

THE CORPORATION OF THE CITY OF PORT COQUITLAM

COMMITTEE MEETING AGENDA

January 27th, 1992

Item
No.

Page
No.

Description of Item

- | | | |
|---|--|----|
| 1 | Engineer, Jan 23/92 re: Proposed Local Improvement Bylaw Dominion Avenue, Riverwood Development | 1 |
| 2 | Clerk, Jan 21/92 re: Property Purchase - 1632 Broadway Street | 16 |
| 3 | Clerk, Jan 23/92 re: City Owned Rental House - 2382 Mary Hill Road | 20 |

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

COMMITTEE

JAN 27 1992

MEMORANDUM

TO: B.R. Kirk
Administrator

DATE: January 23, 1992

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

SUBJECT: **Proposed Local Improvement Bylaw**
Dominion Avenue, Riverwood Development
(Public Works/Traffic Committee Meeting of January 21, 1992)

Recommendation:

1. That Council agree to consider a proposal for a Local Improvement Bylaw on Dominion Avenue from the Lougheed Highway to the eastern boundary of 953 Dominion Avenue provided that the property owners assume the full costs of the services to be constructed.
2. That Council require proponents of the Local Improvement Bylaw to submit a petition showing the property owners who are willing to participate in the Local Improvement Project prior to the decision on the preparation of the Local Improvement Bylaw.

Background:

There is a proposal from Fremont Holdings for the City of Port Coquitlam to consider a Local Improvement Bylaw for reconstruction of the westerly 1,000 metres of Dominion Avenue including roads, sanitary sewers, drainage, water mains, and underground utilities as described in the attached memo from the City Engineer dated December 16, 1991.

The Comprehensive Development Plan for the North East Sector adopted by Council in 1991 does not specifically identify a Local Improvement Bylaw as a method of financing services. Therefore, Fremont Holdings is requesting that Council approve the Local Improvement Bylaw as a possible method of financing services.

Under Section 658 of the Municipal Act Council may, upon receipt of a petition signed by two thirds of the owners of the parcels liable to be specifically charged, who own a value of at least one half of the value of all parcels liable to be specifically charged, consider adopting a Local Improvement Bylaw. Fremont Holdings stated that property owners would pay 100% of the cost for the improvements, and that Ottawa Street from the Lougheed Highway to Dominion Avenue would be constructed by a Developer at the same time that Dominion Avenue is constructed under the proposed Local Improvement Bylaw.

Cont'd /2...

| ITEM | PAGE |
|------|------|
| \ | \ |

Report to Council, January 23, 1992 Cont'd...

Comments:

The attached Plan A shows the properties that front the portion of Dominion Avenue to be reconstructed.

A very preliminary review shows that it could cost approximately \$5,000,000 to construct the road, sanitary sewer, storm sewer, watermain, plus underground telephone and hydro works. Under a Local Improvement Bylaw the property owners have an option to either make a lump sum payment for their share of the local improvements at the end of the construction of the works or to pay their share of the local improvements on their taxes over a specified period of time. For this Local Improvement Project the lump sum payment option is estimated to be approximately \$2,500 per frontage metre and the taxes option would be approximately \$295 per frontage metre per year (based on an interest rate of 10% and a repayment period of 20 years).

The Public Works Committee felt that the proposal for a Local Improvement Bylaw has merit in that the crucial first kilometre of Dominion Avenue would be constructed all at once rather than in a piecemeal fashion. Also, constructing both Ottawa Street and Dominion Avenue will provide a safe access for both residential and industrial development.

The major concern with this proposal is that there may be some property owners who do not wish to develop at this time, and may find it a financial hardship to contribute their share of the Local Improvement Project costs.

Prior to making any recommendations with regards to preparation of a Local Improvement Bylaw, the Public Works Committee recommends that Council first require the property owners to submit a petition indicating the property owners who would be willing to participate in the Local Improvement Project.


