

JAN 22

1991

THE CORPORATION OF THE CITY OF PORT COQUITLAM

ENVIRONMENTAL PROTECTION COMMITTEE

Tuesday, January 22, 1991

Second Floor Meeting Room
2580 Shaughnessy Street, Port Coquitlam, BC

5:00 p.m.

AGENDA

PERSONNEL IN ATTENDANCE:

ITEM I: CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM II: COLONY FARMS
(Reconsideration of information presented January 9, 1991)
and information received January 16, 1991)

ITEM III: NEW BUSINESS

THE CORPORATION OF THE CITY OF PORT COQUITLAM
ENVIRONMENTAL PROTECTION COMMITTEE
MINUTES

A meeting of the Environmental Protection Committee was held in the Second Floor Meeting room, 2580 Shaughnessy Street, Port Coquitlam, on Tuesday, January 22, 1991 at 5:00 p.m.

In attendance were:

Alderman J. Keryluk, Chairman
Alderman R. Talbot,
C.F. (Kip) Gaudry, P. Eng., Deputy City Engineer

ITEM I: CONFIRMATION OF MINUTES

The Minutes of the the Environmental Protection Committee Meeting held Tuesday, January 15, 1991, at 5:00 p.m. be considered read and adopted.

Carried

ITEM II: COLONY FARMS

The Committee reconsidered information submitted by Mr. Paul Dutton during the meeting of January 9, 1991 and also additional information Mr. Dutton submitted January 16, 1991 on Colony Farms. The material was found to be extremely thorough, informative and self explanatory. Well Mr. Dutton's submission covered the whole Colony Farms area it acknowledges that the eastern side, or Wilson Farm, are within the boundaries of Port Coquitlam and the western portion, Holm Farm, is in the District of Coquitlam.

Originally, the Poco Citizens for Colony Farm Delegation, through Mr. Dutton requested that Council pass resolutions firstly to maintain Colony Farm as green space and secondly to correspond with the B.C. Racing Commission indicating Port Coquitlam is not interested in a horse racing track being placed in the Colony Farm.

After considerable discussion, the Committee decided that the strongest and clearest resolution that could be passed would be one that simply states that Colony Farm be preserved as a green Space. Therefore, Committee recommends to Council that:

- 1) They approve a resolution supporting the preservation of Colony Farm as green space and perpetuity, and
- 2) That Mr. Robert E. Collis of the B.C. Racing Commission be advised of Council's decision on this matter.

Cont'd /2...

- 2 -

ENVIRONMENTAL PROTECTION COMMITTEE MINUTES Cont'd...

Alderman Talbot requested information on the Laurier Pump Station drainage pump.

The Meeting Adjourned at 6:00 p.m.

C.F.(Kip) Gaudry, P. Eng.
Deputy City Engineer

Alderman J. Keryluk
Committee Chairman

CFG:ck

NOTE: Minutes not read and adopted by the Committee until certified correct by the Committee Chairman's signature.

cc: Mayor and Aldermen
City Administrator

CITY OF PORT COQUITLAM		
ENGINEERING DEPT		
JAN 22 1991		
FILE #		
TO	ROOM	DATE

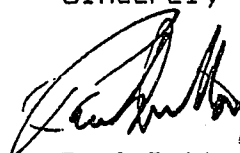
Mr. John Keryluk,
Chairman, Environment Committee,
The City of Port Coquitlam,
2272 McAllister,
Port Coquitlam, B.C. V3C 2A8

17.12.90

Dear Mr. Keryluk,

A delegation of Poco Citizens for Colony Farm would like to meet with you and your sub-committee on the environment within the next two or three weeks. We have some suggestions to make on future Council actions and resolutions on Colony Farm.

Sincerely Yours,



Paul Dutton,
1441 Elinor Cresc.,
Port Coquitlam V3C 2Y3

tel: 941-8752

Environmental Protection Committee
City of Port Coquitlam

Jan. 9, 1991

Poco Citizens for Colony Farm would like to recommend that your committee take to City Council motions similar to the following:

that given that Colony Farm is the last significant green space in Port Coquitlam, the Environmental Protection Committee would like to move that this Council should both in principle and actively work towards its preservation.

To this end we further move that the Council send to Mr. Robert E. Collis, Executive Director of the B.C. Racing Commission, a letter stating that Port Coquitlam is not interested in a horse race-track being placed in Colony Farm.

We shall try to set out at greater length at our meeting today the sound environmental reasons for Council and your committee to work towards the preservation of Colony Farm as a green space.

Citizens in attendance:

Mrs. Doris Wilcox, Mr. Greg Archibald, Paul Dutton

*Suggest motion
That Council advise
BCBC to leave in
green space state*

REQUEST FOR PROPOSALS

also running in the province for 2 weeks

The British Columbia Racing Commission has been authorized by the Provincial Government to invite proposals from interested parties, for the construction of a one mile race track and related facilities, to serve the people of the Greater Vancouver Regional District and Fraser Valley.

Response Procedure

On or before December 15, 1990, parties should file a letter expressing interest with the British Columbia Racing Commission, asking for detailed instructions and information on criteria for submitted proposals.

On or before March 1, 1991, those wishing to make a proposal containing specific details must file their proposal with the British Columbia Racing Commission.

As a result of proposals received on or before March 1, 1991, the British Columbia Racing Commission will enter into correspondence or discussion with those parties whose proposals merit further consideration.

For further information, contact:

Robert E. Collis
Executive Director
British Columbia Racing Commission
#200, 4595 Canada Way
Burnaby, B.C. V5G 4L9
Phone (604) 660-7400
FAX (604) 660-7414



Province of
British Columbia

Ministry of
Solicitor General



Province of
British Columbia

Ministry of
Solicitor General

British Columbia
Racing Commission
Second Floor
4595 Canada Way
Burnaby
British Columbia
V5G 4L9
Telephone: (604) 660-7400
Fax: (604) 660-7414

November 14, 1990

Mayor Louis Sekora
The District of Coquitlam
1111 Brunette Ave.
Coquitlam, B.C.
V3K 1E9

Dear Mayor Sekora:

Thank you for your letter of November 1, 1990 relative to the Commission's endeavour to have a new one-mile track constructed in the Lower Mainland.

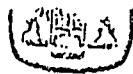
You may be assured this Commission believes it necessary to have local government concurrence before embarking on a major project like a new thoroughbred racing facility. You will be kept informed if there are any proposals involving the District of Coquitlam.

Yours truly,

ROBERT E. COLLIS,
Executive Director

REC/eb





Province of
British Columbia

NEWS RELEASE

MINISTRY OF SOLICITOR GENERAL

FOR IMMEDIATE RELEASE
1990 OCT 24

90:24

PROVINCE CALLS FOR RACE TRACK PROPOSALS

VICTORIA -- The B. C. Racing Commission has been given the green light by cabinet to call for proposals for construction of a one-mile race track to serve the Lower Mainland area, Solicitor General Russell Fraser announced today.

"One of the criteria is that the proposed facility must be acceptable to the local governments potentially affected," said Fraser.

"The Province recognizes the importance of the horse racing industry and is prepared to assist with meeting the debt servicing of a new facility by foregoing two percentage points of its share of the thoroughbred handle for a ten-year period," Fraser said, "No other government contribution will be made."

The Minister noted, "In view of the Province's willingness to assist in this project, it is imperative the proponent provide solid evidence of financial capability."

The B.C. Racing Commission will be advertising for proponents of new track facilities. Those expressing interest will be asked to make a proposal, providing specific details, no later than March 1st, 1991.

Thereafter, final recommendations will be made by the Racing Commission.

"If there is a realistic possibility of private sector operation of a new one-mile facility, this government is doing all that is reasonably within its power to accommodate that possibility," Fraser said.

