

May 4, 2020

City of Port Coquitlam  
Mayors Office  
2580 Shaughnessy St  
Port Coquitlam, BC  
V3V 2A8

VERTUAL

Attn: Brad West

RE: Return of street parking at the corner of 2608 Shaughnessy St and McAllister Ave.

*My present title*

Without Prejudice

Our family and a partner constructed the building in 1988. We didn't have any problems with the City until 3-4 years ago when they took away our parking on McAllister and Shaughnessy. They returned the parking when we objected.

Now we are back to the loss of our parking once again. When we objected, the City stated that when they asked two of our tenants if they objected to taking away our parking and that they said it was okay. *That was not the case.*

I prepared an affidavit whereby, Sun Mart, Omega Pizza & Tip Thai signed the affidavit stating that they were not approached by City Hall regarding parking. *While the Cities 1st Lie,*

I was surprised that City Hall did not have the courtesy to check with me—now I know why.

I met with Engineering to get the return of our parking. 'Miss' Engineering advised that it was not her decision to make; it was up to Trans Link. So, I went to Trans Link and they were happy to help. They drew up plans for three alternate Bus Stops. I returned to 'Miss' Engineering with the plans and she rejected all three alternatives. *I reminded her that she was contradicting herself - no response + another deception or lie.* She called a meeting which was held out on McAllister between our building and the Bowling Alley. She had three other ladies with her and the Trans Link Engineer that had prepared the three alternate Bus stops. If I had known she was going to have all the City employees with her, I would have several of our tenants with me. I made a few suggestions like doubling up on one of the other Bus Stops or an extended curb or bulb-out on one of several locations on McAllister. She said that they did not have the budget for it. I would have been happy to pay for half of the cost of installing a bulb-out. The engineer from Trans Link did not say a word until the meeting was over. He approached me and said I was not to return to Trans Link for

help-obviously 'Miss' Engineering instructed him to say I was not welcome to call on Trans Link again-that was a nasty thing to do.

GREG MOORE

*here we go again  
Eng. running the show!*

I asked for a meeting with the Mayor, there were several of our tenants with me. He said he would consider our dissatisfaction and get back to us, subsequently he sent me an email stating that he passed the problem back to 'Miss' Engineering. I knew then that it was going no where so I discontinued the voluntary parking fee issued semi annually for the City. 'Miss' Engineering has misled me on several counts which were unethical to say the least. 'Miss' Engineering that desperate that she thinks nothing of misleading me and the business' that are paying taxes that support her and City Hall.

*70% to 80% drop in revenue*  
'Miss' Engineering has put our tenants into a difficult financial position. The lack of parking has caused a 70 % drop in business revenue.

I would like the City to consider returning our parking on both McAllister and Shaughnessy.

Without the parking the tenants are dead. *Customers are going to other stores & Restaurants.*

*Like the PIZZA Tenant customers are simply going to the Pizzeria down the street*

We also lost a tenant who had been with the building since it was constructed. The parking was not the only reason for him leaving. Being on the second floor some of his customers had difficulty with the stairs. We offered to put in a lift in the stair case but he decided to find a location at street level with street parking. The rental market is flat at present and I think ~~and~~ think we will have an empty space for a long time. *THE TENANT LEFT THE BLDG. LAST DECEMBER & IT IS STILL VACANT.*

Until just recently with this parking issue, we have never had any issues with the City. That is until 'Miss' Engineering entered the picture, *AND IT DIDN'T TAKE HER LONG*

*BEFORE SHE CAUSED BAD VIBES WITH HER NEGATIVE ATTITUDE*

rs. At this point we are beginning to feel that we are not

wanted.

One of the options I put forward to 'Miss' Engineering was an extension to the sidewalk, which she did not accept. Just lately I attempted to get the cost of a neckdown (bulb-out). I ended up speaking with Ann P in the Dept of Transportation. I was overwhelmed at how responsive she was to this idea. Her positive attitude was refreshing-she is a keeper. She is looking into the cost and the possibility of installing this neckdown, which would return our parking on McAllister. The neckdown could be installed anywhere along McAllister. This neckdown would also give us a Bus top as well as our parking.

