

CORPORATION OF THE CITY OF PORT COQUITLAM

PARKS & RECREATION COMMITTEE

A meeting of the Parks & Recreation Committee was held in the Committee Room at City Hall on Tuesday, January 17, 1989 at 3:45 p.m.

In attendance were Alderman John Keryluk and Alderman George Laking.

Also in attendance was K. Janna Taylor, Parks & Recreation Director.

Item No. 1      Genstar - Parksite No. 5

The Parks & Recreation Director reviewed the sequence of events of moving the tennis courts from Parksite No. 3 to Parksite No. 5. Attached to the minutes is the Resolution To Council's Committee Meeting held February 8, 1988.

Genstar has drawn up an amendment to the existing contract for park development which includes a clause to relocate the tennis courts and appropriate monies to Parksite No. 5.

The City Solicitor has reviewed the proposed wording and has indicated that the amending agreement is properly drafted and he had no suggestions for changes.


Members of Committee were concerned that Parksite No. 5 would not have enough space for a "community facility" and a double tennis courts.

Discussion took place in regard to moving the tennis courts to Parksite No. 3 and that the proposed amendment should include this change.

Recommendation:

To adopt the amendment proposed by Genstar; but that it reflect that the tennis courts be relocated to Parksite No. 3 rather than Parksite No. 5

Carried

  
JAN 17 1989

Item No. 2

Figure Skating Club - Request to Install Lockers

The Committee reviewed the report from the Recreation Manager.

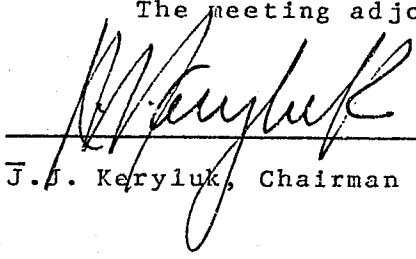
Recommendation:

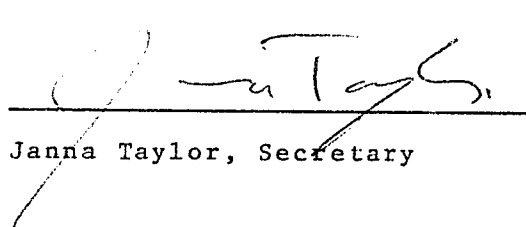
1. To approve the recommendation outlined in the Recreation Manager's report.
2. To send an appropriate letter to the Figure Skating Club with the Committee's decision.


Carried

ADJOURNMENT:

The meeting adjourned at 4:30 p.m.

  
J.J. Keryluk, Chairman

  
Janna Taylor, Secretary

  
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THE CORPORATION OF THE  
CITY OF PORT COQUITLAM

MEMORANDUM

March 4th, 1988

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

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

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Re: Genstar Park Site #2.


With reference to your February 5th, 1988 memorandum concerning the above noted subject this will advise that when the same was placed before a regular Committee meeting held on February 8th, 1988 the following resolution was passed:

"That the tennis courts in park site #2 be re-located to park site #5 and that the monies, (for the tennis courts), be diverted to this park site.

You will recall that all Council members were present, except Alderman Laking and no dissenting votes were cast.

RAF/sr

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

  
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SCHEDULE "G"

2

The Developer undertakes and agrees to provide, construct or contribute at the locations identified on the attached map to the following improvements in accordance with the terms and conditions of this agreement to a total value not to exceed \$1,200,000, including design, layout, reasonable contract administration and inspections costs, as measured in 1985 dollars.

Site 1: (Value of improvements, excluding regrading, not to exceed \$70,000.00)

- a. Regrading as may be required for engineering purposes;
- b. Wildflower hydro-seeding on all slopes > 1:4;
- c. Hydro-seeding, a minimum of sixty 2 1/2" caliper trees, and appropriate landscaping of remaining areas;
- d. Park benches;
- e. A crushed rock pathway system in a mutually agreed upon location;
- f. One 20 mm water service connection to the property line.