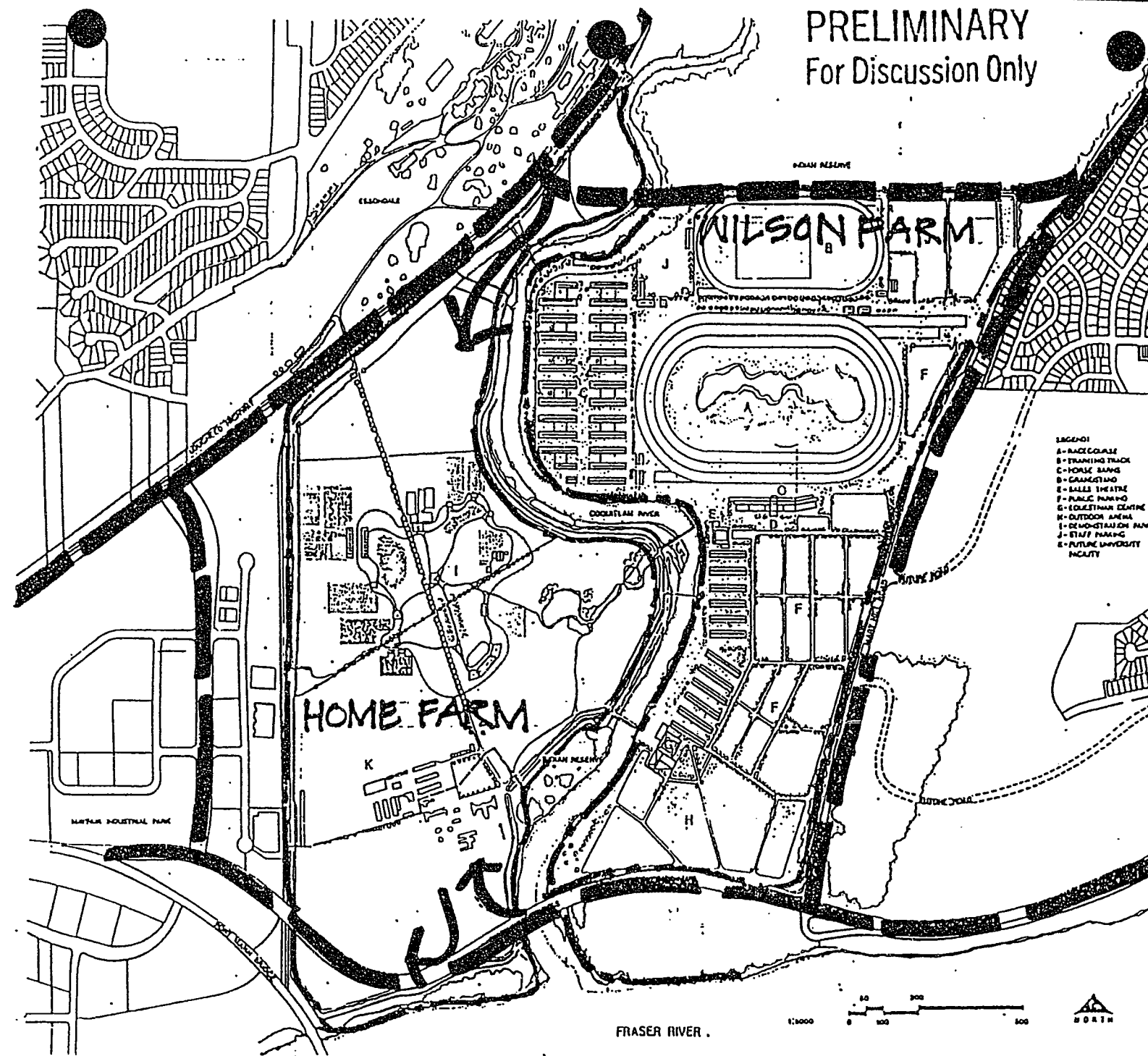
-30-

CONTACT:

Mr. Robert Collis
B.C. Racing Commission
660-7400

PRELIMINARY For Discussion Only

LEONA MONTGOMERY
ARCHITECT
DESIGN ASSOCIATES URBAN
ARCHITECTS
R.B.O.
ARCHITECTS INC.



- LEGEND:
- A - RACE COURSE
 - B - TRAINING TRACK
 - C - HORSE BARN
 - D - CARNAGESTAND
 - E - SALES THEATRE
 - F - PUBLIC PARKING
 - G - COLLETHIAN CENTRE
 - H - OUTDOOR ARENA
 - I - DEMONSTRATION Paddock
 - J - STAFF PARKING
 - K - FUTURE UNIVERSITY FACILITY

MASTER

COLO
FAR
MARCH 1988

Alderman John Keryluk
Port Coquitlam

14.1.91

Dear John,

I hope that this material is what you wanted. You will immediately see that though I have tried to be factual, I could not help at the end putting the case in favour of preservation one more time.

It simply seems to me to be an issue on which we need to do the right thing for our children and grandchildren. This is not some local corner lot that Council can rezone as it sees fit, but Port Coquitlam's community Corner Lot.

Nor do I think that we can any longer think that Colony Farm will solve our tax problems. This land belongs to the people, not the taxman. It is time for Council to have a wider vision of what is good and necessary for a well-balanced municipality, one that blends residences, industry, and green space. Everything can't be for sale, especially when the people want so clearly to preserve this land.

I remember very well the comments you made about Colony Farm at the second All Candidates meeting. You and your kind now have a majority on Council. What the Poco Citizens for Colony Farm have proposed to the Environment Committee is simplicity itself. Move that Colony Farm should stay Green and go on record as opposing a racetrack.

The political will of the people on this issue was expressed clearly in the municipal election and I can assure that it will be in the upcoming provincial election. Moreover, Mike Harcourt is on the record as wanting to keep Colony Farm Green and he may well be the next premier. Even the Socreds seem soft on the issue at present.

Please phone me if I can do anything more. We can give you lots of moral and public support, but ultimately (moderates that we are) we are looking to you, our elected officials, for guidance and support.

Best wishes,



Paul Dutton
1441 Elinor Cresc.
Port Coquitlam, V3C 2Y3

tel: 941-8752

COLONY FARM:

ITS RECENT HISTORY

1. Description of the Land
2. A Chronological Account
3. Racetrack Talk
4. Government's Position

14.1.91

1.

DESCRIPTION OF THE LAND

Colony Farm is a parcel of agricultural land divided into two parts by the Coquitlam River. The western portion lying in the municipality of Coquitlam contains 259 acres of land and is commonly called the Home Farm. The eastern portion lying within the municipality of Port Coquitlam contains 333 acres and is called the Wilson Farm (see Appendices 1.1 & 2).

Both portions of Colony Farm are protected from floodwater by four miles of dikes. The British Columbia Buildings Corporation maintains these dikes and spent \$36,340 on dike and ditch maintenance in 1988 (see App. 4.1, letter of Premier Vander Zalm).

A provincial sales prospectus described Colony Farm as "one of the largest contiguous blocks of high-capability farm land in a single production unit in the Lower Fraser Valley. Colony farm has the suitability to produce almost every agricultural commodity grown in the Lower Fraser Valley [and] the Lower Fraser River Valley is a major contributor to provincial farm cash receipts, producing 78% of the vegetables, 97% of the blueberries and cranberries, and accounting for 14% of the provincial dairy cow numbers." (App. 1.1)

The fields at Colony Farm have been rated as 1 to 3 on the soil quality scale, with most of the finest land lying in the Wilson Farm. It is particularly well suited to the production of blueberries and cash crops and in the sixties and seventies established production records for the Lower Fraser Valley.

The Provincial Government has, as well, long recognized the importance of Colony Farm to both the environment and wildlife of the region. Premier Vander Zalm assured local residents that the British Columbia Buildings Corporation "has undertaken a number of important initiatives to preserve the environmental and wildlife aspects of this property." (App. 4.1) The Corporation has in fact posted signs at the entrances to both the Home and Wilson Farms alerting walkers that they are entering valuable bird nesting territory and should keep their dogs under control. The Burke Mountain Naturalists have compiled a lengthy list of the birds that nest and live at Colony Farm.

The Coquitlam River has also been an important salmon stream, though dams upstream have diminished its quality.

Colony Farm is also the central low-land point gazed upon by thousands of Port Coquitlam and Coquitlam who live on the highlands around the farm.

A CHRONOLOGICAL ACCOUNT

The Provincial Government bought Colony Farm in 1904 in order to supply Essendale, the mental health hospital, with food and to provide work and rehabilitation for its residents. Colony Farm was then owned by the Ministry of Agriculture (App. 1.1).

In the early 1980s the Ministry of Agriculture declared Colony Farm "surplus to its needs." (see the letter of the Minister of Government Management, Carol Gran in App. 4.2). Soon after this the Provincial Government attempted to sell Colony Farm, but was unsuccessful. The land was transferred to the British Columbia Buildings Corporation which still controls Colony Farm. According to Premier Vander Zalm (App. 4.1) in November 1989 "I am pleased to advise that most of the acreage of Colony Farm has been leased to the North American Lamb Marketing Inc. for the past two years so that a continuation of the property's agricultural tradition has been maintained." Colony Farm presently exists in the Agricultural Land Reserve (see App. 1.2).

Unfortunately, despite this recognition of the land's agricultural importance, the Provincial Government in 1989-1990 once again allowed the land to lie fallow while proposals for its use were entertained (see Carol Gran's letter in App. 4.2).

The proposals that came forth at that time were first to locate a horse racetrack on the land (several proposals were put forward by developers) and then to relocate the PNE to the site.

While local governments considered these possibilities in 1989, local citizens began to protest against these proposals. In Coquitlam the South-East Coquitlam Ratepayers Association (SEORA) held meetings that were attended by hundreds of Coquitlam residents and in the fall of 1989 Coquitlam City Council passed a motion stating that it was not interested in seeing a racetrack placed in Colony Farm.

In Port Coquitlam a group of residents banded together as Poco Citizens for Colony Farm. On October 2 1989 this group held a public meeting in Port Coquitlam to air public opinion about the future of Colony Farm. The overwhelming consensus reached at this meeting was that at a minimum Colony Farm should be kept Green (App. 3.1). On October 16 1989 they submitted a petition with 607 names to Port Coquitlam City Council and to the Provincial Government (App. 3.2). These Poco residents stated that they were unalterably opposed to using Colony Farm for:

1. any industrial, warehouse, or commercial development
2. any entertainment complex like the PNE
3. any retail store complex
4. any spectator sports complex such as a horse racetrack.

Subsequent to that Mrs. Doris Wilcox and Paul Dutton from the Poco Citizens for Colony Farm met with the Mayor and planning committee of Port Coquitlam about the future of Colony Farm. They introduced to the Mayor and the City Clerk representatives of the Western Agricultural Society who had plans for An Agricultural World that might have been located at Colony Farm.

RACETRACK TALK

The future of Colony Farm became a quiet issue until October 24 1990 when the Ministry of the Solicitor General gave a news release to the press (see App. 3.3). Solicitor General Russell Fraser gave the green light to the British Columbia Racing Commission to call for specific proposals for a one-mile racetrack to be located in the Lower Mainland. The Provincial Government agreed to assist in servicing the debt of the developer by foregoing two percentage points on its share of the thoroughbred handle for ten years. The deadline for these proposals is March 1, 1991 (App. 3.3 & 3.4).

This announcement brought back all the fears of Coquitlam and Port Coquitlam residents about an unsuitable development being located in Colony Farm. They argued that the problems created by excessive traffic, noise pollution, soil and air pollution, and increased crime all made Colony Farm the wrong place for a racetrack. Mr. Gary Newman, the President of Colony Farm Ltd., immediately began to claim that the placement of the track at Colony Farm was "a done deal." (see App. 3.5) A working map of the plans for Colony Farm by this developer (see App. 2) reveals that Colony Farm Ltd. would totally occupy the Wilson Farm with parking lots (1/3 or about 100 acres of the land), with barns and buildings for the horses (again 1/3 or about 100 acres), and finally with two tracks located at the north end (1/3 or more of the land, some 100+ acres). Surprisingly, and despite the fact that it would be difficult to find much beyond asphalt and buildings at the site, the developers claim that the land would remain in the Agricultural Land Reserve.