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

IRZ:gc
Attachments

| ITEM | PAGE |
|------|------|
| | 2 |

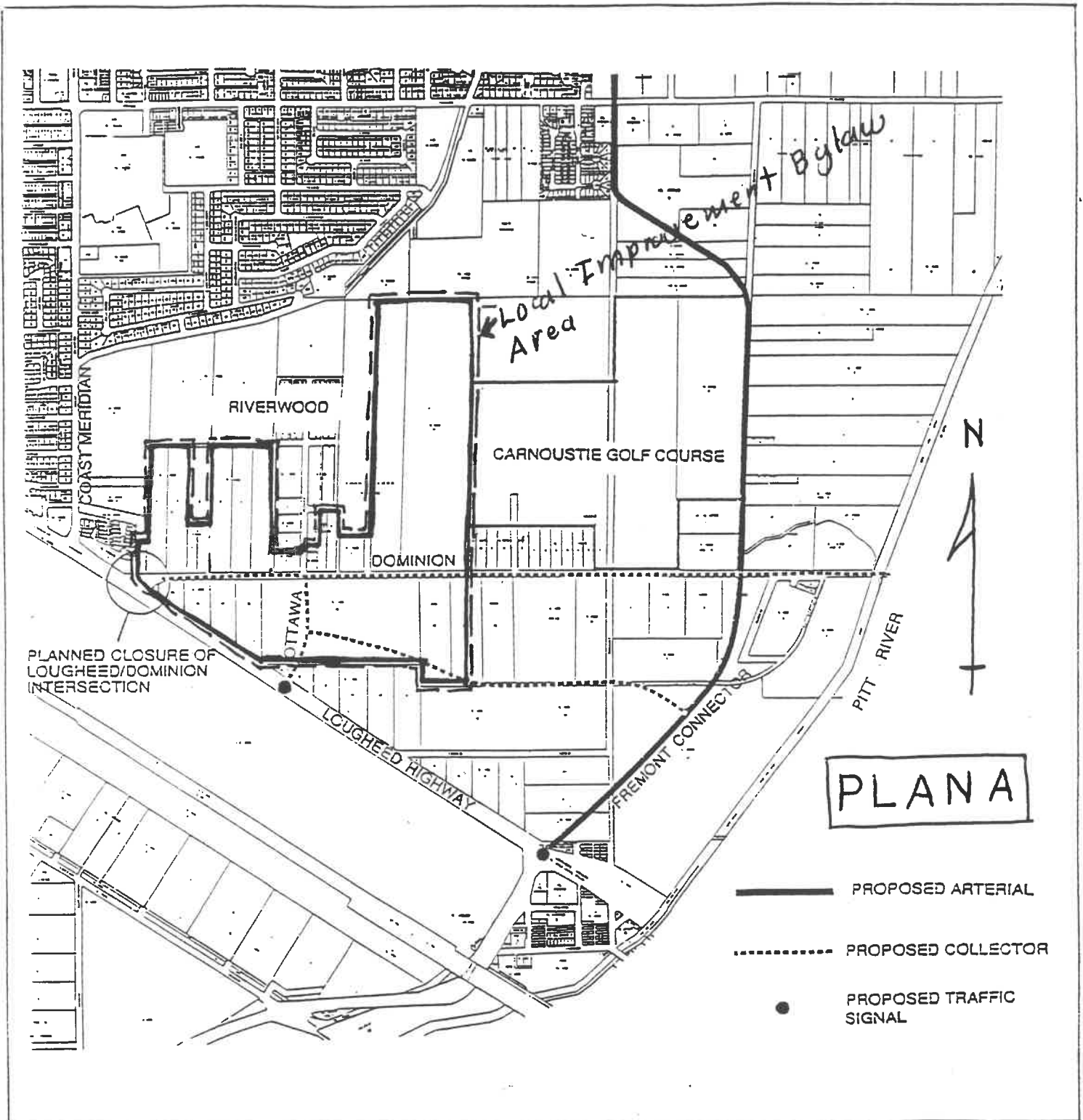


FIGURE 5: PROPOSED TRANSPORTATION NETWORK CHANGES

| ITEM | PAGE |
|------|------|
| | 18 |
| | 3 |

**THE CORPORATION OF THE
CITY OF PORT COQUITLAM**

M E M O R A N D U M

TO: Igor Zahynacz, P.Eng.
City Engineer

DATE: January 2, 1992

FROM: S. Rauh
Acting City Clerk

RE: Local Improvement Bylaw - Dominion Avenue, Riverwood Development

This will advise that at the regular Council Committee meeting of December 16, 1991, Council referred your report to the Public Works and Planning & Development Committees, for further consideration.

You will note that all members of Council were present, except Alderman Wright, and that no dissenting votes were cast.



Susan Rauh, Acting City Clerk

/dp

| ITEM | PAGE |
|------|------|
| | 4 |

DEC 16 1991

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: December 16, 1991

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

SUBJECT: **Local Improvement Bylaw, Dominion Avenue, Riverwood Development**

Recommendations:

That Council for the City of Port Coquitlam consider a Local Improvement Bylaw for the construction of Dominion Avenue including the roads and utilities from the Lougheed Highway to a distance of 1,000 metres to the east as shown on the attached Plan A.

Background & Comments:

A meeting was held on Friday, December 13, 1991 with Mayor Traboulay, Ross Elliot, Fremont Holdings, Art Phillips, Hamilton Associates, and Igor Zahynacz, P. Eng., City Engineer. At this meeting the representatives from Fremont Holdings requested that Council consider approving a Local Improvement Bylaw for the westerly 1,000 metres of Dominion Avenue, whereby the property owners would pay 100% of the costs for these services. The following advantages were noted:

1. Allowing individual parcels to develop this area would result in piecemeal development.
2. Developers propose to construct Ottawa when Dominion is constructed.
3. The developers would pay for all of the servicing costs.

Other Municipalities utilize similar methods for financing of services (see attached Bylaw for Schoolhouse Road from Coquitlam).

