Coquitlam For Council

September 14, 2007
Our file: 08-3060-20/07 008339 DV/1
2601 Lougheed Highway
Doc #: 566735

To: Acting City Manager
From: General Manager Planning and Development Department

Subject: Questions Relating to Proposed Development Variance Permit Application
07 008339 DV– Proposed 20-Bed Tertiary Residential Building (Cypress Lodge)
for the Riverview Hospital at 2601 Lougheed Highway

For: Council

Recommendation:
That Council receive further information regarding Development Variance Permit Application 07 008339 DV (2601 Lougheed Highway) in relation to the following issues raised at the Committee of the Whole meeting on September 10, 2007:

- What is the extent of the contaminated fill?
- Letters of support from the Burke Mountain Naturalists and the Riverview Horticultural Centre Society.

Background:
At the September 10, 2007 Committee of the Whole meeting, the Committee requested further information regarding Development Variance Permit application 07 008339 DV which would vary the servicing and parking requirements to allow the construction of a 20-bed tertiary residential building. Staff provides the following responses for Council's consideration:

Question - What is the extent of the contaminated fill?

The attached memorandum and map (Attachment 1) from the applicant's consultant identifies the approximate limit of the contaminated, debris laden fill and describes the planned remediation.
Background (cont'd)

Letters of support from the Burke Mountain Naturalists and the Riverview Horticultural Centre Society

Attached are letters from the Burke Mountain Naturalists (Attachment 2) and the Riverview Horticultural Centre Society (Attachment 3) giving their support for the proposed construction of Cypress Lodge.

J. L. McINTYRE, MCIP

DCT/ms

Attachments:
1: Memorandum on Contaminated Soil
2: Letter - Burke Mountain Naturalists
3: Letter - Riverview Horticultural Society
MEMORANDUM

To: Jay Hiscox
Stantec

From: Brian Nakai / Scott Brown

Date: September 12, 2007
File: 15-89-0

REMEDIAL REQUIREMENTS FOR CONTAMINATED SOIL
CYPRUS LODGE, RIVERVIEW

This memo provides a brief summary of the contaminant issues at the above site and describes the planned remediation.

There are 2 contaminant concerns that will be resolved during construction:
- a former oil tank with possible related soil contamination
- debris laden fill with elevated metals concentrations.

These separate issues will both be addressed in the planned remedial work, which is described below.

An old oil tank was uncovered in TP 07-4. The tank was empty but damaged, and is located on a concrete pad. The tank has not been removed. When the tank and concrete pad are removed, the surrounding and underlying soils will be investigated and any contaminated soil will be removed and disposed in accordance with the Contaminated Sites Regulation. Confirmatory sampling will be completed to demonstrate that any contaminated soil has been completely removed.

The approximate limit of the contaminated, debris laden fill is shown on the attached sketch. It is presently covered by the staging area fill placed for construction of Cottonwood Lodge. After the staging area fill is removed, the debris laden fill will removed and disposed at a permitted landfill.

Remedial activities will be inspected, certified and documented in a factual closure report that will be provided to the City prior to final occupancy permits being issued by the City. This report will certify that all unsuitable soils removed, were disposed of at a permitted facility and all remaining soils meet applicable Provincial standards for the associated land use. The Professional Engineer responsible will also issue a letter of undertaking committing to this work prior to building permit issuance.
NOTES
1. Test pit locations are approximate.

FRASER HEALTH AUTHORITY

STAGING AREA FILL LOCATION

THUNDER

Cypress Lodge - Riverview
Coquitlam, B.C.

SCALE: 1:500

Fig. 6948-Loo3 (dated June 6, 2007)
Burke Mountain Naturalists  
PO Box 52540, RPO Coquitlam Centre  
Coquitlam BC V3B 7J4  

“To Know Nature and To Keep It Worth Knowing”  

June 16, 2006  

Ian Birtwell, Manager  
Major Projects, Strategic Real Estate Services,  
Accommodation & Real Estate Services, Shared Services BC,  
Ministry of Labour & Citizens’ Services,  
700 - 865 Hornby St Vancouver V6Z 2G3  

Dear Mr. Birtwell (Ian):  

Re: Support for Construction of Cypress Place, Riverview Hospital Grounds  

It is a pleasure to offer the support of the Burke Mountain Naturalists for the construction of a third mental health care facility, namely Cypress Place, on the Riverview Hospital Grounds. Riverview has a proud history of providing mental health care in BC; we are pleased to see this tradition continue. At the present time, there is an urgent need for additional mental health care facilities so the construction of this facility is timely. We understand plans for landscaping around the newer health care facilities will continue in Riverview’s grand landscape tradition.  

We are also very supportive of other initiatives undertaken by Shared Services BC in conjunction with this new construction such as the tagging program for the tree collection at Riverview and stream enhancement work. These initiatives will enhance the grounds and promote an even greater public appreciation for the site. In addition, we trust our involvement with the Riverview Natural Heritage Stewardship Group will continue. The more that members of our Society learn about the Riverview site with its unique tree collection, heritage architecture and natural setting, the more we have come to appreciate it and understand how much these features contribute to the mental wellness of all those who reside, work or, simply, visit there.  

The large number of homeless people with mental health problems is extremely distressing. It would appear that construction of new facilities alone is insufficient to keep pace with this growing problem. In this regard, we urge Shared Services BC to continue to use and consider increasing the use of some of the older buildings at Riverview to provide treatment and training facilities as well as residences for those who require such care.  

Sincerely yours,  

Original signed by E. Golds  
Elaine Golds, Ph.D.  
Conservation-Education Chair
June 2, 2006

City of Coquitlam
3000 Guildford Way
Coquitlam, BC V3B 7N2

Dear Sir/Madam:

Re: Development Variance Permit for Cypress Place (previously referred to as Riverview Three)

As members of the Riverview Natural Heritage Stewardship Group we have participated in a visioning process which will result in a report containing guidelines for the protection and management of the tree collection on the Riverview Lands. Subsequent to this we look forward to a similar process regarding the natural areas and features of the Lands.

Shared Services BC have funded the hiring of an arborist to update the inventory of the trees. This had not been done since 1994. The trees have been re-tagged where required. Also this year a stream enhancement project has been completed at the south end of the site. We are very pleased with these projects.

The Riverview Horticultural Centre Society has since its inception in 1992 believed that the needs and well-being of current and future patients with mental health issues should be encouraged and supported on the Riverview Hospital site. Because we do not want to stand in the way of a new facility being built on what has for the last one hundred years been a sanctuary for the mentally ill, we support the Cypress Place project.

We do, however, reiterate the Riverview Horticulture Centre Society’s position that any future development on the site, be it buildings, parking lots, etc. not destroy existing green space and be placed on existing footprints or brown space. This is consistent with the recommendations set out on page 12 of the February 2005 Riverview Task Force Report “For the Future of Riverview”.

Yours truly,

Donna Crosby
President

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MAY 14 2007