

CORPORATION OF THE CITY OF PORT COQUITLAM

PARKS & RECREATION COMMITTEE

A meeting of the Parks & Recreation Committee was held in the Parks & Recreation Department Office on April 6th, 1988 at 4:45 p.m.

In attendance were Alderman George Laking and Alderman Mike Gates.

Also in attendance was Janna Taylor, Parks & Recreation Director and Roger Meloche of PoCo Figure Skating for item no. 7 only.

CONFIRMATION OF MINUTES

That the minutes of the meeting of the Parks & Recreation Committee held on March 30th, 1988 be taken as read and adopted.

Item No. 1

Kilmer House

The Parks & Recreation Committee discussed the attached report.

Recommendation:

It was agreed that a report should be taken to Committee of Council for full discussion and that the Parks & Recreation Director's report should be attached.

CARRIED

Item No. 2

Trees on Boulevard - Oxford Street

The Parks & Recreation Committee agreed to trim the trees back.

CARRIED

Item No. 3

Lions Park - Conceptual Design

The conceptual design was presented to the Parks & Recreation Committee. It was generally agreed that the parking area, as outlined in the plan, should actually be relocated to the vacant lots bought by the city. The committee agreed in principle with the design.

Recommendation:

That the conceptual design with amendments be approved.

CARRIED

...2

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Item No. 4

1988 Capital Budget

The report from the Parks & Recreation Director on the capital budget, was reviewed by the committee.

Recommendation:

That the attached report be taken to Council for approval.

CARRIED

Item No. 5

Birchwood Park

The committee reviewed the attached report from the Parks Superintendent.

Recommendation:

That the Parks Superintendent would review the cost for putting a trail by Birchwood Park at the edge of Birchwood Park.

CARRIED

Item No. 6

Evergreen Park

The attached memorandum was reviewed by the Parks & Recreation Committee.

Recommendation:

That a public meeting be called and the residents be invited to attend.

CARRIED

Item No. 7

Summer Ice

Roger Meloche was in attendance and discussed various alternatives for summer ice. It was generally agreed that there would not be summer ice for this year however, it was indicated that we would work in conjunction with the other groups to follow up and see if we could have summer ice for 1989.

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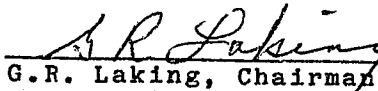
Recommendation:

1. That a memo be sent to Mayor & Council indicating that there would be no summer ice this year.
2. That meetings would be set up in the fall with the various ice users to discuss summer ice use in 1989.

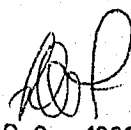
CARRIED

ADJOURNMENT

The meeting adjourned at 6:30 p.m.


G.R. Laking, Chairman


Janna Taylor, Secretary


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THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 03 29

MEMORANDUM TO: Alderman George Laking
Alderman Mike Gates

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

SUBJECT: Kilmer House

Present Situation & Uses

Presently the Kilmer House is under the auspices of the Parks & Recreation Department. The occupants, at this time of the Kilmer House, are Mary Hill Children's Centre who have a lease until September 15th, 1988; and an office for the Emergency Measures Program, (the City Administrator, Bryan Kirk, asked that we find space in the Kilmer House for the Emergency Measures program).

In Bylaw No. 2252 monies have been set aside for the upgrading of the facility.

The report, done by Baker McGarvar Hart on the Kilmer House, recommends three possible levels of upgrading. The study indicates that for approximately \$35,000 the City could upgrade the building which would extend the use from two floors to three, (tenancy on two floors only). The other two options; one for \$133,172 would raise the house and the other for \$156,272 to raise the house and move the house 40' north.

A sum of \$11,000 has been placed in the budget for the general maintenance of the building. Presently the porch is in disrepair and requires immediate attention.

Bylaw No. 2252 states very clearly that Option 2, at a cost of 160,000, is authorized to proceed. However, the Parks & Recreation Committee may wish to cancel this bylaw and come forth with a new bylaw.

Possible Future Uses of Facility

The Mary Hill Children's Centre is under the impression that they will have some years in the facility. A letter has been sent to Mayor & Council, by the Children's Centre who are concerned with the length of their tenancy.