The tenants in our building are all hard working and very professional at what they do. Only a small percentage of small business' every survive. Most seem to have family working together because they can't afford to pay a reasonable wage.

Sun Mart (The Corner Store) are a very creative husband and wife team, selling flowers, ice cream, lotto tickets, coffee etc and put in 15-hour days, with no holidays, weekends, or official Holidays off. I don't think I have ever seen such hard working and dedicated people.

In an effort to facilitate our tenants in keeping their costs down I undertake a large portion of the maintenance and repair work. This includes electrical, painting, mechanical, roof repairs, plumbing, asphalt etc.,

With regards to parking on Shaughnessy, I have asked the Police to check to see if there are any infringements regarding the cars giving the Buses the right of way when they pull out. They reported that there no infringements.

I know that in your tenure as Mayor you will give small Business the respect they deserve. The City should have someone checking and calling on business asking how they are doing and asking if there if there is anything the City can do for them.

With regards to your tenure I am happy to note I have heard nothing but good things.

It seems good men are hard to come by according to Jordan Hansen, the newspaper editor in Kelowna, who has authored a book on 'our tax dollars are wasted and splurged on food and corruption by elected officials. They carry on as though they are entitled to more and more. *WITH you Mayor Brad West in Charge THERE WILL BE a change.*

It seems the public in general have the feeling that they cannot beat City Hall—hopefully you can rid the City of that stigma.

Our tenants have experienced considerable stress and financial losses as previously noted-thanks to 'Miss' Engineering they deserve to be compensated by the City. Please give this matter your utmost consideration.

We are doing what we can financially through these difficult Covid-19 times. Without a great deal if help they are not likely to survive.

Small business, as you know are the backbone and soul of any City-without them the Cities are naked  
Not supporting Small Business is like not watering your garden.

*Thanks for listening*



I just read to you a letter dated May 4/2021. Since then CMBC Mgr. David Doney has recommended that we move The Bus Stop to the front of the Bowling alley - no Bulb-out required - that's moving the stop 30 yds from its present location which takes 10 seconds. All basically @ no cost & interruption.

I spoke to David Doney of CMBC on Sunday Sept. 19 to confirm his satisfaction with moving The Bus Stop to the Bowling Alley. Contrary to Anne Pymenburg's letter dated May 21 letter; he may not have been in favour of the Bulb-out but not a move to the Bowling Ave.

" This issue is without Prejudice & about a lack of compassion or empathy for small business - Bullying of Laura Dupont by the Mayor & 5 of the 10 councillors & an overall lies, & deception & disrespect & negative attitude from MS Engineering "

On a positive note The staff @ City Hall the likes of Karen Gromada are helpful & gracious & that goes for the staff @ Engineering

Amen

Now that I have your attention.

I would like to have you consider  
a review of the Investment portfolio

The income for 2018 was \$12,700,791<sup>1/2</sup>

I can appreciate the need to have

a reserve, however it should be

capped (adjusted for inflation) &

the balance should go back to

the Tax payers in cash - after all

its their money.

A committee consisting of an

independent firm & a few

members of the public. The

Committee should also investigate

The need for 636 mil in Private Properties

the City has acquired realizing that a good portion are essential.

TO WHOM IT MAY CONCERN:

P. 6 of 8

I know something about engineering  
as I was the project engineer  
for Babcock Wilson on the Sacramento  
Municipal Utility District - SMUD. ~~The project~~

Initially the project only had 15%  
of the engineering done when I took

over & there was a large penalty if

the project was ~~not~~ delayed. I managed it  
<sup>help of many</sup>

with <sup>expeditors</sup>

to complete the project on time but  
not on budget. I only had one

Ontario Hydro ~~inspector~~ that

caused me a problem because I was

<sup>organizer</sup>  
catholic & he was a protestant. I should  
He had a wife & a 5 year old boy. I earned him one day & convinced  
him that he should not raise his boy to hate as it is not the Christian way.  
and that I only answered to the

<sup>not even</sup>  
Board of directors is the President of the Co.  
I was 20 years old at the time I learned

that you get I no-where without  
a positive attitude. City Hall  
should realize that No should not  
be in their vocabulary & more specifically  
not in ~~an~~ engineering's vocabulary.  
If the City is capable of having  
a positive attitude when it comes  
to their major projects they should  
have the same attitude when it comes  
to small business which are one of  
the major contributors to City Hall taxes  
& their legacy.