Site 2: (Value of improvements, excluding regrading, not to exceed \$400,000.00)

- a. Regrading as may be required for engineering purposes;
- b. Wildflower hydro-seeding of slopes > 1:4;
- c. Hydro-seeding of remaining areas;
- d. A minimum of 100 planted 2 1/2" caliper or larger trees with related shrubbery;
- e. A picnic area complete with covered shelter, 25 picnic tables and 2 barbecue pits;
- f. A 50 mm water service connection to property line;
- g. One piece of childrens' playground equipment;
- h. Two doubles tennis courts
- i. Restroom facilities (combined with picnic shelter)
- j. Paved and curbed parking lot to hold 44 cars.

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Site 3: (Value of improvements not to exceed \$300,000.00)

- a. A multi-purpose grass soccer/softball field, fully sprinkled with a sand base, of a size to be determined on the basis of site suitability given slope conditions and limited working area;
- b. A detailed park master plan for integrated development of school fields and park property;
- c. Regrading and landscaping as required to satisfy master plan;
- d. A water fountain;
- e. Combined school/park parking lot.

All facilities to be constructed within the power line right-of-way are subject to the City obtaining any necessary approval from B.C. Hydro and Power Authority.



Site 4: (Value of improvements not to exceed (\$30,000.00)

- a. Regrading and berming as required for landscaping purposes;
- b. Hydro-seeding;
- c. Park bench(es);
- d. One piece of children's playground equipment;
- e. A minimum of twenty planted 2 1/2" caliper or larger trees plus related shrubbery;
- f. A 20 mm water service connection to property line;
- g. A crushed rock pathway system.

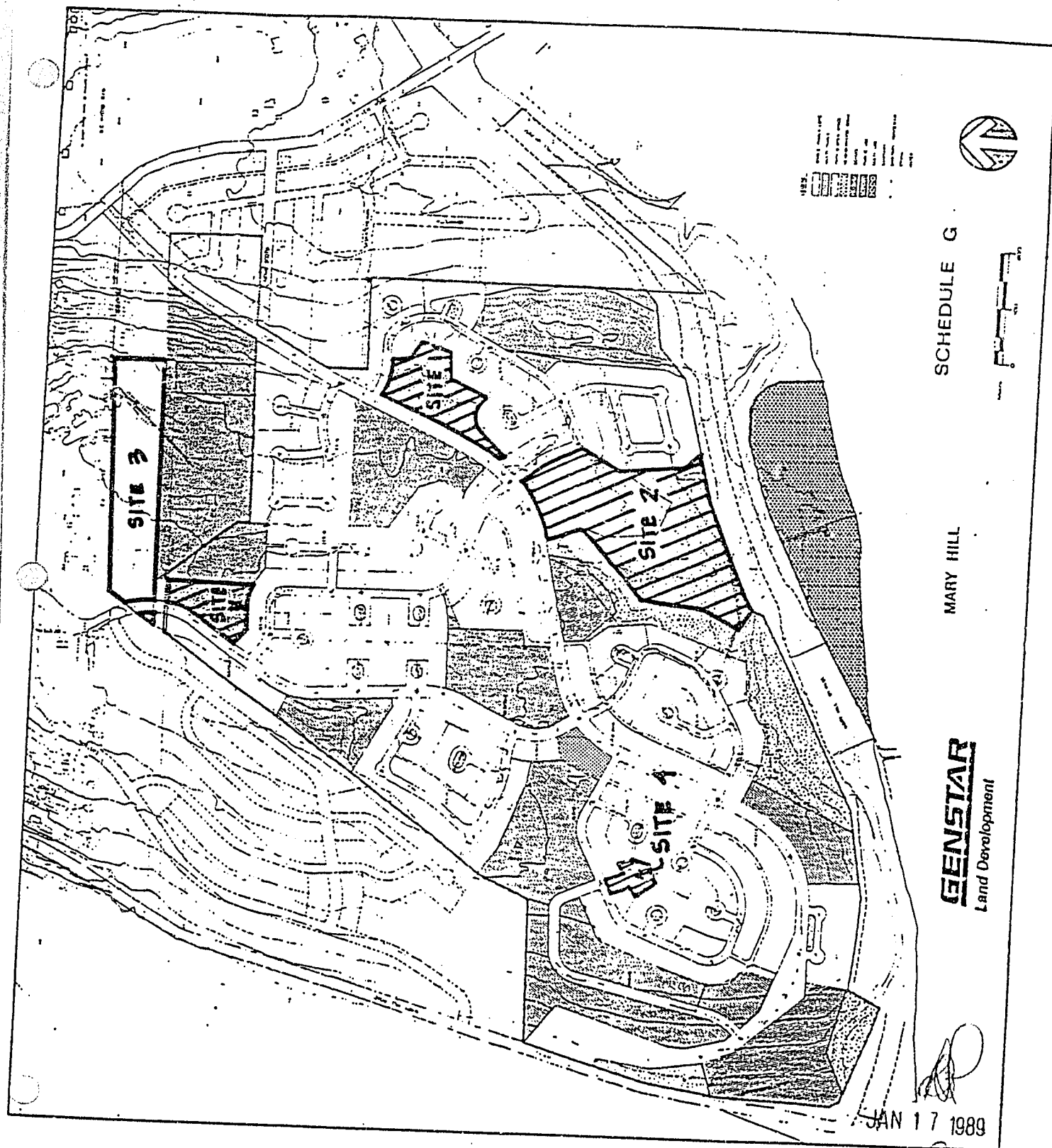
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Site 5:

The Developer covenants and agrees to contribute \$400,000.00 in cash towards the cost of a community facility on this site, provided that such facility is designed and scheduled for completion within 2 years of the issuance of a building permit for the 1000th dwelling unit within the development and that the facility is of a value equal to or greater than the Developer's contribution; provided that in the event that the City has not substantially completed this facility within the two year period, the contribution shall be refunded without interest.

  
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SCHEDULE G

MARY HILL

**GENSTAR**  
Land Development

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6  
**DRAFT**

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1988

**BETWEEN:**

THE CORPORATION OF THE CITY OF PORT COQUITLAM,  
a City Municipality duly incorporated under the  
laws of the Province of British Columbia, and  
having its offices at 2272 McAllister Avenue,  
City of Port Coquitlam, Province of British  
Columbia,

(hereinafter called the "City")

OF THE FIRST PART


**AND:**

IMASCO ENTERPRISES INC., a corporation duly  
incorporated under the laws of Canada and  
extraprovincially registered in the Province  
of British Columbia and having an address at  
Suite 104, 4585 Canada Way, in the Municipality  
of Burnaby, in the Province of British Columbia,  
V5G 4L6

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS Genstar Corporation ("Genstar"), entered into  
an agreement ("Development Agreement") with the City dated  
September 10, 1985 regarding the development of certain lands and  
premises within the City of Port Coquitlam, and Genstar has  
assigned and transferred all of its assets, business and  
undertaking to the Developer;

  
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JAN 3 '89 10:20

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AND WHEREAS the Developer and the City wish to amend certain clauses contained within Schedule "G" of the Development Agreement;

NOW THEREFORE in consideration of the premises, and the mutual covenants herein, the Developer and the City covenant and agree to amend Schedule "G" of the Development Agreement as follows:

- 1) Under the heading "Site 2", the provision ("Value of improvements, excluding regrading, not to exceed \$400,000.00") shall be amended to read, ("Value of improvements, excluding regrading, not to exceed \$350,000.00.");
- 2) Under the Heading "Site 2", item "h", the provision "two doubles tennis courts", shall be deleted entirely.
- 3) Under the Heading "Site 5", the entire clause shall be deleted and shall be replaced by the following:

Site 5

"The Developer covenants and agrees to contribute \$450,000.00 in cash towards the cost of a community facility and two doubles tennis courts on this site, provided that such facility and tennis courts are designed and scheduled for completion within 2 years of the issuance of a building permit for the 1000th dwelling unit within the development and that the facility and tennis courts are of a value equal to or greater than the Developer's contribution; provided that in the event that the City has not substantially completed the facility and the tennis courts within the two year period, the contribution shall be refunded without interest."

  
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- 4) IT IS MUTUALLY UNDERSTOOD, and agreed between the City and the Developer that except as expressly added to, amended or deleted herein, all the terms and conditions contained in the Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year first above written.

The CORPORATE SEAL of IMASCO ENTERPRISES INC. was hereunto affixed in the presence of:

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

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

MAYOR

CLERK

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JAN 3 '89 10:21

534 2015011

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THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 12 19

MEMORANDUM TO: K. Janna Taylor, Parks & Recreation Director

MEMORANDUM FROM: Larry J. Wheeler, Recreation Manager

SUBJECT: Request to Install Lockers - Port Coquitlam Figure Skating Club

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Recommendation:


It is recommended that this request be denied at this time.