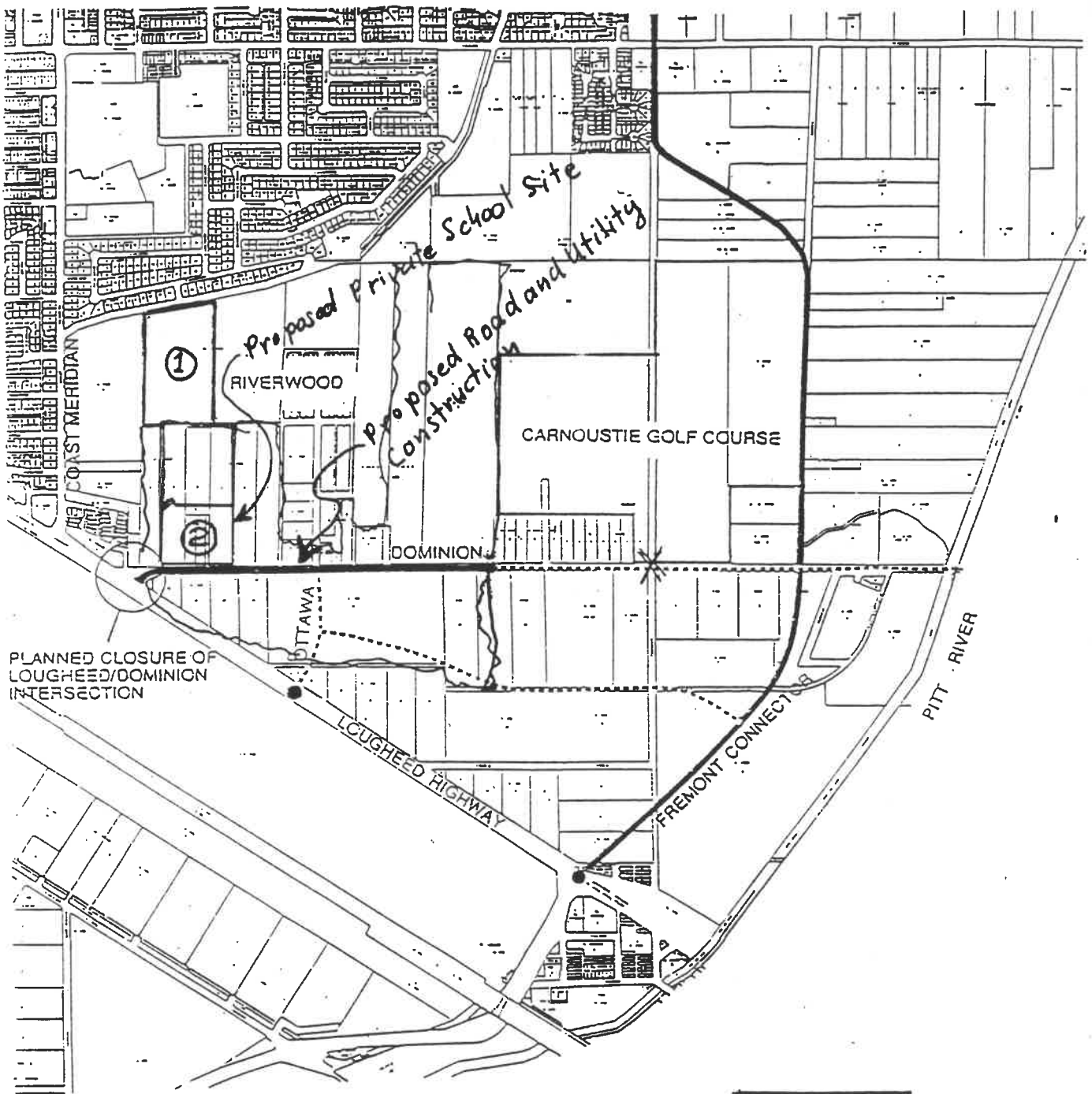
The main disadvantage of Local Improvements is that people who cannot afford to pay the Local Improvement Tax could be forced to sell their property.

Mr. Elliot and Mr. Phillips noted that if the Local Improvement Bylaw proceeds, the private school would be located in Riverwood as shown on the attached plan.

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

IRZ:gc
Attachments

| | |
|--------------|------|
| LATE ITEM | |
| RECEIVED AT: | |
| 2:30 am | |
| DEC 16 1991 | |
| ITEM | PAGE |
| | 5 |



Proposed Local Improvement Bylaw

PLAN A

| ITEM | PAGE |
|------|------|
| | 6 |

DISTRICT OF COQUITLAMBYLAW NO. 2070

Being a Bylaw to establish the annual charge per taxable foot-frontage for a certain class of work.

WHEREAS Council from time to time deems it expedient to undertake, pursuant to Division I Part 16 of the "Municipal Act" being Chapter 255 of the Revised Statutes of British Columbia and Amending Acts, work more specifically described on Schedule "A" attached here-to;

AND WHEREAS Council shall not undertake any class of local improvement works unless it has, by general bylaw, a copy of which is deposited with the Inspector of Municipalities established, inter alia, the annual charge for each foot of taxable foot-frontage to be specially charged against parcels benefiting from or abutting that class of work and the number of years for which the annual charge is to be imposed, and specified the percentage of the aggregate of the charges which will be accepted as the commuted value;

NOW THEREFORE, pursuant to the requirements of Sections 661 and 663 of the said "Municipal Act", the Council of the District of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. The contents of Schedule "A" and "B" attached hereto are hereby declared to be made an integral part of this Bylaw.
2. This Bylaw shall take effect as of the date of the adoption hereof.
3. This Bylaw may be cited for all purposes as the "District of Coquitlam Schoolhouse Street Local Improvement Charges Bylaw No. 2070, 1989."

READ A FIRST TIME this 11th, day of December, 1989.

READ A SECOND TIME this 11th, day of December, 1989.

READ A THIRD TIME this 11th, day of December, 1989.

RECONSIDERED and FINALLY PASSES and ADOPTED and the Seal of the District, affixed this 18th day of December, 1989.


MAYOR


DEPUTY CLERK

| ITEM | PAGE |
|------|------|
| | 7 |

DISTRICT OF COQUITLAM

BYLAW NO. 2070

SCHEDULE "A"1. CLASS OF WORK

Design and Construction of roadworks on Schoolhouse Street between the Lougheed Highway and Brunette Avenue, including sewers, waterworks, bridge construction, pavement widening, pavement reconstruction, concrete curb and gutter, utility strip, concrete sidewalk, ornamental street lighting and boulevard treatment.

2. THE ANNUAL CHARGE for each foot of taxable foot-frontage to be specifically charged against parcels benefiting from or abutting on the class of work above described shall be \$15.69.

3. THE NUMBER OF YEARS for which the said annual charge is to be imposed is 10 years.

4. THE PERCENTAGE of the aggregate of the annual charges which will be accepted as the commuted value is 60.2%.

5. Owners wishing to commute for a payment in cash the annual charges imposed pursuant to this bylaw must tender his/her cash payment to the Municipal Treasurer no later than thirty (30) days following the authentication by the Court of Revision of the Local Improvement Frontage Tax Assessment Roll for the particular class of work above-described.