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Recently the Coquitlam Area Fine Arts Society has also expressed an interest in the use of Kilmer House; however to what extent has, at this time, not been determined. Therefore possible uses could include:

- a) Mary Hill Children's Centre
- b) Parks & Recreation Department Recreation Programs
- c) Coquitlam Area Fine Arts Society

Issues:

The Parks & Recreation Department is presently developing an arts policy for the City of Port Coquitlam. It would appear that occupancy of the Kilmer House should not be defined at this time until several questions have been answered:

- a) Is the present study accurate in the costings? Should the City be hiring someone to give us a detailed cost of the renovations; (to include building code requirements for plumbing and electrical)?
- b) Should a "fine arts" centre be located in a central location where transportation is more accessible; and maintenance costs would be centralized with the PoCo Recreation Centre?
- c) The "community facility" designated for site no. 5 in Genstar needs to be determined as to what it will be. Another question may be do we need a "community facility" on this site or should one be located more centrally so that operating costs can be kept to a minimal?
- d) The present location of Kilmer House is not central to the downtown core; transportation access to the location is poor, therefore we need to question the suitability of Kilmer House for recreation uses.
- e) Public parking for Kilmer House may also need to be considered.

Possible Considerations for Kilmer House

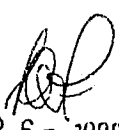
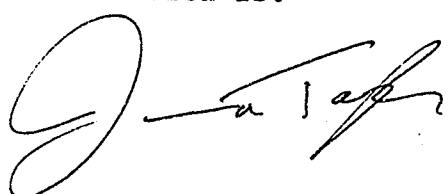
- 1. Upgrade the Kilmer House to allow occupancy of the two floors. The estimated cost, according to the feasibility study, for this work is \$35,000. This would mean that the use of the Kilmer House could be for the day care and possible office use for other organizations such as the Coquitlam Area Fine Arts Society.

2. a) Option A for the estimated cost of \$133,172.
b) Option B for the estimated cost of \$156,272.
3. No matter what options we choose it will be imperative that the Mary Hill Children's Centre be given notice of at least six months to relocate in order for work to be done. If we were to choose the first option it probably would not take a long period of time to do this work. However, if we were to do the other options we need to either advise the Mary Hill Children's Centre that they no longer have occupancy. If we were to do this, I would recommend that we give them a years notice.
4. It is my opinion that we need to hire a consultant for no more than \$10,000 to do an accurate costing of the decided upon option
5. As to the monies in the Bylaw it may be necessary to cancel the bylaw. It may be more appropriate, at this time, to just spend \$35,000 to fix the interior and the porch; until decisions have been made on the outcome of Genstar Site #5 and the development of the fine arts policy for the City.

Conclusion:

Whatever decision the Committee chooses to make; it is necessary to inform the Mary Hill Children's Centre as quickly as possible what their situation is.

KJT/pg



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THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 2252

COUNCIL

A Bylaw to authorize the expenditure of monies
in the Tax Sale Lands Reserve Fund.

MAR 16 1987

APR 27 1987

WHEREAS there is an unappropriated balance of \$2,622,534.74 as at March 3rd, 1987 in the Tax Sale Lands Reserve Fund consisting of monies received from the sale of tax sale properties including interest earned thereon and set aside in accordance with the provisions of Section 380 of the "Municipal Act"; which amount has been calculated as follows:

Balance in Reserve Fund at December 31st, 1986.	\$ 3,285,686.38
Add: Additions to Fund since December 31st, 1986	\$ 36,848.36
Less: Previously authorized expenditure under Bylaw No. 2246	\$ 700,000.00
Balance in Reserve Fund at March 3rd, 1987	\$ 2,622,534.74

AND WHEREAS no sinking funds have been or were required to be established;

AND WHEREAS it is deemed desirable to expend from the amount so set aside the sum of \$320,000.00 to purchase property at the Southwest corner of Knappen Street and Pooley Avenue and make certain other expenditures in connection therewith.

AND WHEREAS the approval of the Minister of Municipal Affairs has been obtained;

NOW THEREFORE the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. The sum of \$150,000.00 is hereby appropriated from the Tax Sale Lands Reserve Fund for the following purchase of real property:

Lot 12 as shown on a Subdivision Plan of Lot "B",
District Lots 232 and 384, Group 1, Plan 5257,
Except: Firstly: Parcel 1, (Reference Plan 16837)
Secondly: Part Subdivided by Plan 28467
and Thirdly: Part subdivided by Plan 31203,
New Westminster District: Containing 0.1663 ha.


acquisition of which parcel of land is hereby authorized.

2. The sum of \$160,000.00 is hereby appropriated from the Tax Sale Lands Reserve Fund to improve for full utility of all three floors the historical building located on the property hereinbefore described in the manner approved by Council at its meeting of January 19th, 1987 and the making of such improvements are hereby authorized.

