

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COMMITTEE MEETING AGENDA

February 17th, 1992

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Description of Item

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| 1 | City Engineer, re: Potental Land Sale
- Property East of 4040 Cedar Drive | 1 |
| 2 | Planner, re: O.C.P. Designation - Corner of Shaughnessy/Pitt River | 9 |

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COMMITTEE
IN COMMITTEE FEB 17 1992

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: February 13, 1992

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

SUBJECT: **Potential Land Sale - Property East of 4040 Cedar Drive**

Background:

At the February 10, 1992 In Committee Council Meeting, Council considered the attached memorandum dated February 4, 1992 regarding a potential sale of City land east of 4040 Cedar Drive.

The City Engineer was requested to comment on the potential for subdivision of 4040 Cedar Drive and report back to Council in Committee.

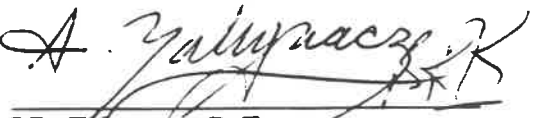
Comments:

There is an existing house and R.V. garage built at 4040 Cedar Drive, as shown on the attached Plan 1.

This lot is zoned RS1. For subdivision purposes, the minimum lot size is 500 square metres and the minimum lot width is 15 metres. Based on these requirements a subdivision of the existing lot at 4040 Cedar would not be possible due to lot width or lot size.

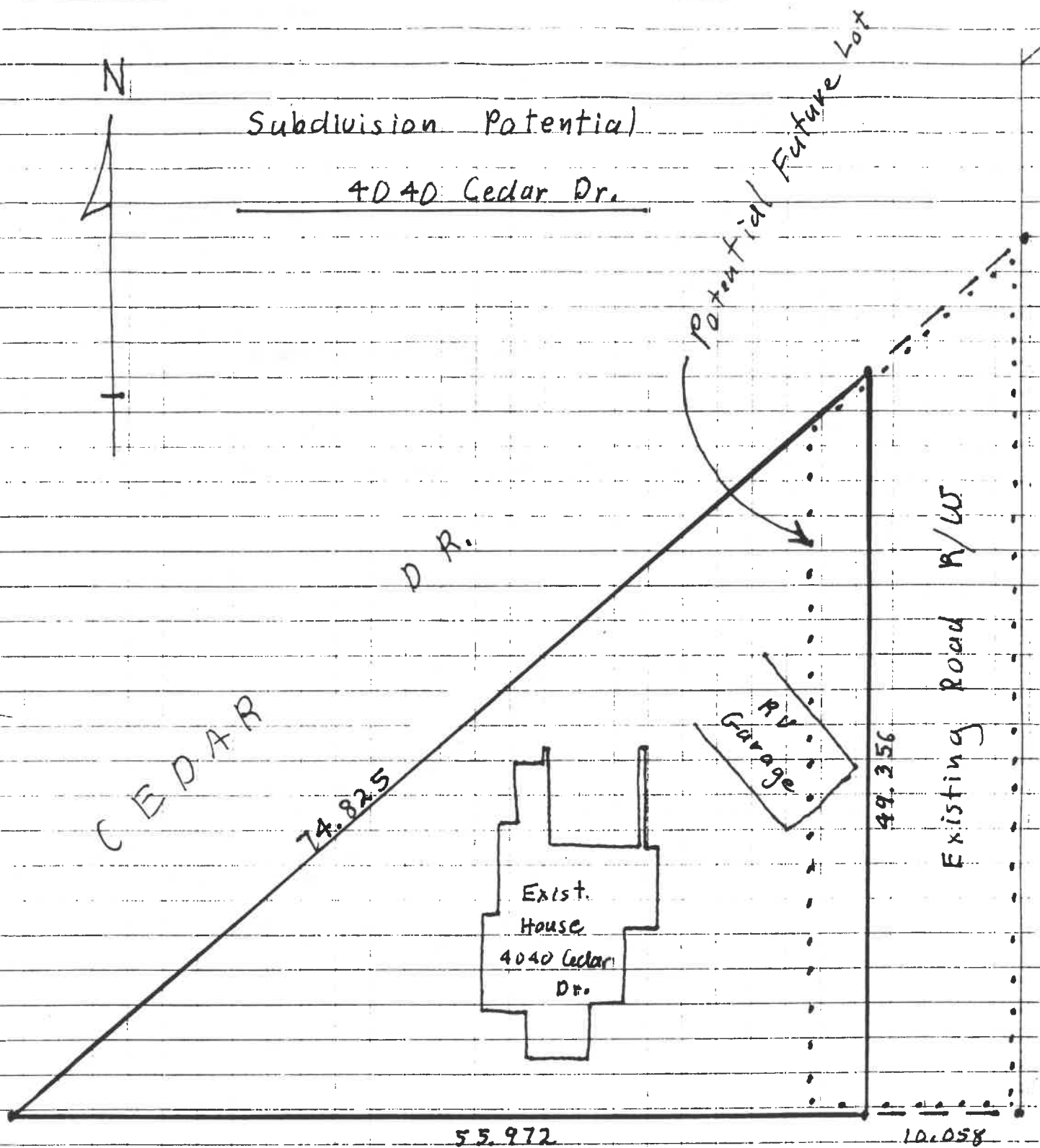
In order to be able to create an additional lot, the owner would have to acquire at least three metres of the 10.058 metre wide road right-of-way along the eastern boundary of the existing lot.

