesses require a strong visual impact to bring its products and services to the attention of potential customers, and some amount of this visibility is denied to these business operators.
- 2) The visibility problem is getting continually worse as the trees grow wider and thicker.
- 3) The trees create an unsafe visual barrier for pedestrians. Not only are pedestrians obscured by the trees so when they step off the median to cross the street there is no warning but the pedestrians have to step right onto the curb or onto the road in order to see because the trees are so wide now.
- 4) The tall trees are an unfair hindrance to the affected businesses because similar medians do not have tall trees. Why should similar businesses with similar highway frontage be treated differently? The Lougheed Highway heading east from Shaughnessy is virtually identical in dimensions, age, and construction yet the median only has low lying shrubbery. The new Mary Hill bypass does not have a planted median at

ARMEN  
B.R. Kirk  
KJ. Taylor;

APR - 9 1991  
SR

Golden Lotus Restaurant  
2579 Lougheed Highway  
Port Coquitlam, B. C.  
V3B 1B4  
September 18, 1989

CITY OF PORT COQUITLAM ENGINEERING DEPT.		
SEP 27 1989		
TO	FROM	DATE

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

Dear Mayor Traboulay and Council,

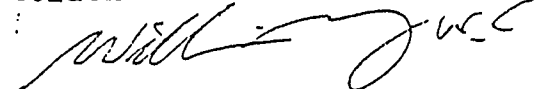
This letter is a request that the City of Port Coquitlam remove the trees on the median that divides east and west bound traffic at 2500 block Lougheed Highway. This row of trees is a safety hazard as pedestrians use the median as a "halfway point" when crossing Lougheed at Raleigh. Drivers cannot see these pedestrians as they dart out in front of the traffic from behind the trees. We feel that the safety factor "alone" should be reason enough to remove the trees.

Another concern of ours is that potential customers, after seeing our advertisements in other areas of the Lower Mainland, drive right through Port Coquitlam and end up in Maple Ridge. Potential revenue is lost when these customers call from Maple Ridge saying, "Where are you? We couldn't find your restaurant and kept going eastbound and now we are having dinner in Maple Ridge." We have lost business as a direct result of the trees. Money that should have been spent in Port Coquitlam has needlessly gone out of our municipality.

Please present our concerns to council. Thanking you in advance for your consideration in this important matter.

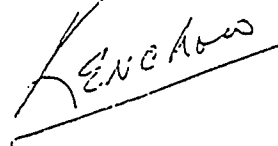
Sincerely,

Golden Lotus Restaurant



William Tsang, Leasee

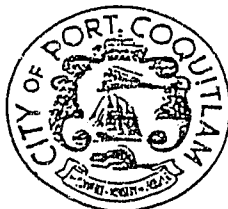
Ken Chow, Owner



WT/mh

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*Office of the Mayor* — THE CITY OF PORT COQUITLAM

2272 McAllister Avenue.  
Port Coquitlam, B.C. V3C 2A8

Fax: 464-3524  
Phone: 941-5411

November 24, 1989

BME Supply & Equipment Co.,  
2567 Lougheed Highway,  
Port Coquitlam, B.C.  
V3B 1B4

Attention: Mr. Don Markel  
President

Dear Mr. Markel:

In response to your letter of 89-11-20, please be advised that I have referred the matter you have raised to the Parks and Recreation Committee.

The Committee will be meeting soon to discuss the trees in the median and a report is expected soon.

Yours very truly,

L.M. Traboulay,  
Mayor

c.c. Alderman M.D. Gates,  
Chairman, Parks & Recreation Committee  
Alderman G.R. Laking,  
K.J. Taylor, Parks & Recreation Director

SN  
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# SUPPLY & EQUIPMENT CO.

A DIVISION OF BURKE MOUNTAIN ENTERPRISES LTD.

2567 LOUGHEED HWY. PORT COQUITLAM, B.C. V3B 1B4

TELEPHONE 941-4757 941-1773

Mr. L.M. Traboulay  
Mayor  
City Of Port Coquitlam  
City Hall  
2580 Shaugnessy St.,  
Port Coquitlam, B.C.  
V3C 2A8.

Nov. 20/89

Dear Mayor Traboulay,

This letter is to bring to your attention a situation we have endured since 1977. That situation simply put is that of existing with no access to our business from the Lougheed highway eastbound. As well the problem is compounded by the lack of visibility from the south side of Lougheed. These and other problems with traffic are rapidly becoming worse.

expanding on these problems;

- 1) Because of the median dividing the highway we are denied access from one half of the Lougheed Highway, the eastbound half, and, this in turn causes other problems;
  - a) Those eastbound customers are having a difficult time getting in to us often committing illegal and unsafe maneuvers in the process. Many are passing us up because of this.
  - b) Those customers who are departing and wish to be east-bound must first go west and face the difficult traffic problems you have in the vicinity of Poco Place Mall. Virtually all traffic in this direction is forced to ply through the residential to the immediate north of us to get there.
  - c) Can you locate our address or any address while driving east on Lougheed? No, because your view is effectively blocked by the trees and shrubs which are ever increasing in size.
- 2) There is no safety for anyone who wants to cross the highway on foot because visibility is nil in either direction. There already have been a number of serious accidents involving pedestrians trying to cross the highway.
- 3) In the last two years the traffic has increased enormously and so have the accidents. The congestion of traffic on this strip is terrible most of the time and rises to an extreme high on weekends ..not to forget that we lose one lane and back the traffic up when the maintenance crew take it over to do their landscaping. Because of no exit or entry from our corner ( Jervis & Lougheed) our traffic is forced into the bottleneck at the north of Poco Place Mall.