The Mayor of Coquitlam immediately wrote to Mr. Robert E. Collis, Executive Director of the B.C. Racing Commission, that Coquitlam remained uninterested in a racetrack at Colony Farm (App. 3.6).

In the municipal election held in mid-November 1990 in Port Coquitlam Colony Farm became according to a number of the candidates and reporters a central issue, and one that influenced the outcome of the election as many Poco residents expressed themselves at the polls. Residents clearly expressed their displeasure at the thought of a racetrack in their community and overwhelmingly expressed the desire to elect candidates who would work towards a reasonable solution of the Colony Farm issue. As with the residents meeting held in October 1989, they once again made it clear that they wanted Colony Farm to remain green and they looked to candidates who would speak on their behalf.

What has in addition changed since 1989 is the ongoing construction of the Westview subdivision. Hundreds of new residents are pouring into Port Coquitlam and buying properties that overlook Colony Farm. One of the developers indeed has posted a sign that advertises "View Lots For a Lifetime!" These new residents are shocked to learn that the conditions under which they purchased their properties might be arbitrarily changed by politicians and developers. Mary Hill residents are reminded of the outcome of the Delta and Richmond elections and think that they played their own small part in keeping the Lower Fraser Valley green.

THE GOVERNMENT'S POSITION

Where do we stand now? What is clear from letters received from Premier Vander Zalm and Minister Carol Gran (see App. 4.1-2), from Russell Frasers's Press Release of Oct. 24 (see App. 3.3), and from Mr. Robert Collis' statement to Mayor Sekora (App. 3. 6) is that all government officials agree that Colony Farm will not be developed against the wishes of the local residents or municipality.

It lies within the power of the municipality of Port Coquitlam, therefore, to determine what will or, rather, can not be done to the Wilson Farm. Residents have quite clearly stated their opposition to unsuitable development and will continue to do so.

These residents reject the increased traffic, the air pollution, the further decline of the Coquitlam River, the destruction of wildlife, and the noise pollution that will surely accompany a racetrack or any other large-scale industrial, commercial, or spectator development at Colony Farm. They stand for a Colony Farm that will remain green for all Port Coquitlam, now and in the future.

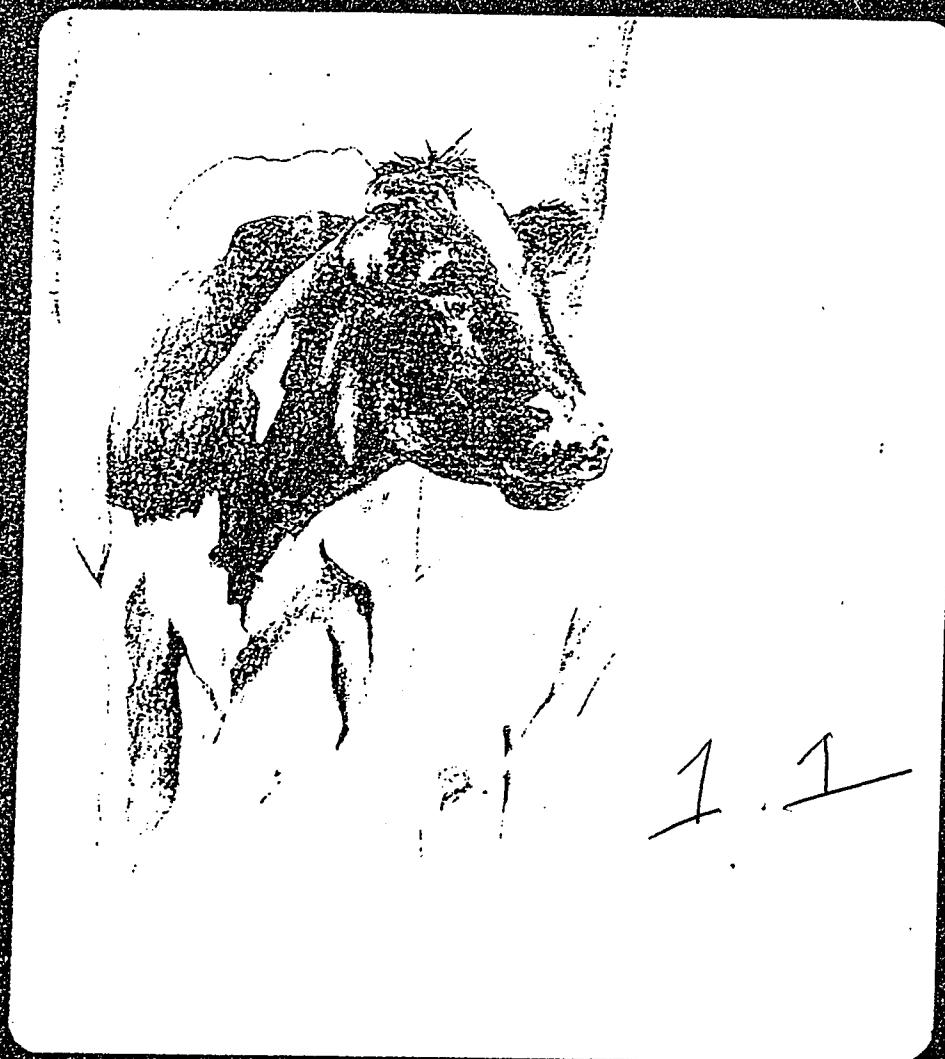
Largely by accident, the wonderful piece of land that we call Colony Farm remains in our midst and remains green. As Port Coquitlam continues to grow we shall more and more begin to treasure just how extraordinary Colony Farm is. Surely it is time for the City Council of Port Coquitlam to take its rightful leadership on this issue. Surely it is time to think about the generations of Poco residents 25 or 50 years from now who will thank their lucky stars that in 1991 a municipal council had the courage and foresight to preserve this piece of land in its green character. All it would take is a motion stating that Port Coquitlam sought to keep Colony Farm Green and a letter to Mr. Collis stating that we were not interested in seeing a racetrack established on the Wilson Farm. The Provincial Government has repeatedly stated that it will respect municipal desires in this matter. The loyal opposition in the provincial legislature has committed itself to 'Keeping Colony Farm Green.' And we all know that an election is just months off.

The time has arrived for the politicians of Port Coquitlam to act as the true custodians of that emerald land that lies within our borders.

APPENDIX 1

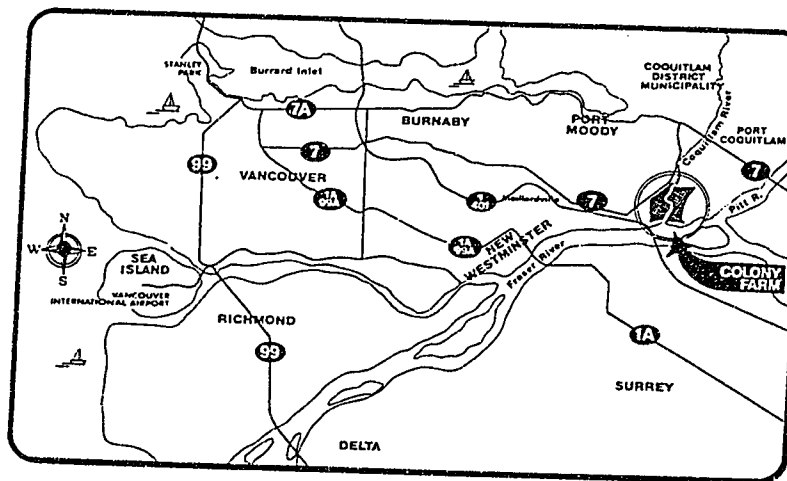
description of the land documents

COLONY FARM



A Unique Agricultural Opportunity

COLONY FARM



COLONY FARM: 592 acres of prime farm land on the edge of a world class city with a metropolitan population of about 2 million.

- Approximately 16 miles or 40 minutes to downtown Vancouver.
- Approximately 20 miles from Vancouver International Airport.
- Direct access to Freeway (Hwy. 401) and major agricultural service centres.

The vendor, the British Columbia Buildings Corporation, is accepting offers on this unique acreage.

COLONY FARM: a unique opportunity to carry on the tradition of one of the truly great historical farms in British Columbia.

- * Colony Farm has a long and proud history as one of the most diversified farms in British Columbia.
- * The lands were purchased by the provincial government in 1904 to establish a farm that could produce food for the nearby mental health institution and also provide a work-rehabilitation program for patients.
- * For 72 years, Colony Farm supplied regional institutions with a wide range of high quality meat, dairy, fruit and vegetable products. The rich, alluvial soils produced excellent forage for a Holstein dairy herd, Clydesdale work horses and Horned Dorset sheep. Purebred Yorkshire swine supplemented the Farm's livestock operations. During the height of its operation, Colony Farm also included vegetable and dairy processing facilities.
- * As an active participant in the agricultural community, Colony Farm provided a training ground for young farmers and earned numerous awards at regional agricultural fairs and exhibitions.
- * Colony Farm gained an early reputation for innovative livestock management. It was the first farm in B.C. to practice artificial insemination and became world-renowned as a master breeder of award-winning Holstein cattle.



COLONY FARM:

- 592 acres offered as two separate farm units
- Over 470 acres of high-capability farm land in an excellent agricultural climate
- ✱ • Ideal location; close to services with access to a large and growing consumer market

Spread across the fertile soils of the Fraser and Coquitlam River floodplains, Colony Farm is a visual focus for the surrounding upland residential communities and for commuters travelling the Lougheed Highway (Hwy 7) and Freeway (Hwy 401). Enhanced by the urban amenities of its location, Colony Farm is buffered from urban influence by the major through transportation routes, ditches, dykes, river and steep slopes that comprise its perimeter boundaries.

The Coquitlam River bisects the Farm, providing a natural boundary between the western unit, or HOME FARM, of 259 acres and the eastern unit, or WILSON FARM, of 333 acres. (See Map 1). Four miles of dyke protect the farm from river floodwaters. Associated fish and wildlife habitat enhance the Colony Farm setting.

