

CORPORATION OF THE CITY OF PORT COQUITLAM

PARKS & RECREATION COMMITTEE

A special meeting of the Parks & Recreation Committee was held in the Engineering Committee Room at City Hall on Tuesday, September 27, 1988 at 4:45 p.m.

In attendance were Alderman George Laking and Alderman Mike Gates.

Also in attendance was Brian Guzzi, Kevin Smith of Genstar, Mrs Vivian Pearson, K. Janna Taylor, Parks & Recreation Director and Bram Hoogendoorn Parks Superintendent.

Item No. 1 Genstar Park Site Number Two

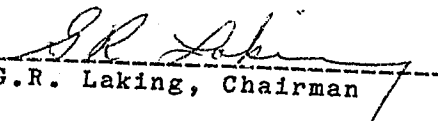
Brian Guzzi and Kevin Smith reviewed in detail the plans for park site number two. Much discussion took place as to the location of the parking lot and it was pointed out that it was located off Castle Street for two reasons;

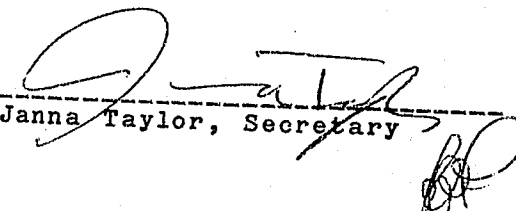
- 1) The first being one of grade requirements and that due to the fact there was a 10% grade it was more appropriate to bring it off Castle Street at this time so that the grade would not be at 10%.
- 2) The other reason for location in this area was that from an aesthetic view point locating the parking lot in this area was more appropriate than bringing it off Citadel Drive.

The Committee then invited Mrs Pearson into the committee room to make a presentation to the Committee. Mrs Pearson provided those present with the attached letter. The Committee thanked her for the presentation and that they would get back to her at a later date.

ADJOURNMENT:

The meeting adjourned at 5:30 p.m.


G.R. Laking, Chairman


Janna Taylor, Secretary

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Parks Committee
City of Port Coquitlam
Port Coquitlam, B.C.

Dear Sirs:

Re: Park - Castle Crescent and Citadel Drive


My husband and I reside at 2227 Castle Crescent in Citadel Heights. We were among the first to buy in Citadel Heights and had a large number of lots to choose from. We chose our specific lot because of its location; we would have a bit of a view of the bridge and river, but mainly because we would be looking at the park.

Prior to purchasing our lot, we did inquire directly from Genstar as to how the park would be developed, and specifically queried re a parking lot. We were told there would be no parking lot, that the park would be an active passive park with a tots playground, tennis courts, walking trails and barbecue pits.

I questioned Ms. Taylor and Alderman Laking with respect to the proposed change in the development of the park as a parking lot was now going in, and was told this will be one of Port Coquitlam's major parks and will be used by all of the residents of Port Coquitlam. My answer to that is that the local paper printed an article stating that the park was scheduled to be completed within the next ten to fifteen years. It is not unlikely, given that time frame, that the concept may change again, and the park may never be completed as presently planned. Even if it is completed as planned within the next ten to fifteen years, a parking lot is not necessary now, and may well never be if this park is used as is other parks, i.e., only by the residents of the specific area the park is in.

However, if in fact, Alderman Laking and Ms. Taylor are correct and this park will eventually be used by all of Port Coquitlam why bring all that traffic through to quote, I believe, Mayor Traboulay, "the British Properties of Port Coquitlam". Why not place it with access from Mary Hill Road, Mary Hill Bypass, or Argue Street, close to where the pedestrian overpass will be built in the next ten to fifteen years. Why place an eyesore in what has been promoted as the most "prestigious" and certainly the highest taxed residential area of Port Coquitlam?

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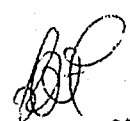

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We also do not understand why access to the proposed parking lot is from Castle Crescent, presently a quiet street, instead of from Citadel Drive, which is already a designated traffic thoroughfare and was planned as such.

According to Alderman Laking there will be as little parking for the Polygon townhouse site as was provided for the existing townhouses on Castle Crescent. It appears the only people who would benefit from the proposed parking lot are people who would be visiting the Polygon townhouse site and Polygon themselves, who would have a larger building site, as a result of having to meet only the present inadequate requirements re parking. Polygon should be meeting revised requirements which should have been immediately forthcoming, after realizing the disastrous effects of the present parking requirements at the Castle Crescent townhouse site.

1. There is not another park in a residential area in Port Coquitlam that has a parking lot without also having a major sports playing field. Why then is it necessary to have a parking lot in this park?
- ✓ 2. The people immediately using the park will be people living in the Citadel Heights area - they will walk to the park. Why is a parking lot necessary?
3. Concepts do change, as this one already has; the park may never be completed as presently planned. Why build a parking lot now for what may never be necessary, or may be necessary in ten to fifteen years?
4. Our property will certainly not increase in value as quickly as it would if the parking lot was not in the park. Why risk immediate diminished property values for a parking lot that only may be necessary in ten to fifteen years and may never be necessary?
5. I have been a realtor for fifteen years. I know our property will be immediately much harder to sell because of the parking lot. Why now build a parking lot that may only be necessary in ten to fifteen years or never necessary at all?
6. We do anticipate that the parking lot may be used by teenagers or young adults at night. Why compromise our quiet enjoyment of our property?
7. If in fact the park is completed as planned in ten to fifteen years and is used by all the residents of Port Coquitlam, why not place THE PARKING Lot with access from Mary Hill Road, the Mary Hill Bypass, or Argue Street. Why bring all this projected traffic through a residential area?
8. Why even consider access to the proposed parking lot from Castle Crescent, a quiet street - isn't it more logical to have the access from an already busy street - Citadel Drive?

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9. I was told by the Planning Department of City Hall that they did not yet have specific plans with respect to the Polygon townhouse site, i.e., they didn't know the number of units, parking spaces etc. If in fact Polygon and visitors to the townhouse site are the only ones to benefit from this parking lot, why not require that Polygon provide additional parking within their complex and not put the burden on the taxpayers of Port Coquitlam?

Please reconsider your decision with respect to the necessity of a parking lot at this location and at this time.

I would appreciate a very detailed and specific response in writing to each of my queries.

Yours truly,

Vivian Pearson

Vivian Pearson

VP:mr

c.c. Mayor Traboulay
c.c. Janna Taylor
c.c. Tony Chong

BP
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