

RIVERVIEW LANDS ADVISORY COMMITTEE

DATE: Tuesday, October 9, 2018

TIME: 3:00 p.m. to 5:00 p.m.

PLACE: Coquitlam City Hall (3000 Guildford Way) – Council Committee Room

CALL TO ORDER

ADOPTION OF MINUTES

1. **Minutes of the Riverview Lands Advisory Committee Meeting held on Wednesday, June 6, 2018**

NEW BUSINESS

2. **Review and Discussion of Correspondence (Standing Item)**
Presenters: Staff – Manager Community Planning
3. **Construction Updates and Emerging Issues (Standing Item)**
Presenters: Staff – Manager Community Planning
4. **Riverview's Future**
Presenter: Dr. John Higenbottam
5. **2018 Committee Review and Feedback**
Presenters: Chair
6. **2019 Work Plan Development**
Presenters: Staff – Manager Community Planning

OTHER BUSINESS

NEXT MEETING DATE – To Be Decided

ADJOURNMENT



**RIVERVIEW LANDS ADVISORY COMMITTEE
Wednesday, June 6, 2018**

A Regular Meeting of the Riverview Lands Advisory Committee convened on Wednesday, June 6, 2018 at 3:03 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, BC, with the following persons present:

COMMITTEE MEMBERS: Mayor Richard Stewart
Councillor Craig Hodge, Chair
Councillor Chris Wilson, Vice Chair (arrived at 3:06 p.m.)
Aram Askarian, New View Society (Alternate)
Marco D'Agostini
Elaine Golds, Burke Mountain Naturalists
Zaki Jiwa (arrived at 3:33 p.m.)
Teri Madaisky, Riverview Horticultural Centre Society (Alternate)
Kathy Nelson
Margo Nelson
Judith Osborne
Diane Thorne (arrived at 3:08 p.m.)

REGRETS: Al Amundsen
Marilyne Anderson, Riverview Horticultural Centre Society
Tiffany Melius, New View Society
Neal Nicholson, Coquitlam Heritage Society
Anna Tremere
Beata Zaleska

OTHERS PRESENT: Andrea Aleck, Chief Officer Special Projects–Kwkwetlem First Nation
Lakh Bagri, Project Director, Centre for Mental Health and Addictions–Provincial Health Services Authority
Mark Bullen, Chief Project Officer, PAC/Maples Project–BC Ministry of Citizen Services
Sheryl Peters, Director, Land Development Riverview Lands–BC Housing
Amir Rasheed, Director, Clinical Lead and Capital Projects, Centre for Mental Health and Addictions–Provincial Health Services Authority
Brenda Rattenbury, Senior Manager Film and Special Events–BC Housing

STAFF: Andrew Merrill, Manager Community Planning
David Munro, Manager Economic Development
Jeri Hohn, Committee Clerk
Eva Haan, Committee Clerk

CALL TO ORDER

ADOPTION OF MINUTES**1. Minutes of the Riverview Lands Advisory Committee Meeting held on Wednesday, March 7, 2018**

The Minutes of the Riverview Lands Advisory Committee Meeting held on Wednesday, March 7, 2018 were approved.

NEW BUSINESS**2. Riverview Lands Updates**

The Chair welcomed the presenters from BC Housing, Kwikwetlem First Nation, the BC Ministry of Citizen Services, and the Provincial Health Services Authority to the meeting.

The Director, Land Development Riverview Lands–BC Housing, provided regrets from the Executive of BC Housing, introduced her colleagues, and outlined the updates that would be provided by the presenters relative to the Riverview Lands. She noted that an update regarding BC Housing’s Riverview Lands Master Plan would not be provided because a mandate had not yet been announced.

Councillor Wilson arrived at this time (3:06 p.m.).

The Chair requested that each presenter provide an opportunity for questions from the Committee following their presentation.

The Director, Land Development Riverview Lands–BC Housing, the Chief Officer Special Projects–Kwikwetlem First Nation, and the Senior Manager Film and Special Events–BC Housing, provided a joint on-screen presentation titled “Riverview Lands–Lands Administration Update to City of Coquitlam Riverview Lands Advisory Committee–June 2018”.