Purpose/Problem:

The purpose of this report is to provide information and a recommendation for consideration by the Parks & Recreation Committee regarding the request received from the Port Coquitlam Figure Skating Club (hereafter referred to as PCFSC) to install lockers in the old lobby.

History/Background:

The Port Coquitlam Figure Skating Club would like to install lockers (24 half-height lockers) along the outside wall of the room they use as an office. It is proposed that these lockers would be rented to the senior skaters and would alleviate the necessity for the senior skaters to carry their equipment with them all day long.

  
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Alternatives:

Several alternatives available for consideration by the Parks & Recreation Committee:


- \* Approve the request as outlined
- \* Deny the request as outlined
- \* Approve the request with conditions or modifications.

Discussion/Justification:

This is a difficult request to resolve. Although the request makes sense, and the P.C.F.S.C. is prepared to pay all related installation costs, precedence is of major concern. Many other organizations envy the fact that the PCFSC has an office space. When the other organizations ask for similar treatment, we usually indicate that the PCFSC has an office as a result of a very old agreement and we currently do not have additional space available for other office locations. Should we then provide space for lockers for the PCFSC, we will have to be prepared to provide the same level of service for everyone. This raises several questions that need to be taken into consideration:

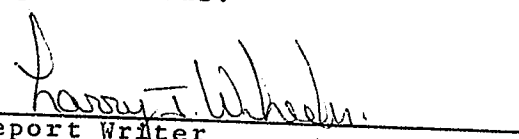
- 1) If we approve the request, are we prepared to give similar consideration to other organizations?
- 2) Do we want to potentially have our public space lined with lockers?
- 3) Is this request in the best interest of the community as a whole?
- 4) If this request was approved we should ensure that the PCFSC are aware that the lockers may have to be removed on a permanent basis, should the Port Coquitlam Rec Centre be retrofitted.
- 5) In addition, there are many logistical questions that need to be considered (i.e. liability, vandalism, theft, design and color, maintenance, etc.) when reviewing this request.

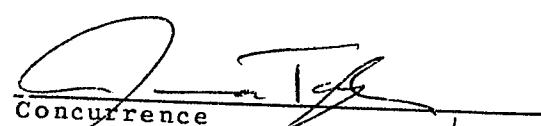
In addition, it is important to take into consideration that we provide day lockers located in the passageway off the main lobby that are rarely used.

  
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Summary/Conclusion:

The attached request was received from the PCFSC. Although the request has merit, it presents many questions that have to be resolved. The primary considerations include whether this is consistent with our development objectives for this building and whether we are prepared to afford the same luxury to other organizations.

  
Report Writer  
L.J. Wheeler

  
Concurrence  
K.J. Taylor

c.c. - B.J. Irvine, Area Supervisor

  
JAN 17 1989

Port Coquitlam Figure Skating Club  
P.O.Box 15, Port Coquitlam, B.C.  
V3C 3V5

2 November 1988

The Corporation of the City of Port Coquitlam  
Parks & Recreation Department  
2253 Leigh Square  
Port Coquitlam, B.C.  
V3C 3B8

Attn: B.J. Irvine

Dear Bev:

Further to our recent discussion, this is to request the City's permission to install a 12' long row of lockers, along the outside wall of our room, in the lobby of Arena #1. All costs of this installation would be borne by the Club.


Physically, this locker bank would measure 12'1 x 6'h x 1'd, and would fit neatly along the referenced wall. This would provide us with 24 half-height lockers of the same type as those presently installed in the passageway off the main lobby.

These lockers are badly needed by our senior skaters. They skate many times each week, before and after school, and are unable to carry all of their equipment with them through their daily regimen. Many of these older girls have working parents, and are responsible for getting themselves to and from the rink.


We would assign the lockers to these senior girls for a nominal annual fee, in the same manner as Coquitlam does. We would be responsible for all aspects of these lockers, and would ensure that they were all kept locked at all times.

We hope that you find this proposal acceptable. If you have specific concerns relative to this request, we would be very pleased to work with you to satisfy your requirements.

Yours sincerely,

  
Don Fairbairn  
Vice-President  
Bus: 941-5431  
Res: 941-6891

Report Dec. 19/88.

  
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CITY OF PORT COQUITLAM Parks & Recreation Dept.		
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