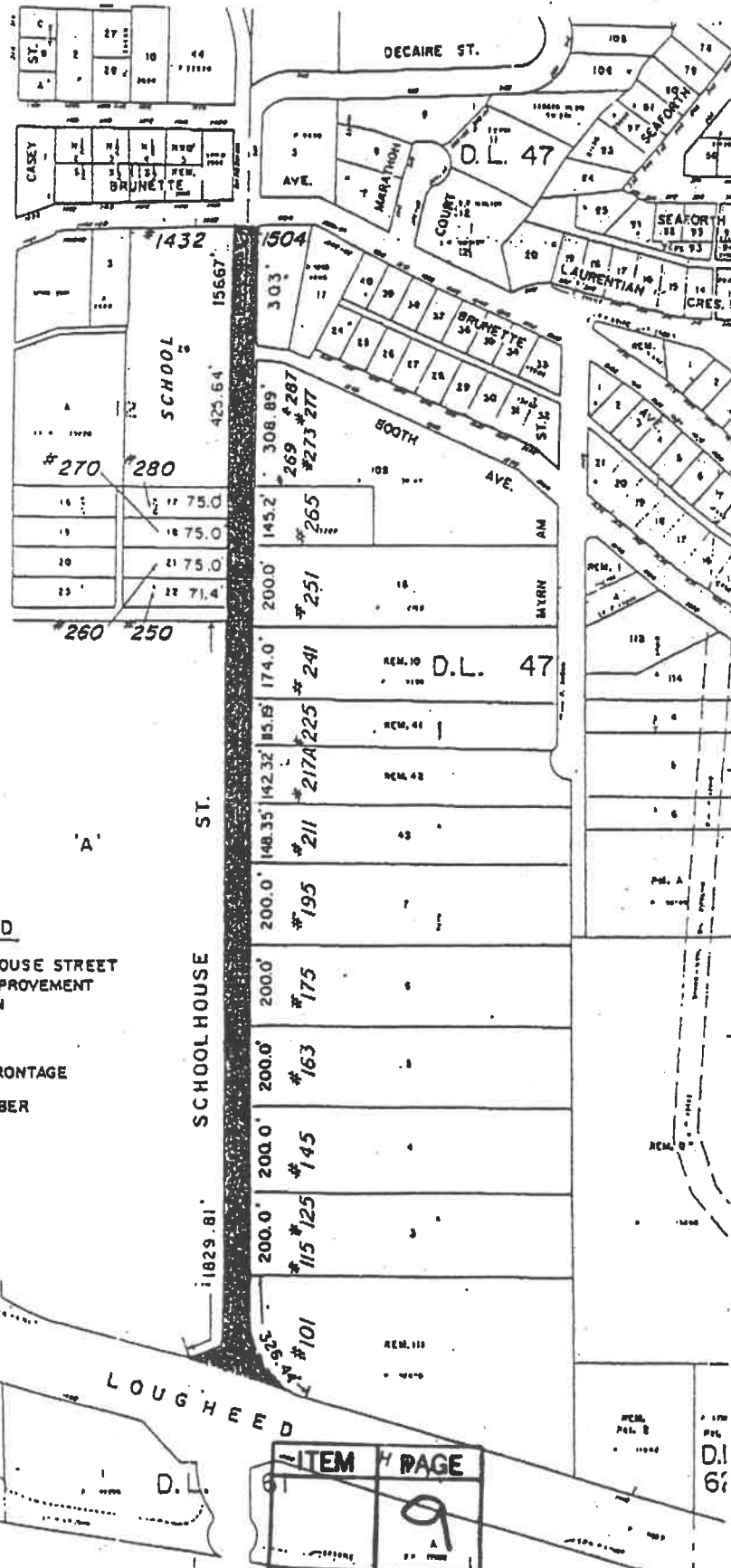
6. TAXABLE FRONTAGE to be specially charged shall be determined as the actual frontage or, where applicable, the distance which a parcel of land is deemed to abut the work or highway.

7. The aggregate of all charges imposed under this by-law are deemed to be the owners' portion of the cost of work performed.

8. When the work of local improvement is substantially completed, the charges established under this bylaw shall be specifically charged against the parcels benefiting from or abutting the work, payable by a frontage tax levied year by year for the requisite number of years.

| ITEM | PAGE |
|------|------|
| | 8 |

SCHEDULE "B" BY - LAW # 2070



804

DISTRICT OF COQUITLAM

BY-LAW No. 2115

A by-law to authorize the construction of works as a local improvement project under the provisions of Part 16 of the Municipal Act.

WHEREAS Section 651 of the Municipal Act authorizes Council to undertake various works on the initiative of Council, or by petition, as a local improvement;

AND WHEREAS the Council of the District of Coquitlam wishes to undertake work pertaining to the design and construction of roadworks on Schoolhouse Street between the Lougheed Highway and Brunette Avenue, including sewers, waterworks, bridge construction, pavement widening, pavement reconstruction, concrete curb and gutter, utility strip, concrete sidewalk, ornamental street lighting and boulevard treatment as a local improvement on the initiative plan;

AND WHEREAS the required notice of the intention of Council to undertake the work was given by publication of a notice and by the mailing of such notice to the owners of the parcels of land liable to be specially charged;

AND WHEREAS no petition against the works signed by a majority of owners, representing at least one-half of the value of the parcels which are to be specially charged has been presented within one month after the publication of the notice;

AND WHEREAS a report prepared pursuant to Section 662 of the Municipal Act has been received by Council stating:

- (a) the lifetime of the work is beyond 10 years.
- (b) the estimated cost of the work is \$1,765,000.00.
- (c) the annual charge per taxable foot-frontage which will be specially charged against the parcels benefitting from or abutting on the work is \$15.69.