~~THAT THREE READING~~
FINAL READING

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3. The sum of \$10,000.00 is hereby appropriated from the Tax Sale Lands Reserve Fund to pay incidental survey, legal, and other costs associated with the purchase and improvement of the property hereinbefore described.
4. Should any of the amounts expropriated remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Tax Sale Lands Reserve Fund.
5. This Bylaw may be cited for all purposes as the "Tax Sale Land Reserve Fund (Kilmer House) Expenditure Bylaw, 1987, No. 2252."


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BAKER M^cGARVA HART

November 28, 1986

1024 Mainland Street, Vancouver, British Columbia V6B 2T4
Telephone (604) 683-1024

B.R.Kirk
City Administrator
The Corporation of the City of Port Coquitlam,
2272 McAllister Avenue,
Port Coquitlam, B.C.,
V3C 2A8

RE: KILMER HOUSE, 1575 PITT RIVER ROAD

Dear Mr. Kirk,

Baker McGarva Hart is pleased to submit the following report on the Kilmer House:

Introduction

On November 20, 1986, myself, Clive Evans Reg.Q.S. and C.Y.Loh P.Eng., inspected the above premises and found the building to be in very sound condition with only minor problems affecting the structure of the building.


Architectural Assessment

The architecture of Kilmer House is entirely typical of large inexpensive family homes of that time. Although unspectacular as an architectural monument, the house is an intact example of 1913 residential architecture reflecting the history of the region. That it provides an opportunity for continuing community use within the context of our historical fabric is a bonus for the city given the 4800 square feet of usable space available in this building.

Building Evaluation

The interior of the house has suffered virtually no damage to the historical detailing and would require only surface decoration to restore it to the original finishes apart from the kitchen which has been updated for modern needs. In any eventuality involving public use, the kitchen would have had to be updated so we do not regard the loss of the original kitchen fittings as a problem.

The present owner installed a new gas-fired furnace and water tank three years ago and the existing hot water heating system appears to adequately meet the needs of the building.


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Levels of Occupancy

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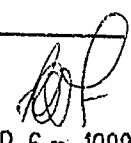
1) Holding Level with present use (2 daycare facilities):
Kilmer House is operating as a vigorous community amenity at the present time with no ill effects to the building.
Some minor repairs are needed immediately to prevent further deterioration to the exterior fabric from one incomplete rainwater leader. Two carpenter days plus materials would be sufficient.

2) Multiple Occupancy
We suggest that the city undertake to upgrade the building with the following in order to extend the use of the present two floors to three which will permit additional tenancy on the second floor. All of this work can be undertaken during present use and it permits the city to maintain full use of the building until such a time as the planning processes for future uses have occurred.

rear porch	\$1000.00
roof	\$5000.00
interior division	\$5000.00
exterior upgrading	\$12,500.00
plumbing and fixtures	\$5,000.00
ventilation	\$1000.00
interior stair repair	\$500.00
sub total	\$30,000.00
10% contractors' overhead	\$3000.00
5% contingency	\$1500.00
total	<u>\$34,500.00</u>

3) Public Occupancy for Recreation Programmes:
If and when the city decides that new uses are appropriate for Kilmer House, the house should be raised and/or raised and moved and the interiors of the house refurbished to prime condition. At this time, full development of the site will be necessary to upgrade the landscape and provide parking space for the public.

4) Heritage Restoration:
As noted above, the historical condition of Kilmer House is virtually unscathed. Cosmetic restoration amounts to paint and wallpaper. Public usage requires those changes outlined above and they can be done economically in a manner entirely appropriate to the architecture of the building. The costs of total restoration are reflected in the estimate.


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We stongly recommend that professional guidance be sought in the planning and refurbishing. There is not a great deal that needs to be done but it should be done with excellence.

Respectfully submitted


Susan Baker
Susan Baker M.A.I.B.C.

c.c. LEC Quantity Surveying Inc.: Clive Evans
C.Y.Loh & Associates Ltd.: C.Y.Loh

[Signature]
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FEASIBILITY ESTIMATE: KILMER HOUSE, Port Coquitlam, B.C.

Note: the enclosed estimate does not include design fees,
development fees or financial charges related to the
realisation of this project.


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BAKER M^cGARVA HART

1024 Mainland Street, Vancouver, British Columbia V6B 2T4

Telephone (604) 683-1024

KILMER HOUSE Port Coquitlam, British Columbia

QUANTITY SURVEY by Clive Evans Reg.Q.S.

From an examination of the property on November 20, 1986, with Susan Baker Architect (Baker McGarva Hart) and C.Y.Loh P.Eng.