Our tenants are special hard working  
solar & they deserve your respect.

The city councillors should realize that  
with all the deception & Lies — that have



altered  
played  
played out over this issue is enough to  
warrant an apology <sup>to small business</sup> & more

I have never encountered such negative &  
deceit in all my endeavours. I have had  
a Rick's Restaurant in Park Royal, a pump Co.  
, a H.R. Transmission Co., a water filtration Co.  
a photographic supply Co. with offices in Calgary  
and Regina & a hair photo store. I have also  
accumulated real estate, in Vancouver, ~~Toronto~~,  
Vancouver Island, Toronto, & the U.S.A.

When I see the many perks the city staff  
receive along with the assured wage increases  
& compare that to what small businesses  
have it is startling. I do not begrudge  
the benefits etc that the staff have more  
power to them. But they & the Mayor &  
Council should treat  
& help small business @ every opportunity.

There is no logical reason for not  
moving the Bus stop to the Bowling Alley  
& likewise the Shuangchi parking.  
Restaurants cannot stay in business @  
50% or 75% capacity. I don't think the Mayor  
or councilors realize that Restaurants spend  
30% on labour, 30% on rent & 30% on the cost of food -  
that leaves them with a 10% Margin. The U.S. of A.  
Chamber of Commerce stated that 25% have already closed



[REDACTED]

**Sent:** Tuesday, October 6, 2020 9:19 AM  
**To:** nzuccolo@telus.net  
**Subject:** RE: WB McAllister nearside Shaughnessy - [REDACTED] 2604 Shaughnessy

Joe,

I have been very clear during our phone conversations. I will again reiterate my response to you, which is consistent with my conversations with the city. It is my understanding that the city has already given you a response re: bus stop in front of the bowling alley. That being said, should this be a consideration from the city's perspective, CMBC engineering would be happy to consider the city's proposals on the impacts to CMBC Operations.

Please deal directly with the city for future correspondence.

Thank you,

**David Doney**  
Acting Manager, Capital Projects CMBC  
T: 778-312-7936 | [translink.ca/cmhc](https://translink.ca/cmhc)  
C: 604-377-4832

**Coast Mountain Bus Company**  
Office: 13401 108<sup>th</sup> Ave, Surrey BC V3S 5V2

**T** Together all the way

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[REDACTED]

**Sent:** October-05-20 9:07 PM  
**To:** Doney, David <David.Doney@coastmountainbus.com>  
**Subject:** RE: WB McAllister nearside Shaughnessy - [REDACTED] 2604 Shaughnessy

Hi Dave

We need you to state that you also agreed to moving the bus stop to the Bowling Alley. I have written to City Hall on several occasions about your acceptance of the Bowling Alley as an acceptable bus stop and referring to a phone call of September 19<sup>th</sup> checking on your acceptance of the Bowling Alley location. I need this as a supporting document which has to be delivered to the Corporate Office by Wednesday October 7, 2020.

Thanks

[REDACTED]

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**From:** Doney, David <David.Doney@coastmountainbus.com>

**Sent:** Monday, October 5, 2020 11:47 AM

[REDACTED]

**Subject:** RE: WB McAllister nearside Shaughnessy - [REDACTED] 2604 Shaughnessy

[REDACTED]

April 24<sup>th</sup> 2020

To whom it may concern,

(re: City of Port Coquitlam, changes to parking on Shaughnessy street at the 2608 block)

I would like to address the issue that my company faces in regards to the changed lanes on Shaughnessy Street at the corner of McAllister Avenue. Our music school is located on the 2<sup>nd</sup> floor of the 2608 building, above Tip Thai restaurant. The stairs leading up to our school are located on Shaughnessy street and relies heavily on car drop off directly in front of the door. There are, on average, 3-4 families every 30 minutes between the time of 3:00-8:00pm Monday to Friday and 9am-3pm on weekends walking into or from our establishment. Many parents are disappointed that they can no longer watch their child walk up the stairs as they will be in the way of the northern Shaughnessy traffic, and with many parents just getting off work around the 5pm weekday time, with constant traffic around that corner, and the lack of other available parking in the close vicinity, parents are forced to park either in behind the bowling alley building parking lot or create their own parking lot in behind the 'pop-up park' in the laneway.