If the whole 10.058 road right-of-way is acquired by the owner of 4040 Cedar Drive, an additional lot could be created as shown on the attached Plan 1.


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

IRZ:gc
Attachment

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plan 1

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Feb 13, 1992

MEMORANDUM

TO: Land Sales Committee
DATE: February 4, 1992

FROM: B.R. Kirk
City Administrator

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

RECOMMENDATION:

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

BACKGROUND AND COMMENTS:

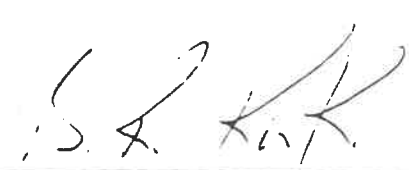
At the regular Council Committee meeting of October 21 1991, Council members approved a report (copy attached) to sell the above-noted property at its appraised value of \$33,400+ (\$5.75 per square foot).

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

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

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

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


B.R. Kirk
City Administrator

/dp
Att.

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FEB - 4 1992

Mayor and Council
The City of Port Coquitlam
2580 Shaughnessy St.,
Port Coquitlam, B.C.
V3C 2A8

Peter Bain
Rosalyn Bain
4040 Cedar Dr.,
Port Coquitlam, B.C.
V3B 3E5

Attn: Mr. B.R. Kirk
City Administrator

Dear Sir:

Please find enclosed an Offer to Purchase, on the property we previously discussed. As you will note, it is a complete price and not a square foot price as I believe it makes sense to join my existing property and this one together to make a larger parcel paying, I suppose, larger taxes. The exact size is really not a concern.

If there is a problem responding by Feb. 18/92, please notify me so we may make any necessary changes.

Thank you for your assistance and consideration.


Peter Bain


Rosalyn Bain

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OFFER TO PURCHASE

VENDOR: City of Port Coquitlam

PURCHASER: Peter and Rosalyn Bain of

Address: 4040 Cedar Drive

Port Coquitlam B.C.

Property Legal: Road Right of Way East of Lot 326, Pln 54990, Sec. 7
TWP 40 N.W.D.

Full Price Offer: \$10,000.00

Deposit To Vendor: \$100.00 fully refundable

Terms and Conditions ----- Acceptance of offer on or before
12,00 Noon Tuesday, 18 February 1992


Property to be consolidated with adjoining

Lot 326, Plan 54990, Sec. 7 TWP 40 N.W.D.

Civic Address 4040 Cedar Drive by

The City of Port Coquitlam in a reasonable time.

Possession and full payment of \$9,900.00 to occur
upon the registration of the subdivision creating the new
consolidated Lot.