✱ Ideally situated in an area that enjoys high growing degree days and a long frost-free period, Colony Farm is one of the largest contiguous blocks of high-capability farm land in a single production unit within the Lower Fraser Valley.

✱ Diversity of crop option is the key to the agricultural potential of Colony Farm. The Lower Fraser Valley is a major contributor to provincial farm cash receipts, producing 78% of the vegetables, 97% of the blueberries and cranberries and accounting for 14% of provincial dairy cow numbers. Colony Farm has ✱ the suitability to produce almost every agricultural commodity grown in the Lower Fraser Valley.

Drainage is the most critical factor in realizing the productive capability of Colony Farm. Over the years, a network of subdrainage, ditches and pumping facilities has been installed to remove excess water from the soil.

✱ Colony Farm is zoned agricultural and within the Agricultural Land Reserve. The flexibility of opportunity afforded by high-capability land adjacent to a large consumer market invites innovative management approaches, with the potential for "U-pick", on-farm produce sales and specialty crops.

✱ **Expansive acreage, productive land, market-oriented location—these are the factors that make Colony Farm a unique property.**

HOME FARM

Offers are invited to purchase the Home Farm comprised of 259 acres or that portion of Colony Farm lying west of the Coquitlam River, including:

Approximately 195 Acres of Cultivated Land

The Home Farm has dominantly silty mineral soils with significant areas of stratified mineral and organic deposits and shallow and deep organic (peat) soils.

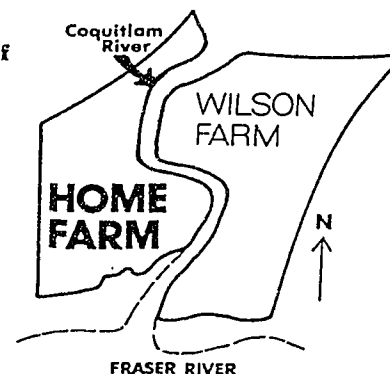
Topography is flat to gently sloping, with ridge and sivalle microtopography in the southern quarter of the farm unit.

With drainage and under present dyked conditions, all the cultivated acreage has Class 1 to 3 agricultural capability (See Map 2). This indicates a soil/climate combination that allows a wide range of crops to be grown with a low to moderate level of management.

Approximately 46 Acres in Buildings, Yards or Uncultivated Land

Approximately one-half of this acreage comprises land not recently cultivated plus minor filled or disturbed areas. The remaining area is in buildings and yards.

The substantial buildings on the Home Farm are associated with the diversity of former agricultural activity, including livestock production (dairy, swine and sheep) and horticultural activity (vegetable and potato storage and equipment shelter) plus residences and administrative office buildings. The major livestock buildings have been well built and could provide expansive storage with some livestock housing opportunities.



Approximately 18 Acres of Dykes

The purchaser will retain ownership of the approximately 1.5 miles of dykes that protect the Home Farm from flooding. An easement permits pedestrian access along the top of the dyke.

Adjacent or On-Farm Services

Main access is from traffic lights off the Lougheed Highway (Hwy 7), along a farm-owned road with access easement to the Indian Reserve and the Forensic Institute beyond.

Service lines along the access corridor include hydro, gas, telephone and an old water line. The present water line is from Mayfair Industrial Park entering the property midway along the southern property boundary. (Prospective purchasers are advised to refer to the sales agreement, which describes the terms and conditions related to services on the Home Farm).

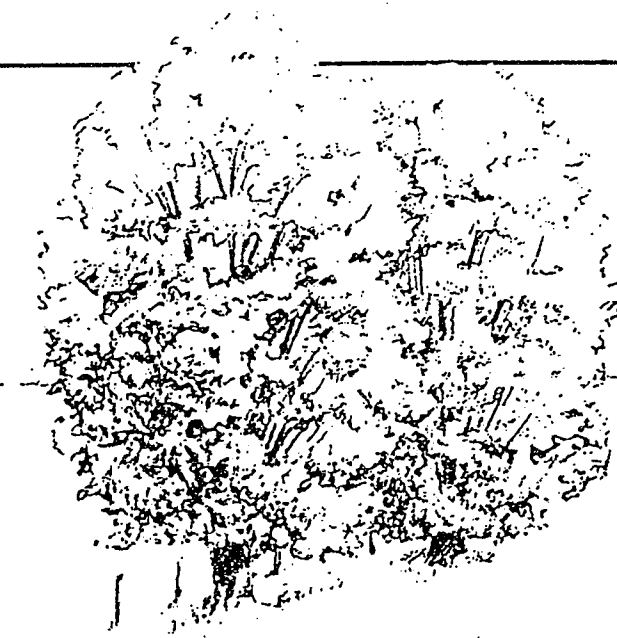
Subdrainage has been installed on the Home Farm. Excess water is transported by existing ditches to the Mayfair drainage pump southwest of the farm. The Home Farm is also serviced by a back-up on-farm facility that pumps into the Coquitlam River.



The Home Farm has the capability to produce a wide range of agricultural commodities, providing maximum flexibility to engage in innovative specialty agriculture and respond to changing market demands:

- Approximately 196 acres have high suitability for potatoes, forages and vegetables, including processing peas and beans, salad crops, root crops, cole crops and sweet corn
- Approximately 72 acres are highly suitable for blueberries
- Portions of the farm are suitable for strawberries, ornamental nursery stock and filbert nuts.
- Excellent opportunities exist for "U-pick" and on-farm produce sales.
- Selected building sites and yard areas have suitability for non-soil bound agriculture, including greenhouses, mushrooms, container nursery and limited livestock utility.

The Home Farm is totally within the Agricultural Land Reserve and zoned Agricultural by the District of Coquitlam.



WILSON FARM

Offers are invited to purchase the Wilson Farm comprised of 333 acres or that portion of Colony Farm lying east of the Coquitlam River, including:

Approximately 259 Acres of Cultivated Land

The Wilson Farm has dominantly silty soils developed from mineral and stratified mineral and organic deposits. Significant shallow and deep organic (peat) soils occur adjacent to the slope along the eastern boundary. Topography is level to gently sloping.

With drainage, over 80% of the Wilson Farm has Class 1 to 3 agricultural capability. (See Map 2). This means that approximately 270 acres have the soil/climate combination that allows a wide range of crops to be grown with a low to moderate level of management input.

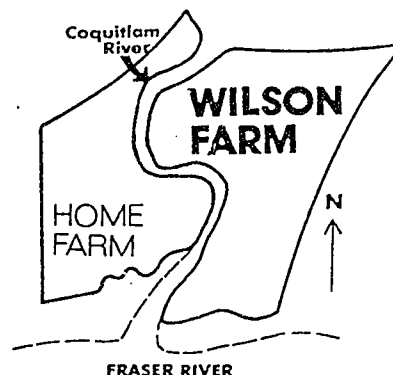
Approximately 28 Acres of Land with Potential for Cultivation

Currently uncleared, about one-half of this acreage is also undyked, comprising silty soils with ridge and swale microtopography in the southwest corner of the farm unit. With drainage and dyking, this area has Class 1 and 2 agricultural capability.

Most of the remaining uncleared but arable lands are gravelly, stony soils on moderately steep slopes along the eastern property boundary.

Approximately 19 Acres of Non-Arable Land, Buildings and Yard

The forested steep slope buffer along the eastern boundary accounts for most of this acreage. Only one farm building is located on the Wilson Farm, comprising a former livestock barn with associated yard.



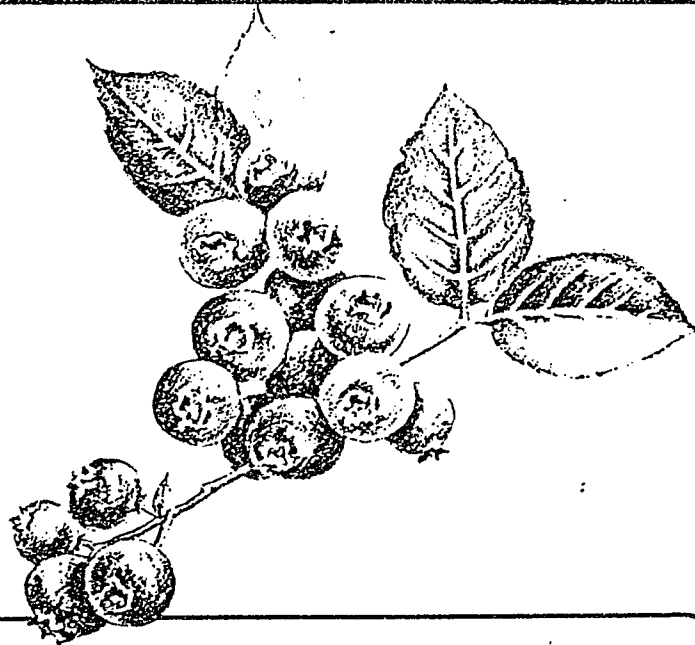
Approximately 27 Acres of Dykes

The purchaser will retain ownership of the approximately 2.5 miles of dykes that are associated with the Coquitlam River, the northern property boundary and the road that bisects the farm unit. An easement permits pedestrian access along the top of the perimeter dyke.

Adjacent or On-Farm Services

Main access is from Mary Hill Road. The Wilson and Home Farms are also connected by a wooden bridge. At present, the power line also extends from the Home Farm, across the river to the Wilson Farm. A water line enters the property from Mary Hill Road near the northern boundary.

Subdrainage has been installed on that portion of the Wilson Farm that is dyked and cultivated. Excess water is transported by existing ditches to an on-farm facility that pumps into the Coquitlam River.