OPTIONS FOR FULL UTILITY OF ALL THREE FLOORS

- | | |
|---|-------------|
| A 1) RAISE HOUSE (\$3,500-4,000)
includes connections, extend chimneys, new wall area,
fire separation from main floor (2 layers drywall)
and two doors | \$7,000.00 |
| B 2) RAISE AND MOVE HOUSE 40 ft. north onto the
three corner lots fronting Pooley Ave.
-includes connections, new foundation and concrete slab,
-extend chimneys, relocate boiler/water tank, new fire-
separation from main floor, two doors and window. | \$27,000.00 |

GENERAL UPGRADING OF BUILDING

- | | |
|--|-------------|
| 3) SW PORCH: Lift and replace footing | \$1,000.00 |
| 4) EXTERIOR UPGRADING:
-Renovate Front Porch
-Strap Chimney
-Redecorate Exterior Siding
-New Exterior Stair to 2nd floor
-Wheelchair ramp at rear entrance
-Allow for some window hardware | \$13,000.00 |
| 5) MAIN ROOF:
-Re-shingle main roof surface
-Replace front porch roof surface and flashings
-Replace and extend downpipe | \$4,500.00 |
| 6) INTERIOR DIVISION:
-Half glazed screen (fire separation) top main stair
-Two new doors
-New partitions for handicapped W.C., 2nd floor W.C.s,
and new doors. | \$5,000.00 |
| 7) Miscellaneous repairs vertical movement (main stair) | \$500.00 |

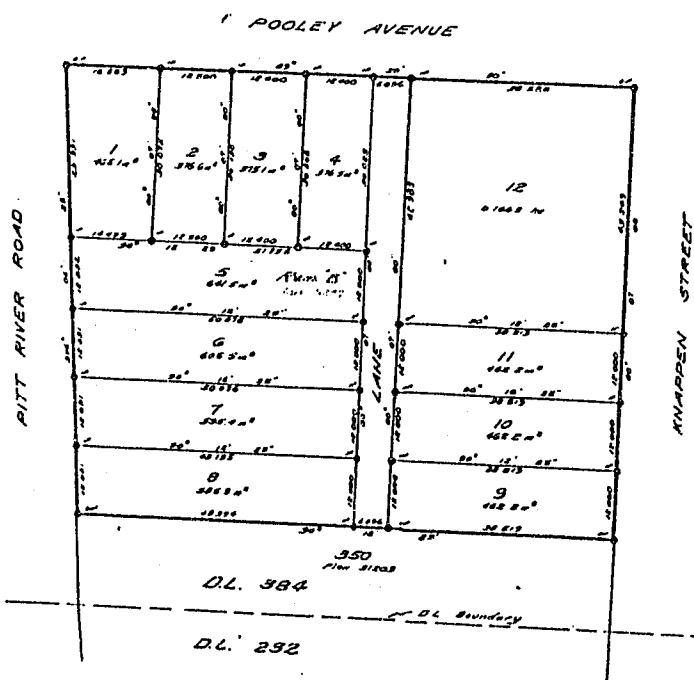
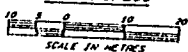
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8) INTERIOR FINISHES: floors		
-Vinyl sheet in quality areas, VAT in service areas, carpet in halls, meeting rooms and offices.		
-allow \$2.50/sq.ft. @ 1600/floor = 4800 sq.ft.		\$12,000.00
9) INTERIOR FINISHES: Walls and ceilings		
-Refinish ceilings on main and 2nd floors,		
-Remove existing wallpaper and paint and/or apply vinyl wall covering, refinish all trim.		
-allow \$1.00/sq.ft. to upgrade all interior finishes to prime condition		\$25,000.00
10) FITTINGS AND EQUIPMENT:		
-Re-fit Fire Place(s) for gas		
extend gas line and install two gas FP units		
-new vanities		
-convert kitchen to small servery function		\$6,000.00
11) ELECTRICAL UPGRADE:		
-extend all plug locations to code height		
-upgrade wiring ofor office use upstairs		
-refit, replace, add new light fixtures		\$5,000.00
12) PLUMBING:		
-Handicapped fixtures on main floor		
-Two sets fixtures upstairs		\$4,500.00
13) HARDWARE:		
-doors		\$300.00
14) VENTILATION:		
-Two fans, construction/finishing		\$1000.00
15) SITE DEVELOPMENT:		
-Grading and cleanup		
-Paving for parking area, curbing and walkways		
-Screen planting (parking) and landscaping		
-Lighting and signage.		\$30,000.00
16) Contractors' Overhead and Profit @ 10%		
17) Contingency: allow 5%		
TOTAL COST		
	Option A	\$133,172.00
	Option B	\$156,272.00

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SUBDIVISION PLAN OF LOT "B", DISTRICT LOTS 232 AND 384, GROUP 1, PLAN 5257,
EXCEPT: FIRSTLY: PARCEL 1, (REFERENCE PLAN 16837)
SECONDLY: PART SUBDIVIDED BY PLAN 28467
AND THIRDLY: PART SUBDIVIDED BY PLAN 31203,
NEW WESTMINSTER DISTRICT

SCALE: 1:500



PLAN

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

REGISTERED

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

1977 APPROVING OFFICER FOR
THE CITY OF PORT COQUITLAN

This plan lies within the Greater
Vancouver Regional District.