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# SUPPLY & EQUIPMENT CO.

A DIVISION OF BURKE MOUNTAIN ENTERPRISES LTD.

2567 LOUGHEED HWY. PORT COQUITLAM, B.C. V3B 1B4

TELEPHONE 941-4757 941-1773

- 4) When traffic is not congested, the style of highway we've got gives rise to excessive speed. Virtually all vehicles will be well over the limit. This applies to east and west.
- 5) We for years now have listened to every second customer complain bitterly about our access and departure routes.

In summing up we believe the answers to these problems to be;

- A - Removal of the median and it's trees and shrubs.
- B - Provide a left turn lane on the south side of Lougheed in an easterly direction to allow left turns to be made from Lougheed to the north on Jervis St.
- C - A controlled traffic light at Jervis and Lougheed.

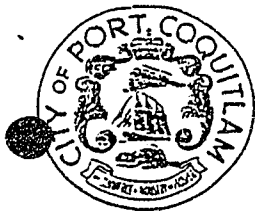
As local taxpayers, local employers, local purchasers, and providing a service that brings in people from other areas we respectfully request that the above be carried out at your earliest convenience.

Sincerely,

Don Markel  
President.

SR  
APR - 9 1991





*Office of the Mayor* — THE CITY OF PORT COQUITLAM

2272 McAllister Avenue,  
Port Coquitlam, B.C. V3C 2A8

Fax: 464-3524  
Phone: 941-5411

November 24, 1989

The Boz Costumes & Novelties,  
2579B Lougheed Highway,  
Port Coquitlam, B.C.  
V3B 1B4

Attention: Ms. Tami Bozman

Dear Ms. Bozman:

In response to your letter of 89-11-13, please be advised that I have referred the matter you have raised to the Parks and Recreation Committee.

The Committee will be meeting soon to discuss the trees in the median and a report is expected soon.

Yours very truly,

L.M. Traboulay,  
Mayor

c.c. Alderman M.D. Gates,  
Chairman, Parks & Recreation Committee  
Alderman G.R. Laking,  
K.J. Taylor, Parks & Recreation Director

SK  
APR - 9 1991

# MACKENZIE MURDY & McALLISTER

BARRISTERS & SOLICITORS

FAX (604) 689-9029  
TELEPHONE (604) 689-5263

31ST FLOOR FOUR BENTALL CENTRE  
1055 DUNSMUIR STREET  
P.O. BOX 49059  
VANCOUVER, CANADA V7X 1C4

March 28, 1991

Ms. K. Janna Taylor  
Parks & Recreation Director  
City Hall  
Port Coquitlam, B.C.  
V3C 2A8

Dear Janna:

Re: Skyline Park  
Our File No. 1929

Further to our telephone conversation this afternoon,  
enclosed is a draft Agreement between the City and Sandcastles  
Capital Corporation regarding the completion of works for Skyline  
Park.

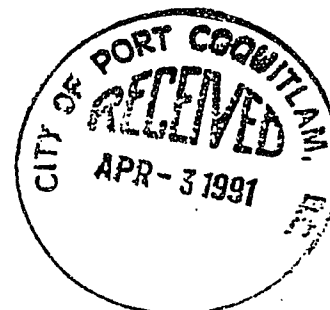
Yours truly

MACKENZIE MURDY & McALLISTER

*C. Murdy*  
Christopher S. Murdy

CSM/jg/8895/CSM167  
Enclosure

cc: Bryan R. Kirk, City Administrator



APR - 9 1991

THIS AGREEMENT dated the                      day of                      , 1991.  
BETWEEN:

THE CORPORATION OF THE CITY OF PORT COQUITLAM  
City Hall  
2580 Shaughnessy Street  
Port Coquitlam, British Columbia  
V3C 2A8

(the "City")

AND:

SANDCASTLES CAPITAL CORPORATION  
Incorporation No. 310368  
1725 - 555 Burrard Street  
Vancouver, British Columbia  
V7X 1J8

("Sandcastles")

WHEREAS Sandcastles is the registered owner of the  
lands known as Skyline Park with a legal description of

PIN: 012-147-451  
Lot 1  
District Lot 169  
Group 1  
New Westminster District  
Plan 79396

(the "Park");