*
↙

The Wilson Farm has the capability to produce a wide range of agricultural commodities, providing maximum flexibility to engage in innovative specialty agriculture and respond to changing market demands:

- **Approximately 277 acres have high suitability for forages;
219 acres for potatoes and
219 acres for vegetables, including processing peas and beans, salad crops,
root crops, cole crops and sweet corn.**
- **Approximately 120 acres are highly suitable for blueberries.**
- **Portions of the farm are suitable for ornamental nursery use.**
- **Excellent opportunities exist for "U-pick" and on-farm produce sales.**
- **Existing building area and selected sites along the eastern slope have suitability for non-soil bound agriculture, including livestock, greenhouses and mushrooms.**

The Wilson Farm is totally within the Agricultural Land Reserve and zoned Agricultural by the City of Port Coquitlam.

MAP 1

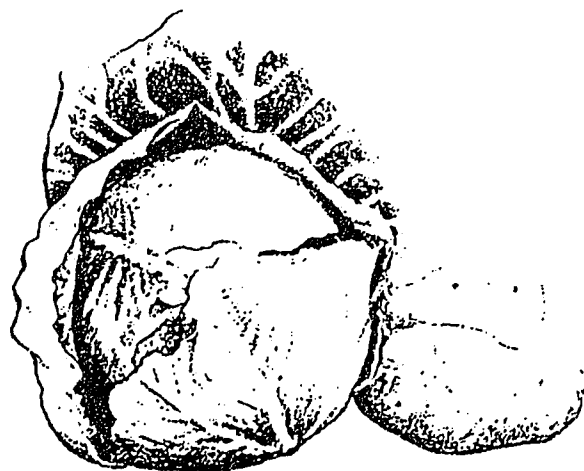
SIGNIFICANT ACREAGES *

Home Farm 259 ac (105 ha)

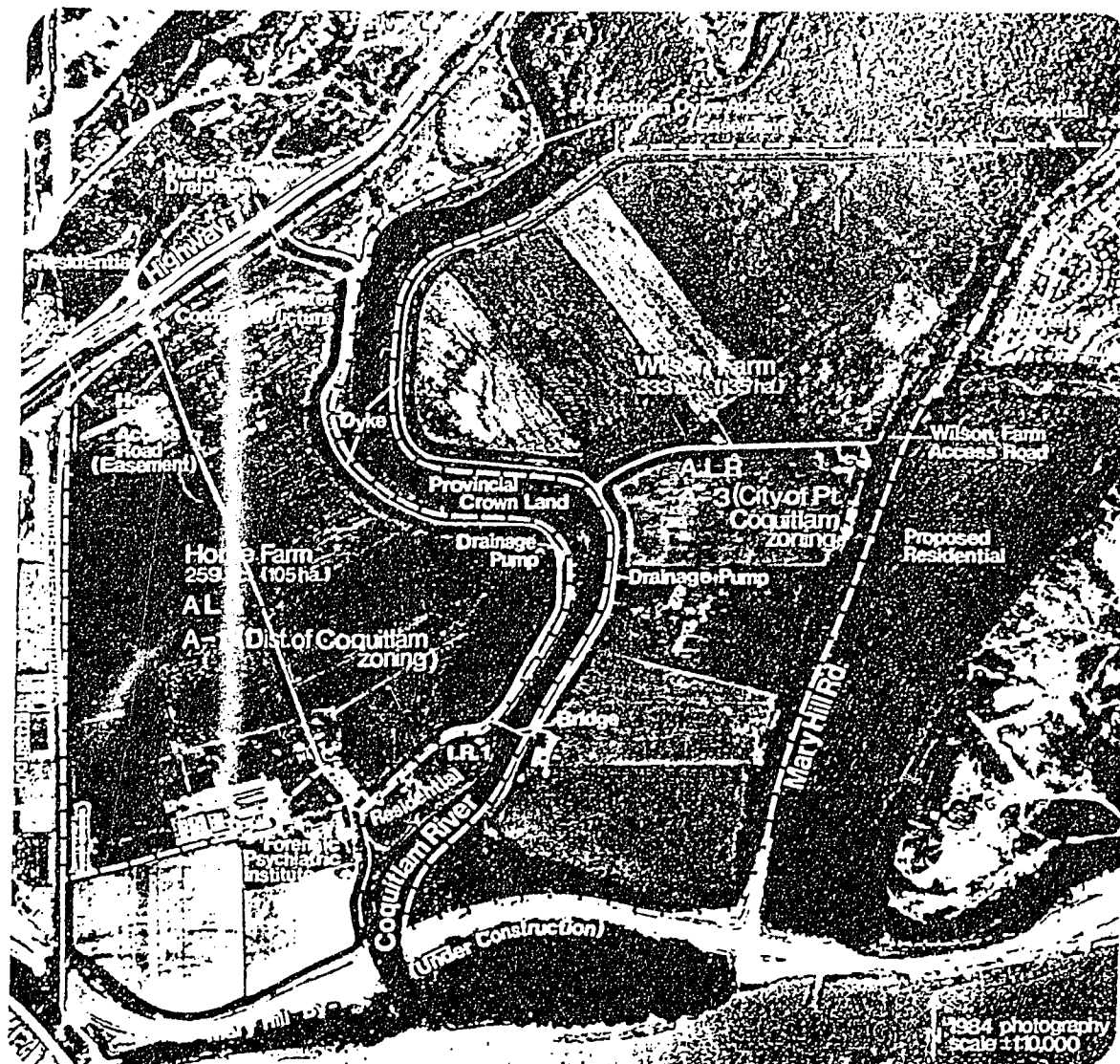
	ac.	ha
Cultivated	195	79.0
Shrub and Uncultivated	20	8.0
Potential New Cultivation	—	—
Dykes & Roads	18	7.5
Building Sites & Disturbed Land	26	10.5

Wilson Farm 333 ac. (135 ha)

	ac.	ha
Cultivated	259	105.0
Forest and Shrub.	44	18.0
Potential New Cultivation	28	11.5
Undyked	13	5.0
Dykes & Roads	27	11.0
Building Sites & Disturbed Land	3	1.0



* Acreages are approximate



1984 photograph
scale 1:10,000

MAP 2

LAND CAPABILITY FOR AGRICULTURE *

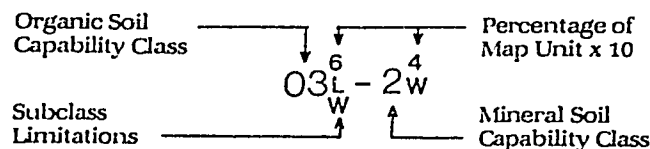
Class

- 1 Has no or only very slight limitations that restrict its use for the production of common agricultural crops
- 2 Has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both
- 3 Has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both
- 4 Has limitations that require special management practices or severely restrict the range of crops, or both
- 5 Has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops
- 6 Is nonarable but is capable of producing native and/or uncultivated perennial forage crops
- 7 Has no capability for arable culture or sustained natural grazing
- 0 Indicates organic soils

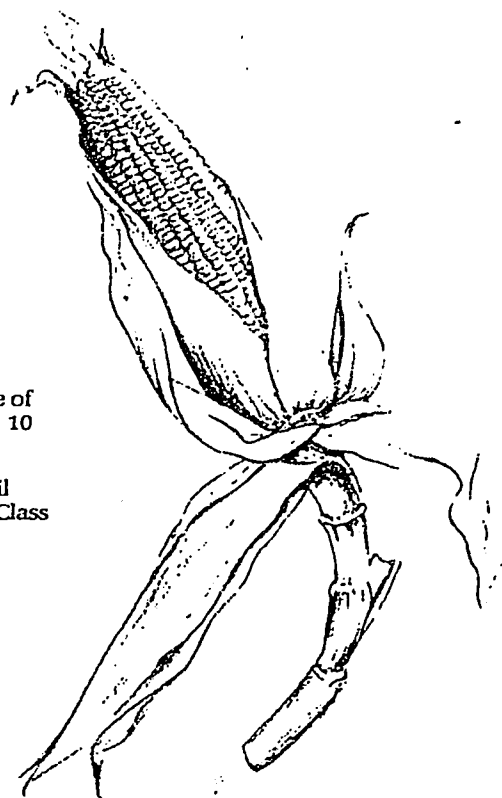
Subclass Limitations

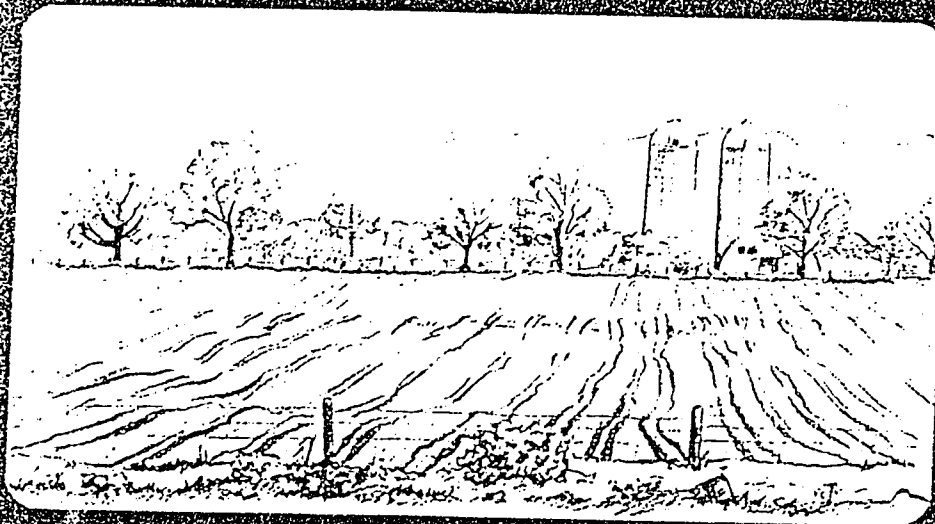
- A Soil Moisture Deficiency
- F Fertility
- I Inundation
- L Decomposition of Sublayers
- N Saltiness
- P Stoniness
- R Bedrock
- T Topography
- W Wetness

Sample Map Legend



*Land Capability Classification for Agriculture in British Columbia, Ministry of Environment Manual 1, 1983
 Note: All ratings are improved ratings; that is, they indicate capability after existing limitations have been adequately alleviated (including in this instance, drainage).