Diane Thorne arrived at this time (3:08 p.m.).

Kwikwetlem First Nation (KFN) Projects

The Chief Officer Special Projects–Kwikwetlem First Nation referred to a slide titled “Kwikwetlem First Nation” and provided an update regarding KFN projects being undertaken on the Riverview Lands. She spoke to the Heritage Certification Program and the design collaborations underway with First Nation artists to enhance onsite public realm elements.

The Director, Land Development Riverview Lands–BC Housing, noted that many of the public realm elements on the Riverview Lands such as retaining walls, streetlamps, furniture, electrical transformer boxes, and crosswalks would incorporate and feature elements of KFN culture in their design. She further noted the level of interest shown in the Heritage Conservation Program to date, and spoke to her belief in the uniqueness and success of the program.

Discussion ensued relative to the following:

- Which Valleyview building that “The Great Blue Heron” artwork was installed upon
- The meaning of the acronym ‘PMT’ (pad-mount transformer)
- That Jody Bloomfield designed the “Great Blue Heron” onsite at Riverview and the salmon sculptures installed throughout Coquitlam as part of the Coquitlam 125 celebrations

The Chair commended Chief Officer Special Projects–Kwkwetlem First Nation on the success of the Heritage Certification Program and thanked her for her presentation.

The Chief Officer Special Projects–Kwkwetlem First Nation left the meeting at this time (3:16 p.m.).

BC Housing - Film Activity

The Senior Manager Film and Special Events–BC Housing referred to a slide titled “BC Housing – Film Activity” and provided an update regarding past and current filming activities on the Riverview Lands. She noted the expansion in filming activity over the years, and spoke to the Province’s desire to mitigate the costs of keeping the onsite buildings in good repair until decisions were made relative to the Riverview Lands Master Plan. She further noted details of the past and present onsite film liaison services, the application process required to film on the Riverview Lands, and the coordination and cooperation occurring between BC Housing and the City relative to filming permissions. She further advised that requests made by film productions to disturb soil onsite are examined by Brown and Oakes Archaeology, a KFN consultant, and requests to alter trees onsite are submitted via application and reviewed by BC Housing’s consultants.

Discussion ensued relative to the following:

- Appreciation for the work undertaken to protect the tree shown on the slide
- The amount of filming occurring on the Riverview Lands
- The economic value that film productions bring to the City
- Examples of the current filming productions onsite and that production is currently at maximum capacity
- The number and location of temporary and permanent film sets onsite
- The popularity of the Riverview Lands as a filming location
- Concerns relative to large vehicles driving over/damaging areas of lawn onsite
- The ongoing efforts of BC Housing to ensure that onsite rules/regulations are followed and that trees, lands, and infrastructure are not damaged
- The ability of the Senior Manager Film and Special Events to remove individuals from the site who flout the rules/regulations
- Appreciation for the Committee members’ efforts to surveil the site
- That concerns or questions regarding the Riverview Lands should be forwarded to BC Housing at questions@renewingriverview.com
- Whether cost savings (to hourly special events fees) would result from the switch to in-house film liaison services
- That BC Housing’s fees for onsite tree tours and events conducted outside regular business hours would not change due to staff overtime requirements

BC Housing – Land Administration and Construction

The Director, Land Development Riverview Lands–BC Housing, provided an update regarding land administration and construction works being undertaken at Riverview under the direction of BC Housing, referring to slides titled as follows:

- Lands Administration Updates
- BC Housing – Construction Updates – Civil & Infrastructure Works
- Description of Scope of Works
- 2018 Riverview Infrastructure Works

She noted the addition of a new webpage to the renewingriverview.com website titled “Latest News” and advised that BC Housing’s Communications staff were working to ensure that updates and issue highlights relative to the Riverview Lands were posted on a weekly basis.

Zaki Jiwa arrived at this time (3:33 p.m.).