B. B. JACOBSON & SONS LTD.

AUTHORIZED SIGNATORY

LEGEND:

- 1/4" indicates old iron post found
- 1/2" indicates iron post set
- Measurements are astronomical and derived
from Plan 51428
- All distances are in metres.

K.C. McLeod & Associates
British Columbia Land Surveyors
2330 Shaganappish Street
Vancouver, B.C. V6C 3C3


I, Robert H. Asper, a British Columbia Land Surveyor,
of Port Coquitlan 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 20th day of February, 1987.

C 3527-83C

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Sire 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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THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 03 29

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

MEMORANDUM FROM: Bram Hoogendoorn, Parks Superintendent

SUBJECT: Trees on Boulevard at 4064 Oxford Street

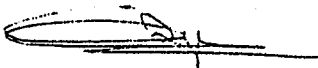
The attached pictures show the evergreens and bushes on the boulevard beside Mr Sheen's home at 4064 Oxford Street. Although Mr. Sheen is complaining about these trees, they are enjoyed by other residents, as can be seen by several boulevards along Oxford.

We could trim one foot off of the evergreens, but I doubt if this will help Mr Sheen's visibility problem when coming out of his driveway. If we were to trim the trees back enough to help the visibility problem, we would have to take off three feet or more. The trees would never produce any growth at the bottom and they would remain bare.

We might want to keep in mind that we had to compensate the people on Prairie Avenue, (the house beside the store) for their loss of privacy and that we have turned down other persons who have approached us with similar complaints.

BH/pg

enc.


APR 6 - 1988

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Janna Taylor
Parks & Recreation Director

DATE: March 21, 1988

FROM: T.M. Chong, P. Eng.,
City Engineer

FILE: 301

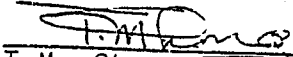
SUBJECT: Trees in Boulevard - Complaint from Mr. Frank Sheen
4064 Oxford Street

Attached please find a letter from Mr. Sheen of 4064 Oxford Street complaining that the large evergreen trees in the boulevard south of his property are obstructing visibility whenever anyone attempts to back out of his driveway. I have field checked the problem and would agree that Mr. Sheen has a justifiable complaint although a suggestion may be made to him that the problem can be mitigated by habitually backing into his driveway instead of driving in. However, this suggestion does not alter the fact that the trees in the boulevard are obscuring his sight distance.

In view of the fact that the removal of trees on road allowances falls within your maintenance responsibilities would you please see to it that these trees are removed far enough back that Mr. Sheen can safely back out of his driveway.

Some good public relations will definitely be needed here since the resident(s) of 4058 Oxford Street may attach sentimental or aesthetic values to these trees even though they may be in the boulevard.


I trust that you will be in touch with Mr. Sheen and advise him of your course of action in the near future.


T.M. Chong, P. Eng.,
City Engineer

TMC:jlh

attachment

cc Mayor Traboulay
City Administrator
Alderman Keryluk
Alderman Stewart


APR 6 - 1988

Mayor
City of Port Coquitlam
2272 Mcallister
Port Coquitlam

March. 6/88

Dear Mr. Mayor,

I am the owner and resident of the home at 4064 Oxford St., for a number of years now I have had numerous concerns over the safety in backing my car out of the driveway on to Oxford St.

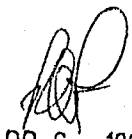
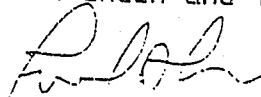
My vision to the south on Oxford is totally blocked due to the large trees growing along the road edge of the property of 4058 Oxford. *See sketch*

I have phoned and visited Port Coquitlam by law department, once in 1984 and then in 1985 both times the problem was inspected and as yet nothing has been done to correct it.

With the housing development now taking place at the top end of Oxford St., the amount of traffic has increased. Once the new development is occupied with residents later this year the vehicle traffic on the upper end Oxford St. will be greatly compounded.

My children are now driving and my worry over an accident in backing on to Oxford is of grave concern. I feel the City of Port Coquitlam is responsible for keeping their property safe for residents and would be negligent if further ignored.