Witness: 

Signed: 
Peter Bain

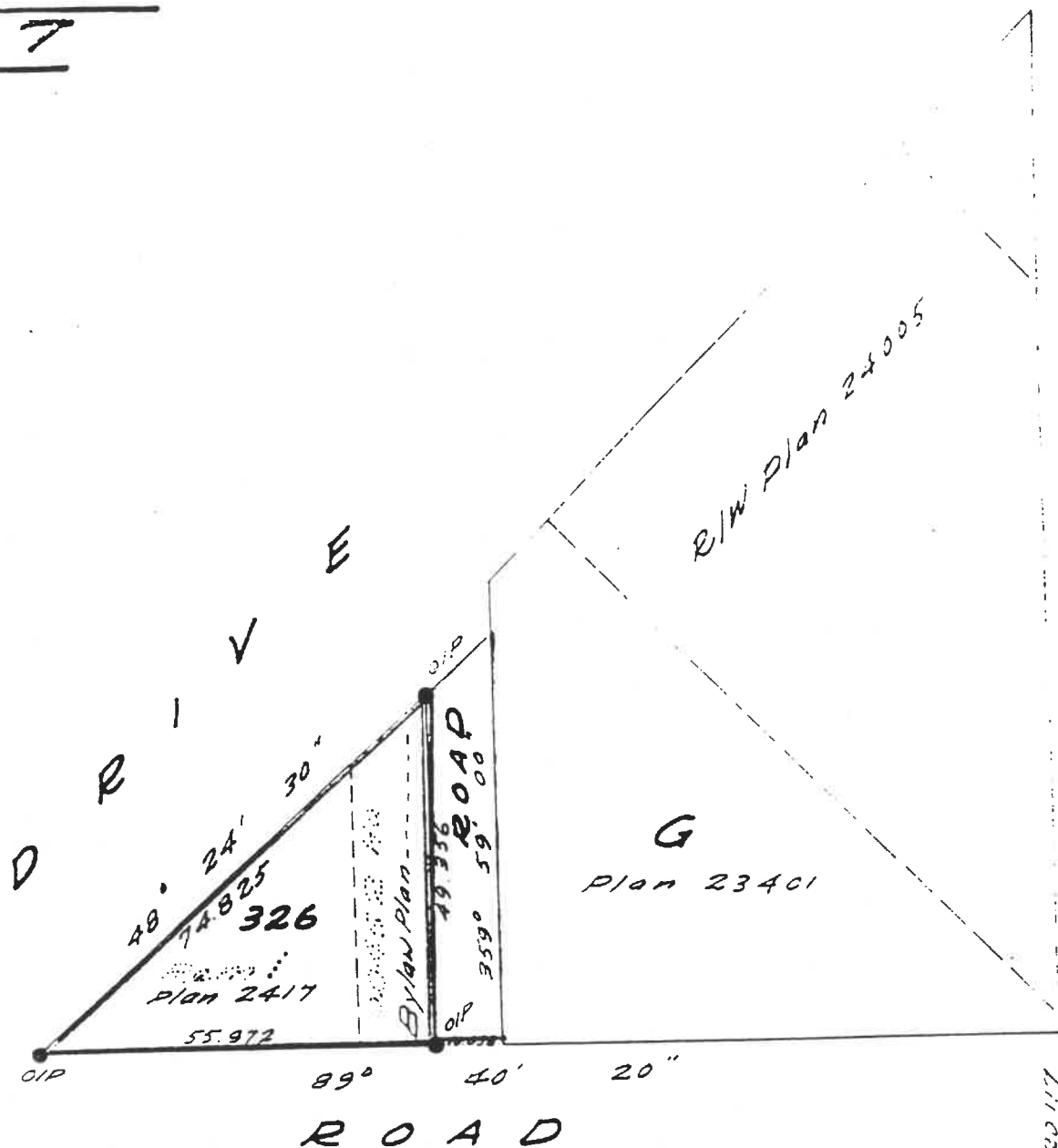
Witness: 