Regarding parking on the Riverview Lands, she spoke to the new parking system being established by BC Housing and outlined the Blue Zone (reserved pass) parking being instituted for tenants. She noted that non-reserved parking would be available for anyone wishing to park onsite. She further noted that parking requirements for tree tour and TreeFest visitors would be organized on an as needed basis, at the time of the event, and expressed the hope that the new system would help alleviate onsite parking concerns.

Discussion ensued relative to the following:

- The concerns formerly expressed by the Committee that there was not enough onsite parking
- That a significant amount of parking was sometimes being taken up by the crews of multiple film productions simultaneously occurring onsite
- That BC Housing’s staff worked with the City’s Film Office to establish offsite parking locations for film production crew parks
- How BC Housing plans to manage onsite parking as interior works are undertaken
- BC Housing’s intention to utilize (refurbish) old/overgrown gravel parking lots to create a further 50 parking stalls onsite
- The suggestion that BC Housing post parking options for visitors on their website
- BC Housing’s plans to install additional informational signage regarding onsite parking
- Concern that the type of messaging currently displayed on parking signage posted in front of the Crease building could change the quality of the site
- The purpose of the messaging displayed on posted parking signage
- Appreciation for the removal of construction equipment from the graveyard site
- Whether BC Housing had established a Traffic Management Plan including carpooling options
- Challenges experienced by BC Housing relative to a Traffic Management Plan and filming timelines
- Information regarding shuttles organized to run between offsite crew parks and production locations onsite

Regarding onsite maintenance and construction work, the Director, Land Development Riverview Lands–BC Housing, spoke to BC Housing’s undertakings relative to the following:

- The clearing of generator sheds and above-grade storage tanks, and the completion of soil remediation taking place at the same time
- The current focus to close-out any concerns specific to the North Precinct
- The repairs underway to heritage buildings
- The large size of the roofs of the old buildings and the innovative ideas being considered to address the safety challenges required to undertake repairs
- That the second year of the Invasive Species Program is underway and primarily involves the remediation and removal of Japanese Knotweed stands
- That some trees were moved in preparation for civil works
- The onsite tree watering program being completed by BC Housing as recommended by Dr. Julian Dunster
- The loss of the Pin Oak formerly onsite due to an unpreventable tree fungus pervasive throughout North America
- The comprehensive servicing and scoping of onsite water, storm, and sanitary sewer infrastructure being undertaken in the North and South Precincts and the development of a maintenance plan
- That BC Housing is coordinating with the Fraser River Trade Area (FRTA) work design team regarding improvements to transportation routes proximal to the Riverview Lands and the possible ways that the site could be impacted

Discussion ensued relative to the following:

- That a representative of the Gateway Transportation Collaboration Forum attended the Committee’s last meeting to provide information regarding the above-noted transportation route improvements to be undertaken
- That BC Housing has a map identifying the underground streams that flow through the Riverview Lands and could share it with the Committee
- Appreciation for BC Housing’s plans to repair the roof drains of the heritage buildings onsite, and whether each of the buildings onsite will receive repairs
- That BC Housing’s work plan for 2018 concentrates on those buildings that are the most severely impacted and have the highest heritage value, i.e. the East and West Lawn and the Crease buildings
- That as part of the Riverview Lands Master Plan, BC Housing will be addressing heritage, structural, envelope, and code elements for each of the buildings onsite
- Details of the patch and tarp repairs that will be completed on the West Lawn building’s slate roof during the summer of 2018
- Acknowledgement of the “tipping point” that can occur with aging heritage buildings and BC Housing’s intention to slow the deterioration of onsite buildings through a Heritage Strategy that will be part of the Riverview Lands Master Plan
- Clarification that the ‘tagged’ trees onsite are being watered according to Dr. Dunster’s recommendations

The Director, Land Development Riverview Lands–BC Housing, spoke to public realm improvements that would be made as part of the scope of civil works upgrades being made in the North Precinct, including improvements to Holly and Orchid Drives, and the median and lights along a section of Lougheed Highway adjacent to those areas. She

further spoke to the addition of a desirable multi-use path (MUP) that would run inside the Riverview Lands, and the sidewalks, streetlights, utilities, and landscaping that would also be installed.