Yours truly,
Frank Sheen and family


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THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 04 06

MEMORANDUM TO: Alderman George Laking
Alderman Mike Gates

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

SUBJECT: Lions Park

Last year money was set aside to do a conceptual plan with estimated costs. The plan was to include a water park, elimination of the centre road, relocate the parking area and an azalea garden, (C.U.P.E. and City, 75th birthday). Attached please find the estimated costs for construction and the working drawings.

In our informal discussions at committee, we have agreed that the azalea garden would be better located on Donald Street walkway. However, we would still envision having some plantings in the same location in Lions Park.


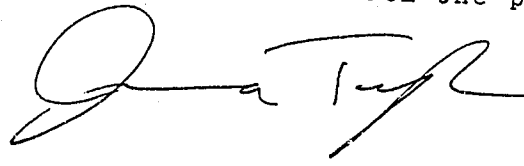
Rather than doing the construction all this year, I have broken down the work over a period of three years. The money for the project would be taken from the park D.C.C. interest funds. There is enough money in this account, to do this project.

Recommendation:

That phase one be done this year at a cost of \$132,857 and that the money be taken from the park D.C.C. interest fund.


KJT/pg

enc.


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Phase I - 1988

1.	Site Preparation	\$25,480.00
2.	Parking Lot Construction (without paving)	\$40,300.00
-	do enough for 50 cars and utilize area south for overflow parking	
3.	Pathways	
-	central path (asphalt paving rather than pavers)	\$12,070.00
-	secondary path (limestone)	\$ 1,320.00
4.	General Landscaping	\$25,700.00
	TOTAL	\$104,870.00
	10% contingency	10,487.00
		<u>\$115,357.00</u>
5.	Sprinklers	\$10,000.00
-	working drawings	\$ 7,500.00
	TOTAL	<u>\$132,857.00</u>


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Phase II - 1989 (estimated in 1988 dollars)

1. Parking Lot Construction (additional 50 cars and include paving)	\$76,300.00
2. Shrubs and Topsoil	\$ 5,000.00
3. Lighting	\$15,000.00
	<hr/>
TOTAL	\$96,300.00
10% contingency	9,630.00
	<hr/>
	<u>\$105,930.00</u>


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Phase III - 1990 (estimated in 1988 dollars)

1. Waterpark

\$66,275.00

10% contingency

6,627.00

TOTAL


\$72,902.00

2. Working drawings

\$11,500.00

TOTAL

\$84,402.00


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PHASE ONE: Parking Lot, Azalea Garden and Paths

DESCRIPTION	ESTIMATED COST
o Working Drawings including Layout & Grading Services - Storm, Drainage & Lighting Planting Plan Sections & Details	\$ 6,000.00
o Specifications	\$ 1,000.00
o Disbursements	\$ 500.00
TOTAL	\$ 7,500.00

PHASE TWO: Water Park

o Working Drawings including Layout & Grading Services - Piping Services - Drainage Sections Details	\$ 9,000.00
o Specifications	\$ 1,500.00
o Disbursements	\$ 1,000.00
TOTAL	\$ 11,500.00

* Disbursements include travel costs, printing and reproduction costs and are charged to the client at cost.


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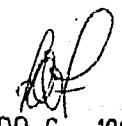
LIONS PARK: WATER PARK - CONCEPT COST ESTIMATE

Please note the quantities and costs listed below are based on the concept drawing. The amounts are subject to change as the detailed design is completed.

DESCRIPTION	ESTIMATED COST
SITE PREPARATION	
o Removal of gravel roadway and parking area - approx. area 4900 M ² x \$4.50	\$ 22,050.00
o Rough grading - approx. area 4900 M ² x \$.70	3,430.00
SUB-TOTAL	\$ 25,480.00
PARKING LOT CONSTRUCTION	
o Removal of vegetation and stripping of topsoil - area 3000 M ² x \$6.50*	\$ 19,500.00
o Sub-base and Base - area 3000 M ² x \$15.00	45,000.00
o Storm Drainage - piping 90M pipe x \$90.00/M**	8,100.00
- catch basins and manhole (4 x \$2,000)	8,000.00
o Asphalt Paving - area 3000 M ² x \$12.00	36,000.00
SUB-TOTAL	\$116,600.00
PATHWAYS	
o Central Path, including nodes and area around Water Park - unit pavers - 710 M ² x \$40.00	\$ 28,400.00
o Secondary path - limestone 165 M ² x \$8.00	1,320.00
SUB-TOTAL	\$ 29,720.00
LIGHTING	
o six lamp standards & electrical connections	\$ 15,000.00
GENERAL LANDSCAPING	
o Topsoil - 525 M ² x \$40.00	\$ 21,000.00
o Hydroseeding - 3500 M ² x \$.55	2,000.00
o Small Flowering Trees - 18 x \$150.00	2,700.00
SUB-TOTAL	\$ 25,700.00

* Assumes 6" - 9" of topsoil.