AND WHEREAS the City has agreed to purchase and  
Sandcastles has agreed to sell to the City the Park, subsequent  
to completion of construction of certain improvements to the Park  
at the expense of Sandcastles;

AND WHEREAS the parties have agreed that the City will  
now complete the deficiencies in the improvement works, with  
Sandcastles paying 75% of the actual costs of such work;

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NOW THEREFORE in consideration of the premises, of the sum of ONE DOLLAR (\$1.00) receipt of which from the City is hereby acknowledged by Sandcastles and other good and valuable consideration THE PARTIES AGREE AS FOLLOWS:

1. Sandcastles acknowledges and agrees that some work still remains be done on the Park, for which Sandcastles is responsible, as required under the agreement known as the Main Agreement between the City and Western Mortgage Corporation, the benefit and burden of such agreement having been assigned to Sandcastles.

2. Sandcastles confirms its agreement that the City will complete the remainder of the deficiencies in the said works, now estimated to cost \$6,826.87 as per the estimate attached hereto as Schedule "A" and that Sandcastles will pay 75% of the total actual labour and equipment costs expended by the City in completing these works, calculated in accordance with the manner and using the rates shown on the said Schedule.

3. Sandcastles acknowledges and agrees that the attached Schedule "A" is only an estimate of costs and it is responsible for 75% of all actual costs.

4. Sandcastles confirms that it will pay the agreed upon amount forthwith upon receiving the City's advice of the final costs and in the event that it fails to forthwith pay such amounts, the City can draw on any Letter of Credit or other security Sandcastles has deposited with the City in connection

with this development or withhold a portion of payment for the Park, to satisfy the City's claim in this regard.

5. Sandcastles hereby releases the City and agrees to indemnify and save the City harmless from and against any and all claims, actions, causes of action, debts, demands, liens or losses howsoever or whenever arising in any way connected with or arising as a result of the City performing the deficiencies in the said works as permitted hereunder.

6. Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require; this Agreement runs with the said lands; every reference to each party hereto shall be deemed to include the officers, employees, elected officials, agents, servants, successors and assigns of that party; this Agreement and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be, NOTWITHSTANDING any rule of law or equity to the contrary; and if any section, subsection, clause or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction the invalid portion shall be severed and shall not affect the validity of the remainder; any notice required or permitted to be given hereunder shall be deemed to be sufficiently given and received if mailed

by prepaid registered mail to a party to the address first written above, on the third business day after mailing.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal as of the day and year first above written.

The Corporate Seal of the City )  
was hereunto affixed in the )  
presence of: )

\_\_\_\_\_  
Mayor )

\_\_\_\_\_  
City Clerk )

The Corporate Seal of )  
Sandcastles Capital )  
Corporation was hereunto affixed )  
in the presence of: )

\_\_\_\_\_  
Authorized Signatory )

\_\_\_\_\_  
Authorized Signatory )

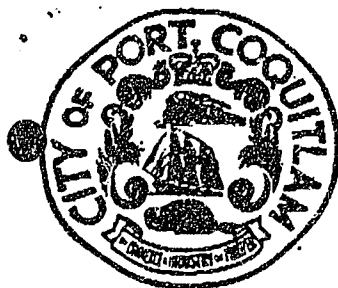
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C/S

C/S

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SCHEDULE "A"

CITY OF PORT COQUITLAM

2580 SHAUGHNESSY STREET, PORT COQUITLAM V3C 2A8 (604) 941-5411

Al Sewell 533-7126

**Fax number**

Estimate for carrying out deficiencies in Skyline Park.

1 Foreman II	40 hrs @ \$ 17.28	= \$ 691.20
2 labourers	80 hrs @ \$ 14.38	* \$ 1150.40
1 Operator	40 hrs @ \$ 16.67	= \$ 668.80
1 Truckdriver	20 hrs @ \$ 15.35	= \$ 307.
		<hr/>
		\$ 2817.40
1991 Rate		\$ 2916.00
including 43% fringe		<hr/>
		\$ 1253.88
sub total		<hr/>
		\$ 4169.88
Supervision 10 %		<hr/>
		\$ 416.99
		<hr/>
		\$ 4586.87

Equipment	40 hrs crewcab @ \$ 9.	\$ 360.
	40 hrs backhoe @ \$ 35.	\$ 1400.
	20 hrs dumptrk @ \$ 24	\$ 480.

Grand Total	\$ 6826.87
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MAR 1 / 91

APR - 9 1997



DATED

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BETWEEN:

THE CORPORATION OF THE  
CITY OF PORT COQUITLAM  
(the "City")

AND:

SANDCASTLES CAPITAL  
CORPORATION  
("Sandcastles")

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AGREEMENT

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MACKENZIE MURDY & McALLISTER

BARRISTERS & SOLICITORS

31ST FLOOR FOUR BENTALL CENTRE

1055 DUNSMUIR STREET

P.O. BOX 49059

VANCOUVER, CANADA V7X 1C4

FAX (604) 689-9029

TELEPHONE (604) 689-5283

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OUR FILE NO: 1929

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