AND WHEREAS Council has established by by-law #2070, 1989, initiated pursuant to Section 661 of the Municipal Act, local improvement charges applicable to the class of works to be undertaken by this by-law, and has deposited a copy of the said by-law with the Inspector of Municipalities;

NOW THEREFORE the Council of the District of Coquitlam in open meeting assembled enacts as follows:

1. Council is hereby empowered and authorized to undertake and carry out the design and construction of roadworks on Schoolhouse Street between the Lougheed Highway and Brunette Avenue, including sewers, waterworks, bridge construction, pavement widening, pavement reconstruction, concrete curb and gutter, utility strip, concrete sidewalk, ornamental street lighting and boulevard treatment in accordance with general plans on file in the municipal office as a local improvement project and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

- (a) to spend the amount of \$1,765,000 for the aforesaid purpose.
- (b) to acquire all such property, easements, rights-of-way, licences, rights or authorities as may be requisite or desirable for or in connection with the construction of the said works.

| ITEM | PAGE |
|------|------|
| | 10 |

Cont'd

- 2 -

2. The Mayor and Clerk are hereby authorized to cause a contract or contracts for the construction of the work to be made and entered into with some person or persons, firm or corporation, as the occasion may require from time to time.
3. The Council is hereby empowered upon the adoption of this bylaw to borrow temporarily pursuant to Section 342 of the said "Municipal Act" the sum required to finance the cost of the work pending the issue of debentures or other evidence of indebtedness under Part 6 of the said "Municipal Act".
4. The total actual foot-frontage of parcels of land abutting on or deemed to abut on the work is approximately 3,742.1 and the total taxable foot-frontage abutting or deemed to abut on the work is approximately 3,742.1.
5. A frontage tax assessment roll shall be prepared annually by the Collector for those parcels subject to be specially charged.
6. The owners' portion of the cost of the works, including cash commutations, shall be in conformity with District of Coquitlam Schoolhouse Street Local Improvement Charges By-law No. 2070, 1989.
7. For the purposes of a Security Issuing By-law under Part 6 of the Municipal Act, this by-law is deemed to be a loan authorization by-law.
8. This by-law may be cited as the "District of Coquitlam Schoolhouse Street Local Improvement Construction By-law No. 2115, 1989."

READ A FIRST TIME this 11th, day of December, 1989.

READ A SECOND TIME this 11th, day of December, 1989.

READ A THIRD TIME this 11th, day of December, 1989.

RECONSIDERED and FINALLY PASSED and ADOPTED and the Seal of the Corporation affixed this day of , 1990.

Mayor

Municipal Clerk

| ITEM | PAGE |
|------|------|
| | 11 |

IN THE MATTER OF THE "MUNICIPAL ACT"
BEING CHAPTER 290 OF THE STATUTES OF
BRITISH COLUMBIA 1979 AND AMENDING ACTS


AND

IN THE MATTER OF A NOTICE OF INTENTION OF
THE COUNCIL OF THE CORPORATION OF THE
DISTRICT OF COQUITLAM TO UNDERTAKE
CERTAIN WORKS ON THE INITIATIVE PLAN
PURSUANT TO SECTION 656 OF THE SAID ACT

I, Theodore Klassen, Municipal Clerk, of 2124
Knightswood Place in the Municipality of Burnaby, in the Province
of British Columbia, DO SOLEMNLY DECLARE:

1. THAT I am the Municipal Clerk of the District of Coquitlam and as such have personal knowledge of the matters hereinafter declared.
2. THAT the District of Coquitlam is a Municipality for the purposes of the above-mentioned "Municipal Act" and has an office and place of business at 1111 Brunette Avenue, in the District of Coquitlam in the Province aforesaid.
3. THAT notices were mailed to the owners of parcels of land liable to be specially charged for the proposed work, a copy of which notice is attached hereto marked Exhibit "A" to this my declaration and such mailing was made on the 9th day of January A.D., 1990.
4. THAT produced to me now and marked Exhibit "B" to this my declaration is a copy of the Notice which was published on the 14th day of January A.D., 1990 throughout the Municipality.
5. THAT a petition has not been received from a majority of the owners representing at least one-half of the value of the parcels which are liable to be specially charged.
6. AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME at Coquitlam,)
in the Province of British Columbia,)
this *22nd* day of *FEBRUARY* 1990.)



| ITEM | PAGE |
|------|------|
| 1 | 12 |

"EXHIBIT A"

DISTRICT OF COQUITLAM

NOTICE OF SCHOOLHOUSE STREET
LOCAL IMPROVEMENT PROPOSAL

The Council of the District of Coquitlam proposes to construct improvements on Schoolhouse Street pursuant to the provisions of Part 16, Division 1 of the "Municipal Act", R.S.B.C., 1979 within the area shown shaded on the reverse side of this letter. The cost of the construction is to be financed over a period of 10 years and is to be paid by the owners of the properties within the area described.

The "Work of Local Improvement" is to include design and construction of roadworks on Schoolhouse Street between Loughheed Highway and Brunette Avenue, including sewers, waterworks, bridge construction, pavement widening, pavement reconstruction, concrete curb and gutter, utility strip, concrete sidewalk, ornamental street lighting and boulevard treatment.