Signed: 
Rosalyn Bain

MAPLE RIDGE, B.C. V2X 3H7
CANADA (604) 437-9855

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ALL OF
ON 7



FREE MONT STREET

77	MILTON STREET	94	95	112
8		93	96	111
9		92	97	110
0		91	98	109
		90	99	108
				108

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OUR FILE

THE CORPORATION OF THE CITY OF PORT COQUITLAM

2580 SHAUGHNESSY STREET
PORT COQUITLAM, B.C.
V3C 2A8

TELEPHONE: 944 - 54
FAX: 944 - 54

February 5, 1992

Peter and Rosalyn Bain
4040 Cedar Drive
Port Coquitlam, B.C.
V3B 3E5

Dear Mr. and Mrs. Bain:

Thank you for your hand delivered letter on February 4, 1992 offering to purchase the lane located adjacent to your property.

I will discuss your offer with members of Council and will respond to you early next week.

In the meantime, enclosed is a cheque in the amount of \$100.00 which is the refund for your deposit. Should Council agree to offer the property for tender, a deposit would then be required with your tender bid.

Yours truly,

A handwritten signature in dark ink, appearing to read "B. R. Kirk", written over a light-colored background.

Bryan R. Kirk
City Administrator

/dp
Encl.

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GENERAL RECEIPT

TH CITY OF PORT COQUITLAM

256 UGHNESSY STREET, PORT COQUITLAM, B.C. V3C 2A8

TELEPHONE: 941-5411 • FAX: 464-3524

KB TAX INFORMATION

4 BUILDING RENT

7 REZONING FEES

KB A/C REC. #

5 DOG VIOLATION #

KB PARKING TICKET #

57 PRINTED MATERIAL

KB PARKING RECEIVABLE

KB PLUMBING PERMIT

KB BUILDING PERMIT #

KB HIGHWAY USE APPLICATION

KB HIGHWAY USE BOND

3 119108999

WHITE TREASURY COPY YELLOW CUSTOMER COPY

DETAILS/REMARKS

offer to purchase report
made at 4040 Cedar

RECEIVED FROM:

Mr. Portman Lane

4040 Cedar Drive

Port Coquitlam, B.C.

438 565

TOTAL \$ 110.00

DEP

CASHIER

CASH ☒ CHEQUE ☐

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MEMORANDUM

COMMITTEE

TO: Mr. B.R. Kirk
City Administrator

February 13, 1992
File: 2271 to 2295 Shaughnessy

FEB 17 1992

FROM: Carlos Felip
Director of Planning

RE: O.C.P. Designation - Corner of Shaughnessy Street/Pitt River Road
2271 to 2295 Shaughnessy Street - City owned property
Planning and Development Committee - February 12, 1992

RECOMMENDATION:

THAT the Municipal Clerk be instructed to introduce the appropriate bylaws to amend the Official Community Plan to re-designate the properties at the corner of Shaughnessy Street and Pitt River Road, shown on the attached drawing, from Apartment to Downtown.

BACKGROUND:

On February 11, 1992 the Municipal Council referred the issue of the land use designation of the Municipal properties at the corner of Pitt River Road and Shaughnessy Street to Planning Committee; the Committee was to discuss the advisability to re-designate the site to permit development beyond the limitations of the RM-4 zone.

DISCUSSION:

The "Downtown" designation that would permit RM-5 zones, and therefore residential buildings with height in excess for four floors, is reserved in the Official Community Plan for the City center area only.

The corner of Shaughnessy Street and Pitt River Road, however is a defacto access or "gate" to the core of the City.

The development of the properties on both sides of Shaughnessy Street, north of Pitt River Road with higher structures, should help to reinforce the character of this corner announcing the presence of the City center to the users of Pitt River Road.

Since the properties are within a Development Permit area there will be plenty of opportunities, when developments are actually proposed, for Council to discuss and approve their design to ensure that the desired spacial impact is achieved.