Discussion ensued relative to the following:

- Details regarding the length and location of the MUP to be installed and completed in 2018/early 2019
- That, for now, the existing roads accessing the Riverview Lands will remain “as is” except for improvements to Orchid and Holly Drives
- The road upgrades that could occur as part of the Riverview Lands Master Plan process
- Whether trees on the Riverview Lands will have to be removed to accommodate future road upgrades
- BC Housing’s intention to request that those undertaking work onsite “keep tree effects to a minimum”
- That the new streetlights to be installed onsite will have special architectural features

Provincial Health Services Authority - Representing the Centre for Mental Health and Addictions (CMHA) Project (former Unit 8 site)

The Project Director, Centre of Mental Health and Addictions–BC Mental Health and Substance Use Services, introduced himself and the Director, Clinical Lead and Capital Projects–BC Mental Health and Substance Use Services. They provided a joint on-screen presentation, referring to slides titled as follows:

- CMHA Redevelopment Project – City of Coquitlam – RLAC – June 6, 2018
- Overview
- Objectives
- Stakeholders
- Timeline
- Model of Care Goals
- Program Philosophy
- Focus
- Levels of Care
- Planning and Design Principles
- Design Features
- Questions?

Discussion ensued relative to the following:

- Appreciation for the design principles and features of the facility as depicted in the slide renderings
- The types of community links that would be encouraged as part of the facility’s design and model of care
- That 2.5 floors of parking will be provided below the facility
- The plan for the exterior of the facility to blend into the Riverview environment
- The desire for a park-like atmosphere to be maintained around the facility
- Concern regarding the small number of beds that will be available in the facility
- That the Province’s vision for the facility is being executed

- Whether there will be a balance between the size of the completed facility (the number of available beds) and the care that can be offered
- That the facility will provide services to individuals with very acute and specific illnesses
- The challenges inherent in addressing the complex issues of mental health
- The models of mental health care today compared to 30-40 years ago
- The benefits of technology, the potential for the facility to deliver virtual health care services, and the belief that virtual services could offer needed supports as an alternative to additional beds
- The understanding that there is a growing need for the mental health services in the community and Council's desire to see those services expand
- Whether there is a waitlist for the current facility's beds and the response that there is not
- That targets for access to the current facility have been established in concert with the Regional Health Services Authority and those targets have been met

BC Ministry of Citizen Services – Representing the Provincial Assessment Centre (PAC) and Maples Adolescent Centre Project (former Valleyview Pavillion site)

The Chief Project Officer–PAC/Maples Project introduced himself and provided an on-screen presentation, referring to slides titled as follows:

- Valleyview Project
- Description of the New Facility
- Programs the New Facility Will Support
- Renderings of the New Facility
- Progress of Construction
- Thank You

The Chief Project Officer–PAC/Maples Project noted that he was present on behalf of the building owner and not the users of the facility. In response to a question from a Committee member, he noted that the Maples facility was presently operational at the Willingdon site in Burnaby.

The Chair invited final comments/questions from the Director, Land Development Riverview Lands–BC Housing, and the Committee.

Discussion ensued relative to the following:

- That BC Housing welcomed meetings with other user groups and were willing to provide access to some of their professionals such as Dr. Dunster
- The understanding that Dr. Dunster expressed concerns regarding the watering of trees on the Riverview Lands and would prefer that the current watering regimen be increased
- Some of the irrigation challenges encountered by BC Housing relative to watering the trees on the Riverview Lands, including that the former irrigation system is defunct

The Chair thanked the presenters for their presentations and the level of information they shared with the Committee. He noted that there were many years when grounds maintenance did not occur on the Riverview Lands and thanked BC Housing for the onsite

work-to-date and the ongoing works slated for completion in the future. He requested that the Director, Land Development Riverview Lands–BC Housing, share the Committee’s appreciation with the Vice President Development and Asset Strategies–BC Housing.

The Director, Land Development Riverview Lands–BC Housing, thanked the Committee for the time afforded the presenters during the meeting.