- 1 - The estimated cost of the work is \$1,765,000.00.
- 2 - The annual charge for each foot of taxable foot frontage to be specially charged against the parcels benefiting from or abutting the work will be \$15.69.
- 3 - The number of years for which annual charges will be imposed is 10 years.
- 4 - Subject to the Court of Revision, the taxable foot frontage of your parcel is feet.
- 5 - Based upon the taxable foot frontage reported in #4, the total annual charge of your parcel will be \$
- 6 - The commuted value of such annual charges is estimated to be \$
(See Note)

NOTE: Upon substantial completion of the work of Local Improvement, the estimated commuted value shown above can be paid in cash to avoid interest or financing charges. If you wish to exercise this privilege:

- (1) wait until you receive a further notice advising you that the Court of Revision will sit to review the Frontage Tax Assessment Roll and, then;
- (2) upon receipt of that notice, immediately advise the Municipal Treasurer in writing of your wish and, then;
- (3) await the Municipal Treasurer's reply with further instructions.

Petitions against the proposed works:

- (a) Any person who is the owner of a parcel liable to be specially charged may petition against such work and unless within one month from the date of Notice of Intention is published, a majority of those owners (51%) representing at least one half of the assessed value of parcels liable to be specifically charged so petition, Council may proceed with the work.
- (b) Petitions must be in writing, signed by the owners of the parcels liable to be specially charged for the proposed works, showing the legal description of his property, and where the property is owned by more than one person, a majority of owners must sign the petition. Petitions may be circulated and contain the names of several affected property owners.

Dated at Coquitlam this

day of

1989.

T. Klassen
Municipal Clerk

| ITEM | PAGE |
|------|------|
| | 13 |

"EXHIBIT B"

Business gains

Whoever started the rumor that an arts degree is impractical is being proven wrong by the arts students thriving in Simon Fraser University's co-operative education program.

The co-op program in the faculty of arts brings together students who desire some "real world" experience, and employers who benefit from the students' fresh ideas and relevant skills and knowledge.

Students enrolled in the co-op program alternate regular academic semesters with four

paid work terms, in jobs related to their field of study. SFU offered co-op programs in sciences for more than a decade but the arts co-op program is in its second year.

The program started with students and has grown by and bounds ever since, with more than 50 students representing most art departments, placed this semester.

Most arts co-op students placed in jobs that involve collecting and/or disseminating information, according to

Kyle Centre programs active

The Port Moody Parks and Recreation department's Kyle Centre offers a number of enjoyable programs for individuals aged 50 and over who enjoy a healthy active lifestyle.

The centre boasts two large activity rooms, a kitchen, a combined library and lounge,

newsletter and the opportunity to take part in a variety of programs and services.

Included in the winter session is a bus trip to celebrate Canada Days in Portland, Ore.; a Valentine skate and bingo brunch; basic microwave cooking workshop, tap dancing, fitness class

THE TRI CITY NEWS, TUESDAY, JAN. 14, 1992 B4191

Tone N' Trim

Christmas Special
extended
due to overwhelming response

\$99 UNLIMITED TONING

For one month
3 & 6 month packages available.
Book early to avoid Disappointment

In association with In the Pink Skin Care Studio.

CALL
TODAY

942-1484
2283 Whyte
Port Coq.

Contours

Slimming
and BodyShaping

LATE APPTS. AVAIL

DISTRICT OF COQUITLAM PUBLIC NOTICE OF INTENTION SCHOOLHOUSE STREET LOCAL IMPROVEMENT PROPOSAL

TAKE NOTICE that pursuant to Division (1) of the General Part 16 of the Municipal Act, the Council of the District of Coquitlam intends to proceed upon the Initiative Plan with Work of Local Improvement more particularly described as follows:

Design and construction of roadworks on Schoolhouse Street between Lougheed Highway and Brunette Avenue, including sewers, waterworks, bridge construction, pavement widening, pavement reconstruction, concrete curb and gutter, utility strip, concrete sidewalk, ornamental street lighting, and boulevard treatment.

AND TAKE FURTHER NOTICE that, unless within one month after the publication of this notice a majority of the owners representing at least one-half of the value of the parcels which are liable to be specially charged, petition the Council not to proceed, the work may be undertaken as a local improvement.

- The estimated cost of work is \$1,785,000.00.
- The annual charge for each foot of taxable foot frontage to be specially charged against parcels benefiting the work will be \$15.69.
- The number of years for which annual charges will be imposed is 10 years.

Persons whose parcels are subject to being specially charged for work hereby proposed, may, if the work is undertaken, commute for a payment in cash the special charges imposed provided:

- The cash payment is made to the Municipal Treasurer no later than thirty days following the validation by the Court of Revision of the Frontage Tax Assessment Roll for the works proposed hereby; and;
- The cash payment so made is equal to the sum arrived at by multiplying the aggregate of the charges imposed by a factor of 502.

Dated at Coquitlam, B.C. this 14th day of January, 1990.

T. Klassen
Municipal Clerk

\$30,000 PER PIECE

payment and removal
g.charges to be added
s tagged individually for

gin, fibre, certified genuine.

er tax exemption certificates

IC AUCTION

St.

JANUARY 15

EWING 6:30

LIQUIDATE SHIPMENT

vable To:

CIAL CORP.

UCTIONEER

| ITEM | PAGE |
|------|------|
| | 14 |

"EXHIBIT B"

Business gains

Whoever started the rumor that an arts degree is impractical is being proven wrong by the arts students thriving in Simon Fraser University's co-operative education program.

The co-op program in the faculty of arts brings together students who desire some "real world" experience, and employers who benefit from the students' fresh ideas and relevant skills and knowledge.

Students enrolled in the co-op program alternate regular academic semesters with four

paid work terms, in jobs related to their field of study. SFU offered co-op programs in sciences for more than a decade but the arts co-op program is in its second year.