Though this is not an issue presently with the covid-19 pandemic as our teachers are at home teaching on an on-line platform, this will be a very serious issue when we all return to 'business as usual'. I fear this is a safety issue around that area, especially with the limited space available for northern bound traveler's on Shaughnessy on that particular corner, as the limited amount of space, caused by the extended 'bike lane' has made it very difficult for those turning north bound from Eastbound McAllister travelers. Buses and trucks are having extreme difficulty as I've witnesses it on a number of occasions.

Regarding the added bike lane at the lights on Shaughnessy and McAllister, is there not a way with all the adjacent streets nearby to move the bike lane from that immediate area (Elgin to Wilson, perhaps moving it along Maple street, makes sense with the river there) By taking out the bike lane, is there not a way to regain the 3 spots on the east side of Shaughnessy that we had originally lost?

As a suggestion, as I have rented a 2<sup>nd</sup> floor unit in the past from the property owner who owns the property where the fire was on Shaughnessy, beside the Giggle dam, I assume there is already a contract in place with him regarding the Pop-up park, so maybe, adding a properly designated parking lot in the 'back portion' of his land to use as an interim parking lot, with properly painted lines as it's evident he has no plans to do anything with it in the near future.

Thank you for your consideration.

Take good care during this difficult time,

owner/ musical director  
#201-2608 Shaughnessy Street, Poco



[REDACTED]

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**From:** [REDACTED]  
**Date:** January 15, 2018 5:45 PM  
**To:** [REDACTED]  
**Subject:** Traffic Complaint

On January 15, 2018 from 1530 hrs until 1630 hrs Cst Potter stood at the corner of Shaunessy and McAllister, Port Coquitlam in response to a complaint from [REDACTED] of problems with vehicles yielding to transit buses.

During that time Cst Potter observed multiple buses, mostly Community Shuttles, negotiate the intersection in all directions with no incidents.

There is no public safety issue and no police action is required.


Cst B Potter, [REDACTED] Coquitlam RCMP Traffic Services

2018-01-15


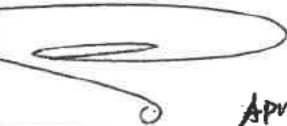
## AFFIDAVIT

The following signators attest that they<sup>w</sup>ere not contacted by the City of Port Coquitlam  
Regarding the removal of parking spaces along McAllister and Shaughnessy Streets.


SUN MART

 Apr 30, 2020

OMEGA PIZZA

  Apr/30/20

TIP THAI

  April 30./20

The city personnel stated that they contacted two of the businesses but they did not say which  
Which two.

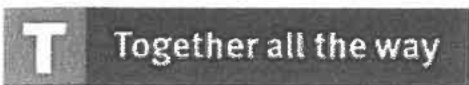
**From:** "Doney, David" <David.Doney@coastmountainbus.com>  
**Date:** May 4, 2020 12:59 PM  
**To:** [REDACTED]  
**Attach:** 53496 Stop Usage.xlsx  
**Subject:** Data - Stop ID 53496

Nice to meet you. Attached is the average data for the stop W/B McAlister at Shaughnessey (the bus stop ID is 53496). These are averages (M-F, Sat, and Sun) and are for the Sept 2019-Dec 2019 period.

Let me know if you have any questions.

**David Doney**  
Operations Manager, Port Coquitlam Transit Centre (PTC)  
T: 778-375-7001 | [translink.ca/cmbc](http://translink.ca/cmbc)  
C: 604-377-4832

**Coast Mountain Bus Company**  
Office: 2061 Kingsway Ave, Port Coquitlam BC V3C 1T2



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Sheet	19SEP
Stop Number	53496
<hr/>	
Row Labels	Daily Boardings
<b>WB MCALLISTER AVE AT SHAUGHNESSY ST</b>	
MF	48.77
SAT	25.42
SUN	11.88

Daily Alightings	?
<hr/>	
	8.21
	0.88
	0.72