** Assumes 12" pipe.


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AZALEA GARDEN

o Topsoil	
- 25 M ³ x \$40.00	\$ 1,000.00
o Shrubs	
- 270 x \$20.00	5,400.00
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SUB-TOTAL	\$ 6,400.00

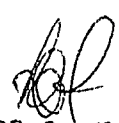
WATER PARK

o Forming Berm	\$ 3,000.00
o Asphalt paving	
- 500 M ² x \$17.00	\$ 8,500.00
o WATERWORKS	
- Connection to main, including thrust block	\$ 2,000.00
- Isolation valves: 6 @ \$500 each	3,000.00
- Underground pipe: 55 m x \$60.00	3,300.00
- Connection to sanitary sewer	2,000.00
o FIXTURES	
- Above ground pipe: 225 M x \$35.00	7,875.00
- 2" bubblers: 3 @ \$500 each	1,500.00
- Nozzles: 15 @ \$250 each	3,750.00
- Drain	500.00
- Culvert	500.00
- Fabrication: 4 fixtures x \$7,00	30,000.00
o BENCHES: 4 x \$500.00	2,000.00
	<hr/>
SUB-TOTAL	\$ 67,925.00

TOTAL	\$286,825.00
10% Contingency	28,683.00
	<hr/>
	\$315,508.00

SUGGESTIONS TO REDUCE TOTAL COST

o Gravel Parking area	- 36,000.00
o Utilize on-site topsoil from parking lot	- 21,000.00
o Reduce lighting	- 5,000.00
	<hr/>
REDUCED TOTAL	\$253,508.00


APR 6 - 1988

THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 04 06

MEMORANDUM TO: Alderman George Laking
Alderman Mike Gates

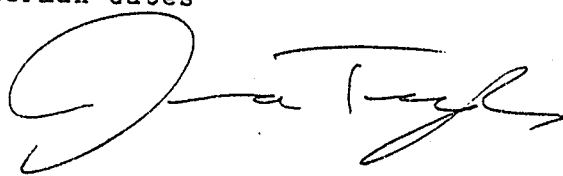
MEMORANDUM FROM: K. Janna Taylor, Parks & Recreation Director


SUBJECT: Capital Budget

There are certain items in the capital budget that require immediate attention by Council. They are outlined below:

1. McLean Park - concession modifications - \$4,000
- A letter will be sent to P.C.A.A.A. asking for their input.
2. Replace arborite counters - PoCo Rec Centre - \$12,000
- The arborite is now in such bad shape that people are catching their clothes on the ragged, broken arborite.
3. Lions Park
- As per report to Alderman Laking and Alderman Gates.
4. Thompson Park
- Parking lot - as per report to Alderman Laking and Alderman Gates

KJT/pg




APR 6 - 1988

THE CORPORATION OF THE CITY OF PORT COQUITLAM

1988 04 06

MEMORANDUM TO: Alderman George Laking
Alderman Mike Gates

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

SUBJECT: Thompson Park - Parking Lot

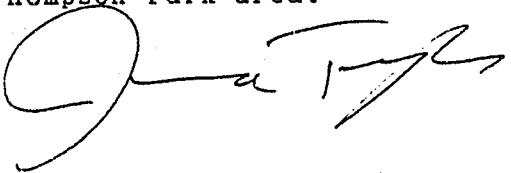
This year the expansion of Thompson Park, parking lot is included in our capital projects.


The in-house estimate, from engineering, is \$31,000; but they are unable to do the detailed design work due to their heavy schedule. We will need to have the design work done by an outside firm; (estimated to be \$3,500).

The other aspect of this project, is that we will need to meet with the residents to outline the plan so that they are fully aware of what is happening. The trees along Connaught Avenue will have to be removed and replaced with proper landscaping.

Recommendation:

1. That working drawings be contracted out at an estimated cost of \$3,500 and that this be taken from the park D.C.C. interest.
2. That the estimated cost of \$31,000, for the additional parking lot, be taken from the park D.C.C. interest.
3. That a meeting be called immediately, with the residents in the Thompson Park area.