The program started with students and has grown by leaps and bounds ever since, with more than 50 students representing most art departments, placed this semester.

Most arts co-op students are placed in jobs that involve collecting and/or disseminating information, according to

Kyle Centre programs active

The Port Moody Parks and Recreation department's Kyle Centre offers a number of enjoyable programs for individuals aged 50 and over who enjoy a healthy, active lifestyle.

The centre boasts two large activity rooms, a kitchen, a combined library and lounge,

newsletter and the opportunity to take part in a variety of programs and services.

Included in the winter session is a bus trip to celebrate Canada Days in Portland, Ore.; a Valentine skate and bingo brunch; basic microwave cooking workshop, tap dancing, fitness class

THE TRI CITY NEWS, 1445, 11/19/91 B-091

Tone N' Trim
Christmas Special
extended
due to overwhelming response

\$99 UNLIMITED TONING

For one month
3 & 6 month packages available
Book early to avoid Disappointment
In association with In the Pink Skin Care Studio.

CALL
TODAY

942-1484
2283 Whyte
Port Coq.

Contours

Slimming
and BodyShaping

LATE APPTS. AVAIL



DISTRICT OF COQUITLAM PUBLIC NOTICE OF INTENTION SCHOOLHOUSE STREET LOCAL IMPROVEMENT PROPOSAL

TAKE NOTICE that pursuant to Division (1) General Part 18 of the Municipal Act, the Council of the District of Coquitlam intends to proceed upon the Initiative Plan with Work of Local Improvement more particularly described as follows:

"Design and construction of roadworks on Schoolhouse Street between Loughheed Highway and Brunette Avenue, including sewers, waterworks, bridge construction, pavement widening, pavement reconstruction, concrete curb and gutter, utility strip, concrete sidewalk, ornamental street lighting, and boulevard treatment."

AND TAKE FURTHER NOTICE that, unless within one month after the publication of this notice a majority of the owners representing at least one-half of the value of the parcels which are liable to be specially charged, petition the Council not to proceed, the work may be undertaken as a local improvement.

- The estimated cost of work is \$1,765,000.00.
- The annual charge for each foot of taxable foot frontage to be specially charged against parcels benefiting the work will be \$15.69;
- The number of years for which annual charges will be imposed is 10 years.

Persons whose parcels are subject to being specially charged for work hereby proposed, may, if the work is undertaken, commute for a payment in cash the special charges imposed provided:

- The cash payment is made to the Municipal Treasurer no later than thirty days following the validation by the Court of Revision of the Frontage Tax Assessment Roll for the works proposed hereby; and;
- The cash payment so made is equal to the sum arrived at by multiplying the aggregate of the charges imposed by a factor of 1.602.

Dated at Coquitlam, B.C. this 14th day of January, 1990.

T. Klassen
Municipal Clerk

\$30,000 PER PIECE

payment and removal
g. charges to be added
s. tagged individually for

gin fibre, certified genuine

er tax exemption certificates

IC AUCTION

St.

JANUARY 15

EWING 6:30

LIQUIDATE SHIPMENT

liable To:

CIAL CORP.

UCTIONEER

| ITEM | PAGE |
|------|------|
| | 15 |

COMMITTEE

MEMORANDUM

JAN 27 1992

January 21st, 1992

TO: B.R. Kirk
City Administrator

FROM: R.A. Freeman
City Clerk
Deputy Administrator

RE: Property Purchase - 1632 Broadway Street

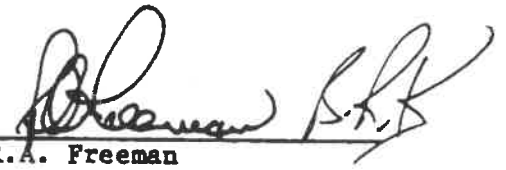
RESOLUTION:

That the offer made by the City Administrator in his letter of October 3rd, 1991 to purchase the Northerly 66 feet of Lot 20, District Lot 231, Plan 11613 at 1632 Broadway Street for the sum of \$185,600.00 be ratified and confirmed.

BACKGROUND AND COMMENTS:

The letter referred to above follows along with a sketch plan showing the area involved and the summary page from the appraisal report. The offer has been accepted by the property owner and will permit an eventual connection between Broadway and Coast Meridian Road.

If this action is approved the formal purchase resolution will appear on next weeks Council Agenda.


R.A. Freeman
City Clerk
Deputy Administrator

| ITEM | PAGE |
|------|------|
| 2 | 16 |



THE CORPORATION OF THE CITY OF PORT COQUITLAM

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

TELEPHONE: 944 - 5411
FAX: 944 - 5402

OUR FILE

October 3, 1991

Mr. Joachim M. Loh
Byrnes, Chan & Loh
Barristers, Solicitors & Notaries
Suite, 307, 302 Spadina Avenue
Toronto, Ontario
M5T 2E7

Dear Mr. Loh:

Thank you for your letter of September 20, 1991 on behalf of your client, Mr. Yen C. Tsai.

The City of Port Coquitlam, subject to approval of Municipal Council, offers to purchase Northerly 66 feet of Lot 20, District Lot 231, Plan 11613 at 1632 Broadway Street, for the total price of \$185,600.00. This offer is subject to the following:

1. The City is to receive free and clear title.
2. The adjustment and date for payment registration of documents in the Land Title Office will be February 28, 1992, or such other date as mutually agreed upon.
3. The possession date will be February 28, 1992, or such other date as mutually agreed upon.
4. The closing costs and various adjustments will be made in the normal manner as between vendor and purchaser.

This offer is open to acceptance up to January 8, 1992 or such other date as mutually agreed upon.