For further information
on this property,
please contact:

Ed G. Sing
387-7380 (Victoria) or:
1-800-742-6152 (toll free)



British Columbia
Buildings Corporation

Cooperation with Real Estate agents will be made according to the terms contained in the sales agreement.
The information contained herein is obtained from sources believed to be reliable but is not guaranteed by the Corporation as to its accuracy.

August 1985

British Columbia
Agricultural
Land Commission
October 24, 1989

1.2
Telephone: (604) 660-7000
Faxcom: (604) 660-7033

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

Paul Edward Dutton
1441 Elinor Crescent
Port Coquitlam, B.C.
V3C 2Y3

Dear Mr. Dutton:

Thank you for your letter of October 3, 1989, enclosing a petition concerning the Colony Farm area of the Agricultural Land Reserve. The concerns of the 607 residents of Port Coquitlam have been brought to the attention of the Commission and please be assured that the petition will be kept on record for continued and future reference.

Yours truly,

AGRICULTURAL LAND COMMISSION

per: 

K.B. Miller, A/General Manager

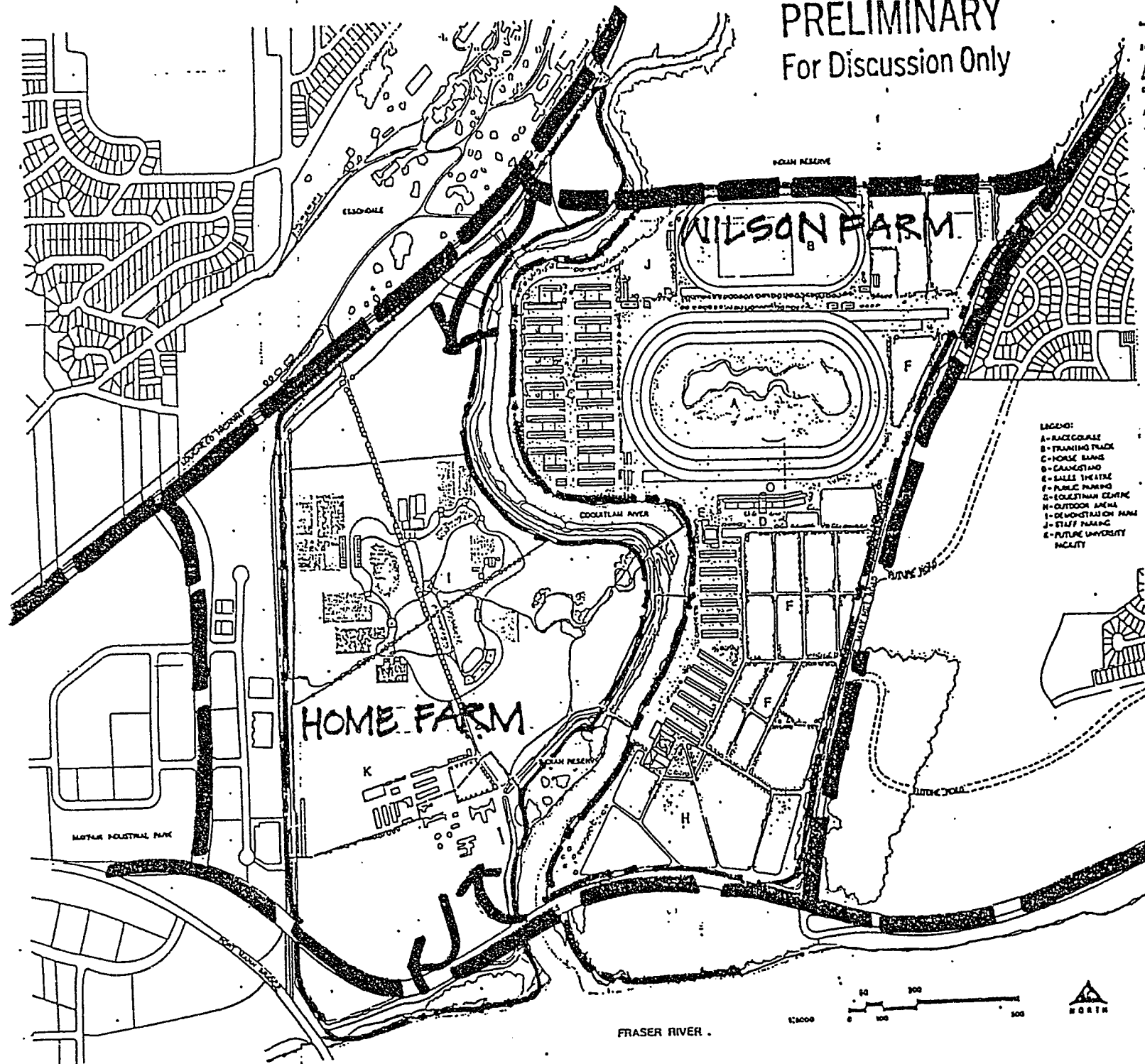
BU:ab

APPENDIX 2

Map of Colony Farm Track Proposal

PRELIMINARY For Discussion Only

10-11-1984
ARCHITECTS
DESIGN ASSOCIATES LTD.
ARCHITECTS
R.B.O.
ARCHITECTS INC.



MASTER
COLO
FAR
MARCH 1984

APPENDIX 3

Racetrack Talk documents

PETITION

Re: Proposed Development of Colony Farm

We, the undersigned residents of Port Coquitlam wish to voice our concerns to the proposed development of Colony Farm.

We remain unalterably opposed to any development of this property in any of the following ways:

1. any industrial, warehouse or commercial development whether through an extension of the Mayfair Industrial lands or otherwise;
2. any entertainment complex whether in the manner of a "Disneyland North", relocated Pacific National Exhibition or otherwise;
3. any retail store development such as a West Edmonton Mall;
4. any professional spectator sports development such as horse racetrack.

CITIZENS FOR COLONY FARM

The following is a brief summary of citizen involvement in planning the future of Colony Farm.

Summary of Meetings

- September 1989 - 600+ petition against proposed undesirable development of Colony Farm collected
- October 2, 1989 - Port Coquitlam public meeting about the future of Colony Farm
- October 16, 1989 - petition presented to Port Coquitlam City Council
- December 13, 1989 - Paul Dutton and Doris Wilcox meet with the planning committee (Mr. Keryluk, Mr. Wright, and Mr. Brown)
- December 27, 1989 - Paul Dutton and Doris Wilcox meet with the mayor
- January 1990 - Paul Dutton and Doris Wilcox meet with Mr. Keryluk and Mr. Felip. Mr. Keryluk suggested we present to council acceptable ideas for development.

Summary of Ideas for the Future of Colony Farm Raised At The Public Meeting

1. Agricultural Demonstration Centre
2. Parkland incorporating a variety of environmentally conscious themes
3. Wildlife refuge: deer, coyote, birds etc.
4. Multiuse natural recreation: improved fishing and picnicing areas, trails on the dikes for jogging, walking and biking
5. Botanical Gardens
6. Golf including pitch and putt (depending on the environmental impact)
7. Cultural Centre
8. Farmland: market gardens, U-pick or other



Province of
British Columbia

3.3
NEWS RELEASE

MINISTRY OF SOLICITOR GENERAL

FOR IMMEDIATE RELEASE
1990 OCT 24

90:24

PROVINCE CALLS FOR RACE TRACK PROPOSALS

VICTORIA -- The B. C. Racing Commission has been given the green light by cabinet to call for proposals for construction of a one-mile race track to serve the Lower Mainland area, Solicitor General Russell Fraser announced today.

"One of the criteria is that the proposed facility must be acceptable to the local governments potentially affected," said Fraser.

"The Province recognizes the importance of the horse racing industry and is prepared to assist with meeting the debt servicing of a new facility by foregoing two percentage points of its share of the thoroughbred handle for a ten-year period," Fraser said, "No other government contribution will be made."

The Minister noted, "In view of the Province's willingness to assist in this project, it is imperative the proponent provide solid evidence of financial capability."

The B.C. Racing Commission will be advertising for proponents of new track facilities. Those expressing interest will be asked to make a proposal, providing specific details, no later than March 1st, 1991.

Thereafter, final recommendations will be made by the Racing Commission.

"If there is a realistic possibility of private sector operation of a new one-mile facility, this government is doing all that is reasonably within its power to accommodate that possibility," Fraser said.

-30-

CONTACT:

Mr. Robert Collis
B.C. Racing Commission
660-7400

REQUEST FOR PROPOSALS

The British Columbia Racing Commission has been authorized by the Provincial Government to invite proposals from interested parties, for the construction of a one mile race track and related facilities, to serve the people of the Greater Vancouver Regional District and Fraser Valley.

Response Procedure

On or before December 15, 1990, parties should file a letter expressing interest with the British Columbia Racing Commission, asking for detailed instructions and information on criteria for submitted proposals.

On or before March 1, 1991, those wishing to make a proposal containing specific details must file their proposal with the British Columbia Racing Commission.

As a result of proposals received on or before March 1, 1991, the British Columbia Racing Commission will enter into correspondence or discussion with those parties whose proposals merit further consideration.

For further information, contact:

Robert E. Collis
Executive Director
British Columbia Racing Commission
#200, 4595 Canada Way
Burnaby, B.C. V5G 4L9
Phone (604) 660-7400
FAX (604) 660-7414



Province of
British Columbia

Ministry of
Solicitor General

Colony race track backers feel project back on track

► Proposals sought for new one-mile horse racing track

By Sandy Macdougall
Staff Reporter

Just when oddsmakers were beginning to think the Colony Farm race track proposal had been scratched, an announcement by the provincial Solicitor General's office has put everyone back at the starting gate.

Solicitor General Russ Fraser has given permission to the B.C. Racing Commission to issue a proposal call for a one-mile race

track somewhere in the Lower Mainland.

Coquitlam officials remain adamant that such a track won't be welcome on the portion of Colony Farm on their side of the Coquitlam River.

Colony Farm Holdings Ltd. (CFHL) president Gary Newman is delighted with the announcement, though.