KJT/pg


APR 6 - 1988

THE CORPORATION OF THE CITY OF PORT COQUITLAM

MEMO

TO : Janna Taylor
From : Bram
Re : Birchwood Woods
Date : Jan 13.88

A very big chunk of this park is still "virgen timber".
On the north side the only access is from Fraser Ave, and on the south our parkette with the same name borders on to it.
The lane allowance is unopened- non existing

Main problems are: loitering, arson(several times), steady litter pollution, garden refuse,

Without no means of access roads into the area, maintenance, Fire and or police patrol is impossible

In order to make it more accesable , for our crews , and for the fire department to tackle a potential fire hazard, and for the public to enjoy this unique piece of park land we have to build a trail like path through it on both sides behind the housing

The reason for a trail (16 ft wide) rather than a lane opening, is , because I understand that council is quite reluctant to an opening, they, am might entertain the idea of a trail more favourably.. Also, the public probably don't like the idea when their privacy is taken away by a lane right behind their property, but probably likes the trail affair, (to be build away from the fringe)

For our department and for the parks future, is a trail system, the answer. Think about the new created features, such as jogging, walking , biking , all to the neighbour hood needs..

A trail system compared to a lane opening on the outside, does not leave such a big impact on the outside perimeter of the woods and is hardly noticable from the outside.

I have spoken to a local firm, about the cost of removing the trees as mentioned above , flipping the stumps, and I was assured that by selling the timber on a 50/50 base, it probably would not cost the City very much as to the clearing, depending the required end result

After those basics have been delt with, it becomes possible for our crews to attend to the problems, and for the public to enjoy, instead of to worry, if one day it would not go up in flames.



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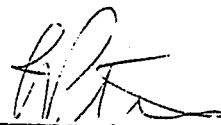
THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Parks and Recreation Director
FROM: City Engineer
SUBJECT: Brush Clearing in area of City-Owned Parkland behind
3000 Block Larchway

November 23, 1987


I am attaching a copy of a speedy memo from Tony describing a problem behind the 3000 block Larchway. Although Tony refers to this as a lane allowance, the problem is much more widespread as it includes the park area behind the lane. As the only feasible method of dealing with the loitering and fire problem is to clean out the underbrush, it would appear that this is something which should be considered by the Parks and Recreation Committee, possibly in conjunction with a development plan for the park.


F.E. Peters, P. Eng.,
City Engineer

FEP:Jlh

attachment

cc Alderman Gates


APR 6 - 1988

FROM: T. CHONG, ENG/OPS		CITY OF PORT COQUITLAM ENGINEERING DEPT.		DEPARTMENT: OPERATIONS	
F. PETERS, PENG		NOV 10 1987		NOV 9, 1987	
CITY ENGINEER		TO: FILE #		DATE: NOV 9, 1987	
		FROM: FILE #		SUBJECT: CLEAN UP OF LANE ALLOWANCE 3,000 BLOCK LARCHWAY	
		DATE: FILE #			

MESSAGE

Aldama Gato called and requested that I look into a semi-arson problem which is continuing within the over-grown lane allowance west of 3,000 block Larchway. I have visited the site and spoke to a Mrs. Creek who lives adjoining the lane allowance at 1310 Fraser Ave. She confirms that on a regular basis, group of people gather around within the wooded lane allowance and set debris on fire. The Fire Department has apparently been called out several times related to these incidents.

The solution to this problem is not simple. The lane allowance is heavily wooded with an abundance of underbrush. A number of tall (60 feet plus) evergreens are high enough that topping them should be a priority item. With respect to solving the arson/planting problem, we can adopt one of two options as I see it:

1. Clear the lane allowance of ^{all} trees and brush.
2. Thin out the underbrush manually.

Option 1 is expensive and will result in asteria for neighbors who enjoy the green buffer. Option two is very labor intensive and will require repetitive clean up. There is a third option which is develop the lane which is against Council's current policy and serves little purpose for access.

USE LOWER PORTION FOR REPLY

C. G. A. D. GATG

REPLY FROM: your thoughts on this please?
JMC

DATE:

APR 6 - 1988

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Mayor L.M. Traboulay
FROM: B.R. Kirk,
City Administrator

March 7, 1988

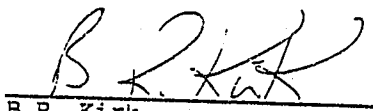
C.C. G.R. Laking, Chairman
Parks & Recreation Committee
K.J. Taylor,
Parks & Recreation Director


I received a telephone call from Mr. Wayne Stetski, 929-1291 (office) 942-7906 (residence) referring to a meeting that was held last year regarding Lincoln Park.

Mr. Stetski would like to know the results of the following four suggestions that arose out of the meeting.

1. Better Lighting
2. Bylaw regarding closure
3. Park patrol being hired
4. Increased police patrols.

BRK/al


B.R. Kirk,
City Administrator


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