The Chair noted his desire that copies of the presentations made during the meeting be provided to Council. At the request of a Committee member, staff undertook to circulate copies of the presentations to the Committee via email.

The presenters left the meeting at this time (4:53 p.m.).

3. Review and Discussion of Correspondence

The Chair referenced copies of correspondence regarding the Riverview Lands (attached to the agenda package). The Manager Community Planning referenced a copy of a letter dated May 14, 2018 to Mayor Stewart from the Vice President Development and Asset Strategies–BC Housing regarding Council’s request for development project signage on the Riverview Lands (circulated on-table).

The Chair invited questions and/or comments relative to the correspondence and there were none.

4. Construction Updates and Emerging Issues

The Manager Community Planning noted that the information he had planned to present regarding construction updates had been fully covered by the presenters.

The Chair noted one other item of business, and it was added to the agenda as OB-1.

OTHER BUSINESS

OB-1 National Historic Site Designation - Application

The Chair invited a Committee member to provide context relative to the issue. The Committee member noted the efforts of a past Committee and Council member to have the Riverview Lands designated as a National Historic Site. She shared her belief that the federal government was supportive of the application at the time, however, the Province of BC was not.

Discussion ensued relative to the following:

- That decisions regarding designations of this nature are made by the federal government under the umbrella of Parks Canada
- The belief that the designation, were it to be achieved, would not afford the Riverview Lands any additional protections, however, it would recognize historic practices in the form of plaques and possibly a small award of federal funding

The Chair suggested that the item could be added to the agenda of the Committee's next meeting for discussion and review under 'Emerging Issues'. He requested that when the item came forward for discussion, that the past Committee's work be circulated by staff as a backgrounder for the Committee.

The Chair asked if there were any other items of business and the following items were raised.

OB-2 Tree Watering

A Committee member raised concerns regarding the forecasted hot and dry summer ahead. She noted the potential detrimental impacts that such weather could have to the trees growing on the Riverview Lands, and suggested that BC Housing be asked to increase its tree watering regimen during the summer months as a protective measure.

Discussion ensued relative to the following:

- Iteration of the understanding that Dr. Dunster had also expressed concerns regarding the potential lack of seasonal precipitation
- Whether a Committee Recommendation regarding the issue could be made
- That a Committee Recommendation on the matter was made in November 2017 and letters regarding the issue were exchanged between the City and BC Housing
- The information provided by the Director Land Development Riverview Lands-BC Housing earlier in the meeting regarding tree irrigation challenges at Riverview
- Trees lost in Town Centre Park due to watering restrictions recommended by Metro Vancouver and implemented during a past hot and dry summer, and Council's ability to raise the issue with BC Housing within that context, if needed

OB-3 TreeFest 25 and Tree Tours

A Committee member noted that as 2018 marked the 25th anniversary of the annual TreeFest event. She further noted that it would be promoted as "TreeFest 25", however, a location for the event had not been decided upon.

Discussion ensued relative to the following:

- The reasons for relocating the event in 2017
- Whether there had been any discussions between the Riverview Lands Horticultural Society staff and BC Housing's Film and Special Events staff regarding the upcoming event
- That due to budget constraints the size and scope of the annual event would be reduced from that of previous years
- That the event would be held on Sunday, September 9, 2018
- BC Housing's hourly special events fees and concern that they act as an impediment to interest groups wanting to arrange tree tours at Riverview
- The understanding that Nature Vancouver hoped to arrange a tree tour at Riverview in honor of their 100th anniversary, however, the tree tour fees were too prohibitive for their mainly retired members

The Chair noted his previous expressions of concern that BC Housing's special event fees not act as a barrier to interest groups desirous of participating in tree tours on the Riverview Lands.

Discussion continued relative to the following:

- The desire that a Coquitlam staff member be assigned to undertake the support services to TreeFest formerly provided by the Environmental Stewardship Coordinator
- The importance of the event to the City and that it is featured in the City's Travel and Experience Guide

The Chair thanked the Committee member for her work relative to the event and, in the interests of time, noted that they could further discuss the matter following the meeting.