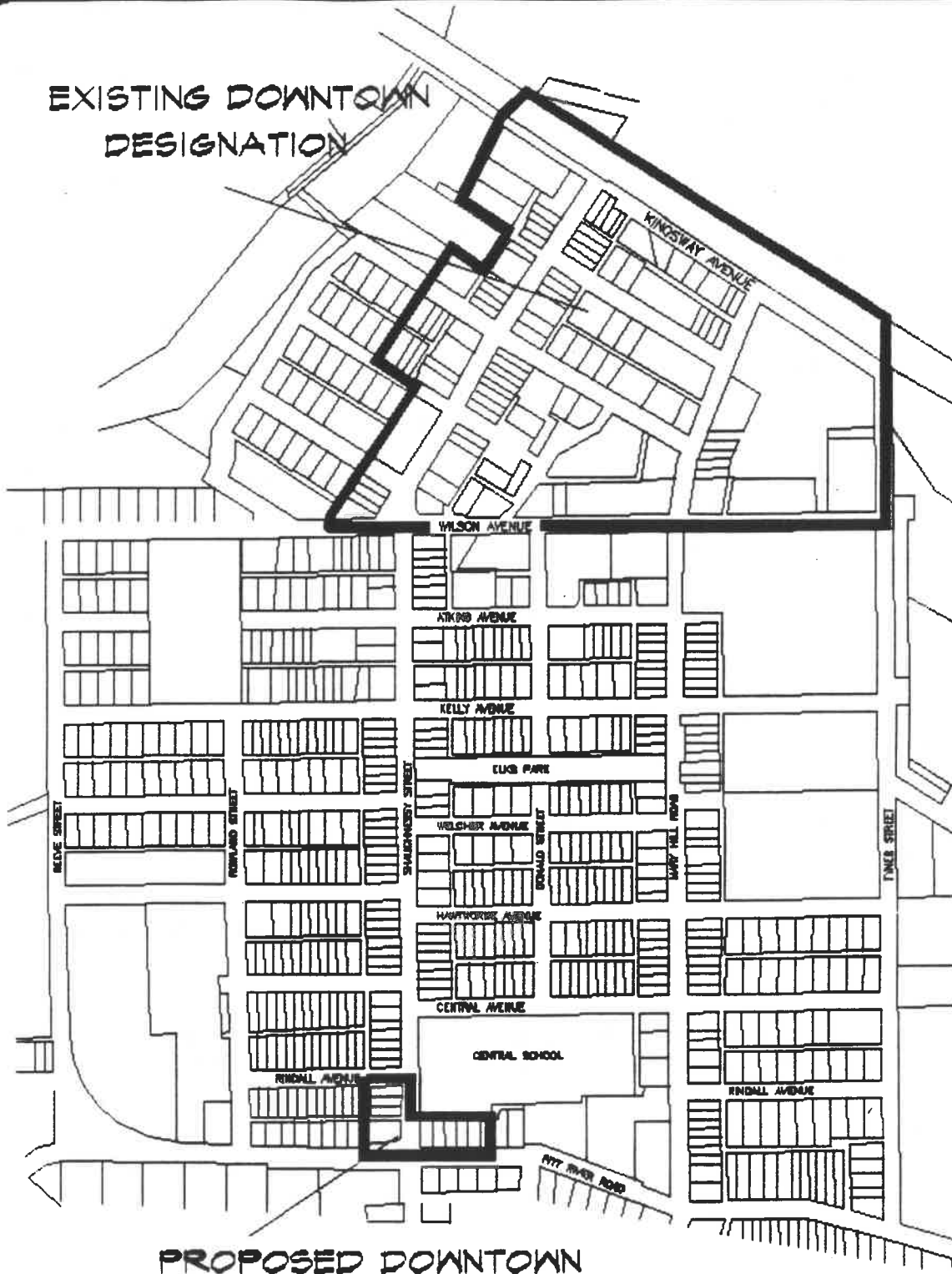
Carlos Felip, M. Arch., M.C.I.P.
Registered Planner, Director of Planning

CF/k11

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EXISTING DOWNTOWN
DESIGNATION



PROPOSED DOWNTOWN
DESIGNATION

CITY CENTER AREA

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