"We've been gearing up for this for five years and now we'll have a chance to show what we have," Newman said.

Newman's proposal includes a one-and-an-eighth mile all-weather track and a turf track on the Port Coquitlam side of the river.

The Coquitlam portion of the property is seen by CFHL as an

ideal site for a demonstration farm or for UBC's faculty of agriculture.

Longer-range development would include two golf courses on Douglas Island and a resort hotel on the Fraser River.

Coquitlam Mayor Lou Sekora has described the project as "so far-fetched, it's laughable."

"I'm totally opposed," Sekora said. "All we'd get is a sea of parking and a lot of noise. We already have enough traffic problems on the Barnet corridor and the Lougheed Highway. This would only make it worse."

Port Coquitlam Mayor Len Traboulay said Thursday night a majority of his council still favors the project because it would create jobs and revenue.

Traboulay said it was impossible to guarantee that Colony Farm will always remain as farm land.

Residents along Coquitlam's east-facing slopes that overlook Colony Farm have voiced their opposition to the race track proposal several times. They want the site preserved as green space.

The solicitor general's announcement contained the provision that any proposal must be acceptable to local governments.

Race track proposals must be filed by March 1, 1991, a date Newman said would still allow completion of a new facility to replace the Exhibition Park track when its current lease expires in 1993.



Province of
British Columbia

Ministry of
Solicitor General

British Columbia
Racing Commission
Second Floor
4595 Canada Way
Burnaby
British Columbia
V5G 4L9
Telephone: (604) 660-7400
Fax: (604) 660-7414

3/6

November 14, 1990

Mayor Louis Sekora
The District of Coquitlam
1111 Brunette Ave.
Coquitlam, B.C.
V3K 1E9

Dear Mayor Sekora:

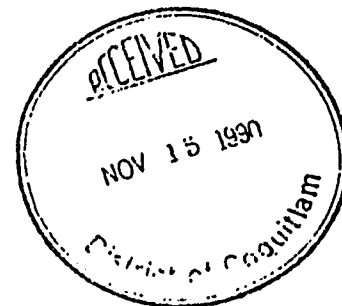
Thank you for your letter of November 1, 1990 relative to the Commission's endeavour to have a new one-mile track constructed in the Lower Mainland.

You may be assured this Commission believes it necessary to have local government concurrence before embarking on a major project like a new thoroughbred racing facility. You will be kept informed if there are any proposals involving the District of Coquitlam.

Yours truly,

ROBERT E. COLLIS,
Executive Director

REC/eb



APPENDIX 4

documents on the Government's position



Province of British Columbia
OFFICE OF THE PREMIER

November 14, 1989

Mr. Paul Dutton and
Ms Doris Wilcox
c/o 1441 Elinor Crescent
Port Coquitlam, British Columbia
V3C 2Y3

Dear Mr. Dutton and Ms Wilcox:

Thank you for your recent letters and petition regarding the Colony Farm property.

I have been advised by my colleague, the Honourable Carol Gran, Minister of Government Management Services, and Minister Responsible for the British Columbia Buildings Corporation, the owner of the property, that no final decision has been made with respect to the use of the property.

I am pleased to advise that most of the acreage of Colony Farm has been leased to North American Lamb Marketing Inc. for the past two years so that a continuation of the property's agricultural tradition has been maintained. Also, the British Columbia Buildings Corporation has undertaken a number of important initiatives to preserve the environmental and wildlife aspects of this property, including:

- The Corporation has registered environmental covenants which establish both setbacks from the Coquitlam River and Mundy Creek as well as minimum elevations of structures used for habitation, business and storage. The owner is also prohibited from causing siltation.

.../2

Mr. Dutton and
Ms Wilcox

- 2 -

November 14, 1989

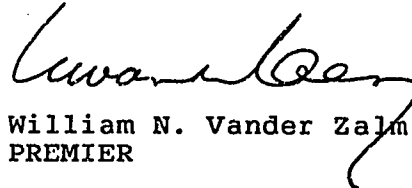
- The Corporation has returned to the Crown Provincial the Coquitlam River riverbed up to the toe of the dykes.
- The Corporation has committed the property owner to maintain the dykes to the standard laid out in Chapter 99 of the Dyke Maintenance Act.
- In the spring of 1988, the Corporation spent \$36,340 on ditch and dyke maintenance.
- The Corporation has registered a statutory right of way for pedestrian access along the tops of the dykes and has authorized the municipalities to construct a walkway in order that the wildlife values could be enjoyed by the public.
- The Corporation has returned the wildlife habitat on the north bank of the Fraser River/south side of the Mary Hill Bypass to the Crown Provincial.
- The Corporation has continued to operate and maintain, on a weekly basis, the dyke pumps to control the water levels.

Our Government is mindful of the interests of the residents in the surrounding communities. Once all of the options and priorities have been considered with respect to the property, the Government will ensure that there will be ample opportunity for public discussion.

I have been pleased to share a copy of your letter with Mrs. Gran so that she, too, may know of your views.

Again, thank you for writing. With best wishes.

Sincerely yours,


William N. Vander Zalm
PREMIER

cc: The Honourable Carol Gran



Province of
British Columbia

OFFICE OF THE
MINISTER



Ministry of Government
Management Services
and Minister Responsible
for Women's Programs

Parliament Buildings
Vancouver
British Columbia
V8V 1X4

Minister's phone: 387-1023
Assistant: 387-1025

4.2

December 20, 1989

Mr. Paul Dutton
1441 Elinor Crescent
Port Coquitlam, British Columbia
V5A 1S6

Dear Mr. Dutton:

Thank you for your letter outlining your concerns regarding any change of use at Colony Farm.

As you are no doubt aware, the Colony Farm lands were declared surplus to the needs of the (then) Ministry of Agriculture several years ago. Marketing activity by the British Columbia Buildings Corporation has been held in abeyance at the direction of Cabinet for the last two years pending completion and review of a study on possible future uses for this land.

Regardless of whether a government use is selected or the property is again declared surplus for disposal to the public at large, any permitted uses of the land will come under the purview of the local Councils and the Agricultural Land Commission. Accordingly, I suggest that you may wish to make your views known to those whose function it is to control land use.

Thank you again for bringing your concerns to my attention. I am confident that a use for this land, which will be to the optimal benefit of the residents of the municipalities concerned, can be achieved.

Sincerely,

Carol Gran
Minister of Government Management
Services and Minister Responsible
for Women's Programs



Province of
British Columbia

Minister of Regional
Development and
Minister of State for
Mainland/Southwest

Parliament Buildings
Vancouver
British Columbia
V8V 1X4

4.3

October 27, 1989

Mr. Paul Edward Dutton
1441 Elinor Crescent
Port Coquitlam, British Columbia
V3C 2Y3

Dear Mr. Dutton:

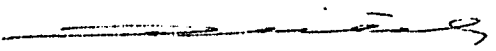
Thank you for your recent letter and enclosed petition on the subject of Colony Farm. I can appreciate that speculation in the press concerning the development of the Colony Farm lands may have caused you and other community residents concern.

While certain proposals have been put forward, I wish to assure you that this government has no predisposition to the development of these lands for a race track, theme park, PNE site, or any other type of development.

I wish to further assure you that no proposals for the development of Colony Farm would be entertained by government unless there was an appropriate level of municipal and community acceptance. In the event that a formal proposal was brought forward, further opportunities for community input would be available during public hearings as part of the normal municipal development approval process.

I trust this alleviates some of your concerns.

Sincerely,


Elwood N. Veitch
Minister of Regional Development and
Minister of State for Mainland/Southwest Region

Harcourt pledges farm support

After touring Colony Farm last Thursday, Opposition Leader Mike Harcourt pledged that an NDP government would preserve the area for agricultural purposes. His commitment was repeated at a Community Forum that evening sponsored by local MLA John Cashore.

"Colony Farm - I like that name. Let's keep it that way," said the NDP leader to applause from the audience.

During the meeting Harcourt outlined a six-point program to deal with issues of concern to District 43 residents. He pledged that an NDP government would:

- ✓ Restore the planning function to the Greater Vancouver Regional District enabling local representatives to have an appropriate role in economic and environmental planning.

- ✓ Ensure the construction of 5,000 units of affordable housing to address the severe housing shortage faced by Lower Mainland tenants and to free up units in existing rental accommodation.

- ✓ Extend SkyTrain to Coquitlam as quickly as possible and de-



Paul Dutton presents NDP Leader Mike Harcourt and MLA John Cashore with Keep Colony Farm Green bumper sticker when they visited the farm last week.

- velop a comprehensive transit plan to ensure that residents are served rather than trusted by the transit system.

- ✓ Set a target of 100 per cent

- reduction, reuse and recycling to deal effectively with waste management.

- ✓ Improve the road system and help to develop opportunities for

- motorists to use technology that significantly reduces air pollution.

- ✓ Clean up and protect Georgia Basin in cooperation with the State of Washington.

4/7

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: January 21, 1991

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

SUBJECT: 1990 RECYCLING/COMPOSTING PROGRAMS

Recommendations:

1. That the City of Port Coquitlam award the contracting for Marketing and Processing of co-mingled recyclable materials to Environmental Technologies Ltd. based on the estimated price of \$75.00 per tonne as quoted in their submission of November 9, 1990.
2. That preparations commence immediately for advertising, training, truck purchases, etc., so that the Port Coquitlam Recycling Program could commence by June, 1991.
3. That the City of Port Coquitlam commence a pilot composting project for grass and brush trimmings from City Operations and for a residential curbside leaf pickup in the fall. *plus*
4. That the estimated annual cost of \$326,600.00 for the recycling and composting programs for 1991 be shared by all property owners through property taxes.

Background:

Attached is ^①a memo from the Deputy City Engineer, dated December 14, 1990, which was referred to the Environmental Committee for additional information on the recycling program.

^② Memo from the City Treasurer, dated January 21, 1991, regarding ~~taxation~~.

^③ ~~Cost~~ Annual Recycling Costs table.