Yours sincerely,

Bryan R. Kirk
City Administrator

I agree to sell the above property to the Corporation of the City of Port Coquitlam for the sum of \$185,600.00 on the terms and conditions stated above.

Yen C. Tsai

| ITEM | PAGE |
|------|------|
| | 17 |

c.c.: Land Sales Committee



| | | | | | | | | | | | | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 |
| 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 |
| 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 | 1771 |

| | | | | | | | | | | | | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 |
| 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 |
| 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 |

| | | | | | | | | | | | | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 |
| 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 |
| 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 | 1790 |

| | | | | | | | | | | | | | | | | | | | | |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 |
| 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 |
| 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 | 1772-1776 |

PENNY & KEENLEYSIDE APPRAISALS LTD.

REAL ESTATE APPRAISERS

DAVID J. BILLINGSLEY, AACI
BARRY J. RAY, AACI, SCV
ROBERT G. ERHO, AACI, R(BC)
ROBERT J. SIMPSON, AACI
DONALD G. PATEMAN, BA, AACI
GENE B. ANDRES, AACI, FRI
DONOVAN C.S. COLLINS, BA, R(BC), AACI
CRAIG A. WHITEFORD, CRA

REPLY TO: New Westminster Office

September 26, 1991

Our File: 91NW-272

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

Attention: Bryan Kirk,
City Administrator

Dear Sir:

In accordance with your request, I have completed an appraisal of the market value of the property as identified below:

Civic Address Northerly 66 feet of
 1632 Broadway Street,
 Port Coquitlam, BC

Legal Description Northerly 66 feet of Lot 20, District
 Lot 231, Plan 11613

I hereby certify that I have no interest, present or contemplated in the property appraised.

After inspecting the property and analyzing the data obtained in my investigation, I have formed the opinion that the market value of the subject property, as of September 24, 1991 was:

ONE HUNDRED EIGHTY FIVE THOUSAND, SIX HUNDRED DOLLARS
(\$185,600)

Your attention is invited to the attached report of 15 pages and addenda which forms the basis for this opinion.

Respectfully submitted,
Penny & Keenleyside Appraisals Ltd.,
per



Robert J. Simpson, AACI

RJS/jf

MEMORANDUM

TO: B.R. Kirk
City Administrator

FROM: R.A. Freeman
City Clerk
Deputy Administrator

RE: City Owned Rental House
2382 Mary Hill Road

January 23rd, 1992

COMMITTEE
JAN 27 1992

RECOMMENDATION:

That Council indicate whether or not they wish to invest approximately \$6,500.00 on repairs of the City owned rental house at 2382 Mary Hill Road.

BACKGROUND AND COMMENTS:

This property is located east of the city works yard (see attached map).

Attached is a memorandum from the Director of Building Permits and Inspections reporting that:

1. Roof requires replacement (attempts to stop individual leaks have failed).
2. Replacement of the eave troughs and down pipes to prevent water from entering the structure.
3. The exterior cladding and trim requires protection preferably by a stain designed for cedar. Currently the house has been painted, however, this is not suitable for the cedar tongue and groove construction.
4. The kitchen and east entrance hall floor requires repair or replacement depending on cost.


The roofing job would be sent out for tender, the other items would be taken care of by the works crew, the estimated cost is \$6,300.00 not including repainting or staining.

There are sufficient monies in the Rental House Maintenance Account to cover the estimated costs. It is a question of whether Council wishes to invest in this particular building.

We have had a number of complaints from the renter and all efforts to fix individual problems have failed.

Currently the house rents for \$720.00 per month and the city pays the property taxes on this rental property as required by the Municipal Act.

| ITEM | PAGE |
|------|------|
| 3 | 20 |


R.A. Freeman
City Clerk
Deputy Administrator

M E M O R A N D U M

DATE: January 22, 1992

TO: S. Rauh
Acting City Clerk

FROM: J. Shardlow
Director of Building
Permits and Inspections

SUBJECT: City Owned House at 2382 Mary Hill Road

As you requested an inspection was done on this house on January 20, 1992. The tenants were present at the time of the inspection. The purpose was to determine if the building was habitable in its present condition.

STATISTICS

| | |
|----------------|--|
| Size | - one story and approximately 850 feet ² floor area |
| Age | - 30 years plus |
| Assessed value | - Building \$ 34,400.00 |
| | - Land \$ 87,400.00 |

The house appears to be structurally sound, clean and suitable for a tenant subject to the listed items being resolved.

The specific problems reviewed on site were:

1. EXCESSIVE MOISTURE ACCUMULATION
 - at one corner of the east entrance hallway
 - at the north/east corner of the north/east bedroom
 - at the south/east corner of the south/east bedroom
2. FLOOR COVERING
 - has been removed from the floor of the east entrance hallway
 - the damage to the kitchen lino floor is relatively minor.
Approximately a 1 square foot piece has been damaged and the joint at the doorway has raised.
3. EXTERIOR
 - the eave troughs and down pipes have deteriorated and the exterior paint has peeled off in several areas.
 - the asphalt roof shingles are worn and deteriorated

| ITEM | PAGE |
|------|------|
| | 21 |

PAGE TWO

If upgrading is considered for this building it is my opinion that the following should be done.

1. Replacement of the existing roof shingles to correct the roof leak and worn shingles.
2. Replacement of the eave troughs and down pipes to prevent water from entering the structure.
3. The exterior cladding and trim be protected with a stain designed for cedar.
4. The kitchen and east entrance hall floor should be repaired or replaced so that it is suitable for cleaning.


J. Shardlow

JDS/bac

| ITEM | PAGE |
|------|------|
| | 22 |

PL 47652

[illegible]