NEXT MEETING DATE - October 2, 2018

The Chair noted the next meeting date and spoke to the possibility of Dr. John Higenbottam presenting an update regarding the Riverview Lands relative to his past report titled "Into the Future: The Coquitlam Health Campus".

The Chair further noted his ability to call a meeting in advance of the next scheduled date, should the Province make an announcement regarding the Riverview Lands Master Plan.

ADJOURNMENT

The meeting adjourned at 5:14 p.m.

MINUTES CERTIFIED CORRECT



Jeri Hohn
Committee Clerk

_____ CHAIR

Coquitlam

June 12, 2018

Our File: 13-6800-20/RV/1

Doc #: 2983601

BC Housing

Michael Flanigan, VP – Development & Asset Strategies

1701 – 4555 Kingsway

Burnaby BC V5H 4V8

Ministry of Citizen Services

Sunny Dhaliwal, Assistant Deputy Minister

Shared Services BC – Real Property Division

PO Box 9412, 4000 Seymour Place

Victoria BC V8W 9V1

Dear Mr. Flanigan & ADM Dhaliwal,

RE: Riverview Lands Development, Valleyview Redevelopment – 2721 Lougheed Highway and Associated Off-site Works on Lougheed Highway – 2601 Lougheed Highway

Thank you for your email of June 5, 2018. Please accept this letter as assurance that you will have the City's cooperative efforts in ensuring the doors of the new Valleyview redevelopment project will be open for service commencement by March, 2019.

I understand that municipal staff have secured a performance deposit; an executed Servicing Agreement; and a registered covenant on title to ensure the delivery of the Lougheed Highway improvements as an associated off-site improvement related to both the Valleyview and Unit 8 (Centre for Mental Health & Addiction building) redevelopment projects. Further, I understand that the documents require Completion of the off-site Lougheed Highway improvements to the satisfaction of the City as a precursor to the issuance of an Occupancy Permit for the lands and that your schedule requires an Occupancy Permit to be issued for the initial Valleyview redevelopment project in November, 2018.

Under the conditions that all life safety components of the Lougheed Highway works (i.e. lighting, median/barriers, earth retention, drainage, access and traffic markings/controls) are completed to ensure that the road is operational and functional to the satisfaction of the City; and the Valleyview project succeeds in obtaining full inspection requirements for the building itself, I can confirm that City staff will work collaboratively with BC Housing and your project partners in an effort to ensure that an Occupancy Permit for the Valleyview facility is issued in November, 2018. As you are aware, Occupancy Permit can only be issued when life safety and health requirements, as identified in the British Columbia Building Code, have reached full compliance and to the satisfaction of the City's Chief Building Official. This includes safe pedestrian and vehicular access to and from the building for all intended occupants, Coquitlam Fire Services and other first responder agencies.

City of Coquitlam

3000 Guildford Way

Coquitlam, BC Canada V3B 7N2

Reception Desk: 604-927-3000

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While the above outlines requirements to satisfy the City with the first Building Permit of the initial two developments, it is expected that the interim offsite works along the Lougheed Highway are completed to the City's satisfaction, prior to Occupancy Permit being requested and issued for the second development (Building 8 – CMHA) as per conditions and requirements stipulated in the associated agreements between BC Housing and the City. It is also the City's understanding that BC Housing are applying all available resources to expeditiously complete the Lougheed Highway works and it is the City's expectation this work program continue as quickly as possible.

You are requested to follow up with Mr. McIntyre in confirming your understanding of the above terms and conditions.

Please be advised that move-in, set up and mobilization activities will be permitted prior to an Occupancy Permit being issued. These activities are deemed to be within the scope of construction activity, and the General Contractor and WorkSafe BC will be responsible for the safety of all personnel during this phase.

We look forward to continuing our collaborative effort in realizing the re-purposing of the Riverview Lands site.

Best regards,



Mayor Richard Stewart

cc- Peter Steblin, City Manager
Jim McIntyre, General Manager Planning and Development
Jozsef Dioszeghy, General Manager, Engineering and Public Works