Comments:

The 1991 Recycling and Composting Programs for the City of Port Coquitlam have been reviewed with respect to collection methods, project costs, and methods of financing.

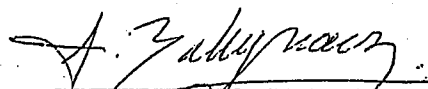
It is proposed to utilize a clear bag method rather than a blue box method for curbside pickup, because the clear bag method is less costly, more flexible, and results in high diversion rates. It is anticipated that at least 18% of the residential waste stream (see attached pie chart) would be diverted with the recycling program.

Cont'd /2...

Report to Council Cont'd...

Also, a pilot composting program for City grass and brush trimmings, plus residential curbside leaf collection, could be started in 1991. The results of this pilot program would form the basis for developing a full composting program in 1992.

It is estimated that the recycling and composting program would cost \$326,600.00 in 1991 for a seven month period. At this time, the Environmental Protection Committee will be reviewing options for introducing a recycling program to the industrial, commercial, and institutional sectors in Port Coquitlam.

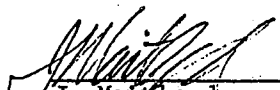

I. R. Zabynacz, P. Eng.
City Engineer

IRZ:gc

Attachments

City Treasurer's Comments

I verify that there are sufficient funds in the 1991 Provisional Budget to cover the recommendation above.


J. Maitland
City Treasurer

ANNUAL RECYCLING COSTS

	1991 (7 mon.) Pilot Compost	1991 (7 mon.) Full Compost	1992 (12 mon.) Pilot Compost	1992 (12 mon.) Full Compost
Administration.....	\$73,600	\$73,600	\$73,600	\$73,600
Recycling.....	\$213,000	\$213,000	\$365,200	\$365,200
Composting.....	\$40,000	\$107,000	\$40,000	\$217,500
Total Annual Cost...	\$326,600	\$393,600	\$478,800	\$656,300
<hr/>				
Housing Units.....	13000	13000	13000	13000
Cost per Unit.....	\$25	\$30	\$37	\$50
<hr/>				
Transfer Savings (@ \$69/tonne).....	\$60,000	\$95,000	\$90,000	\$124,000

THE CORPORATION OF THE CITY OF PORT COQUITLAM

MEMO

TO: B. Kirk,
City Administrator

DATE: January 21, 1991

FROM: J. Maitland,
City Treasurer.

c.c. Mayor & Aldermen
I. Zahynacz

SUBJECT: Tax for recycling program

The cost to the "average" taxpayer for the proposed recycling program, based on the 1990 assessments is \$16.54 for the 7 month operation as proposed for 1991 and \$33.01 for the proposed 12 month "full compost" operation.

The cost to a business assessed at \$100,000 will be \$36.83 for 1991 and \$73.53 for the "full compost" operation.

The cost to a industrial property assessed at \$100,000 will be \$37.69 for 1991 and \$75.24 for the "full compost" operation.

Above information is based on:

- an allowance being made to offset recycling costs by the costs which otherwise would have occurred if we did not have a recycling program. ie if we did not have a recycling program we would have to pay a tipping fee to dump the product.
- the "average" taxpayer taxable value in 1990 was \$96,532.

JM/ms


J. Maitland

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: December 14, 1990

FROM: C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

SUBJECT: AWARD OF CONTRACT TO ETL - ENVIRONMENTAL TECHNOLOGY LTD.
FOR PROCESSING AND MARKETING OF CO-MINGLED RECYCLABLES
COLLECTED BY THE CITY OF PORT COQUITLAM

Recommendations:

That the contract for processing and marketing of all co-mingled recyclable materials collected by the City of Port Coquitlam be awarded to ETL - Environmental Technology Ltd., based on the following rates quoted in their submission of November 9, 1990 and subject to approval of the 1991 budget:

Tonnes Per Month

FOB Canadian Fibre Plant - Richmond

<u>50 - 100t</u>	<u>101 - 150t</u>	<u>151 - 200t</u>	<u>200+t</u>
\$ 98.50	\$ 75.00	\$ 67.00	\$ 53.50

For a total 18 month contract estimated to be \$180,000.00 commencing February 1, 1991.

Background & Comments:

The City of Port Coquitlam called for proposals on the processing and marketing of recyclable materials with a closing date of November 19, 1990. Three companies submitted proposals for consideration. The three companies were:

ETL - Environmental Technology Ltd.

IPI - International Paper Industries

Laidlaw Waste Management Systems Ltd.

Cont'd /2...

REPORT TO COUNCIL Cont'd...

ETL - Environmental Technology Ltd. submitted the lowest cost bid with the highest acceptable number of materials for recycling. ETL will take all recyclable materials collected at the rates noted in the recommendation above.

We estimate that in the first twelve months of operation, approximately 1,600 tonnes of recyclables will be collected in Port Coquitlam and a further 500 tonnes will be collected in Port Moody.

The following lists the current status of other items outstanding regarding this program:

1. Union negotiations - negotiations with CUPE are continuing for the establishment of operators and swambers to operate the recycling program on behalf of the City of Port Coquitlam.
2. We have an agreement with Port Moody to combine efforts in giving all recyclable materials to one marketing/processing plant for 18 months to obtain the best overall rate.
3. We will be unable to purchase our new vehicles for the startup of February 1, 1991. Instead, we will be renting trucks for the first four to six months until we receive delivery of our own vehicles. Tenders are out for our truck purchase for the recycling program. Tenders close December 17, 1990 and as soon as they are evaluated we will be coming back to Council with a recommendation for purchase.
4. The public information program will be started at just after January 1, 1991. We will have the participation of First Brands Ltd. (the makers of Glad garbage bags), our own newspaper ads, as well as home delivery of a brochure and the first supply of recycling bags.

5. Financial Status

	<u>Budget</u>	<u>Expenditure</u>
a) Current Budget (1990)	\$400,000.00	
Provincial Grant Application		
Applied For	\$ 56,000.00	
Promotions		\$ 27,000.00
Capital Equipment Costs to date		<u>\$150,000.00</u>
TOTALS =	<u>\$456,000.00</u>	<u>\$177,000.00</u>
CARRY FORWARD TO 1991	\$279,000.00	

Cont'd /3...

REPORT TO COUNCIL Cont'd...

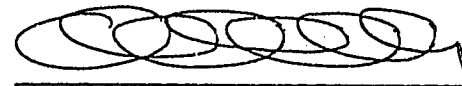
b) Estimated 1st Year Operating: (February 1, 1991 - January 31, 1992)

Marketing/Processing	\$120,000.00
Transfer (City Staff)	\$117,000.00
Pick Up (City Staff)	\$200,000.00
TOTALS =	<u>\$437,000.00</u>

c) Recycling Costs Per Year

Assuming 9,300 homes:

- cost per home per year is \$ 47.00
- cost per recycled tonne is \$ 273.00


C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

CFG:gc

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: C.F. (Kip) Gaudry
Deputy City Engineer

FROM: S. Rauh
Acting City Clerk

CITY OF PORT COQUITLAM		
DEC 18 1990		
December 18th, 1990		
KO	JZ	Dec 21
File	KC	Durr

Re: National Packaging Protocol (NAPP)

With reference to your November 26th, 1990 report concerning the above noted subject this will advise that when the same was considered at the regular Council meeting held on December 10th, 1990 the Council passed the following recommendation:

"1. That the City of Port Coquitlam fully endorse the six packaging policies and milestone put forward by National Packaging Protocol (NAPP):

Policy No. 1

All Packaging shall have minimal effects on the environment.

Policy No. 2

Priority will be given to the management of packaging through resource reduction, reuse and recycling.

Policy No. 3

A continuing campaign of information and education will be undertaken to make all Canadians aware of the function and environmental impacts of packaging.

Policy No. 4

These policies will apply to all packaging used in Canada including imports.

Policy No. 5

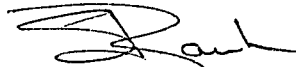
Regulations will be implemented as necessary to achieve compliance with these policies.

Policy No. 6

All Government Policies and practices effecting packaging will be consistent with the national policies.

2. That the Federal Ministry of Environment be notified by the Municipal Clerk that the City of Port Coquitlam considers the immediate implementation of the infrastructure necessary to fully implement these policies and targets as a high priority."

Please note that Council withdrew recommendation No. 3.



S. Rauh
Acting City Clerk

January 2, 1991

Mayor and Council
City of Port Coquitlam
2272 McAllister Ave.
Port Coquitlam, B.C.
V3C 2A8

Dear Mr. Mayor and Council members:

Re: Christmas tree burning

Kate Poole's headline said "PoCo trees burn for final time". Alderman Thompson was quoted as saying "This is the last burn". These pronouncements are very nice, but I don't recall hearing of Council approving this decision yet. I believe it was Ald. Keryluk who recommended Council address this topic early in the new year. It is essential that you do!

I've been pursuing the smaller issue of tree burning mostly because of ethical considerations. But frankly the larger issue of burning in general is of much greater concern.

The decision to ban burning in this city is long overdue and I hope that you reach it very soon. Council has had difficulty with this topic in the past. But I predict you will have an easy time with it now. After all, a group of people who unanimously agree to an air quality forecasting system must be genuinely concerned about air pollution in our city.

And finally, one last look at Christmas trees. Mayor Traboulay and his family must be applauded for their personal position on the topic. It's too bad this tidbit didn't make the press: the issue isn't of concern to the Traboulays because they use a LIVE Christmas tree.

So do we!

Happy New Year,



Jack Norie
774 Wright Ave.
Port Coquitlam, B.C.
V3B 5M7

JN:sn

cc: Tri-City News

COPIES: ALDERMEN
BR KIRK
I ZAHYNACZ
CHIEF BAILLIE

CITY OF PORT COQUITLAM ENGINEERING DEPT.		
JAN 07 1991		
LE # <i>EPC</i>		
TO	FROM	DATE
<i>KG</i>	<i>IZ</i>	<i>Jan 7</i>
<i>File</i>	<i>KG</i>	<i>Jan 10</i>