

## RIVERVIEW LANDS ADVISORY COMMITTEE

DATE: Wednesday, December 6, 2017

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 Tuesday, October 3, 2017**

### NEW BUSINESS

2. **Updates from BC Housing**  
Presenters: John Bruckner and Sheryl Peters
3. **Metro Vancouver – Water Main No. 4 Work Update**  
Presenter: Bob Cheng, Project Manager
4. **2017 Committee Review and Feedback**  
Presenters: Chair/Committee Members
5. **2018 Work Plan Development**  
Presenter: Staff Lead

### OTHER BUSINESS

### NEXT MEETING DATE – TBC (2018)

### ADJOURNMENT



**RIVERVIEW LANDS ADVISORY COMMITTEE**  
**Tuesday, October 3, 2017**

A Regular Meeting of the Riverview Lands Advisory Committee convened on Tuesday, October 3, 2017 at 3:33 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, BC, with the following persons present:

COMMITTEE MEMBERS: Councillor Craig Hodge, Chair  
Tiffany Melius, New View Society  
John Mellow, Riverview Horticulture Centre Society  
Kathy Nelson  
Margo Nelson  
Diane Thorne  
Anna Tremere  
Beata Zaleska

REGRETS: Councillor Chris Wilson, Vice Chair  
Marco D'Agostini  
Ludy Moysiuk  
Neal Nicholson, Coquitlam Heritage Society

ABSENT: Al Amundsen, BC Schizophrenia Society  
Elaine Golds, Burke Mountain Naturalists

OTHERS PRESENT: Matt Djonlic, Executive Assistant to the Hon. Selina Robinson,  
Minister of Municipal Affairs and Housing  
Don Gillespie, Riverview Horticultural Centre Society  
Norma Gillespie, Riverview Horticultural Centre Society  
Teri Madaisky, Riverview Horticultural Centre Society

STAFF: Andrew Merrill, Manager Community Planning  
Jeri Hohn, Committee Clerk

**CALL TO ORDER**

**ADOPTION OF MINUTES**

**1. Minutes of the Riverview Lands Advisory Committee Meeting held on Tuesday, April 11, 2017**

The Minutes of the Riverview Lands Advisory Committee Meeting held on Tuesday, April 11, 2017 were approved.

**NEW BUSINESS****2. Welcome and Introductions**

The Chair welcomed the Committee members and introduced the Manager Community Planning, noting that he would be fulfilling the role of staff lead to the Committee. The Manager Community Planning briefly spoke to his education and history of employment with the City, and noted that he looked forward to working with the Committee.

**3. Public Access to the Riverview Lands – Letter from Mayor Stewart dated June 12, 2017 and Response from BC Housing dated August 23, 2017**

The Chair spoke to discussions held and recommendations made during the Committee's last meeting, and referred the members to a letter from Mayor Stewart dated June 12, 2017 and a letter from BC Housing dated August 23, 2017, as distributed on-table.

Discussion ensued relative to the following:

- The belief that BC Housing's documents titled "Riverview Rules and Regulations" and "Riverview Lands - Special Events Protocol" are not intended to act as barriers to public access to the site
- The understanding that BC Housing had committed to working with special interest groups, such as the Riverview Horticulture Centre Society, to reduce the amount of the special event fees, i.e. the rate of the onsite event coordinator
- Whether BC Housing still viewed the Riverview lands as a construction zone
- The frequent use, and popularity of, the Riverview lands by the film industry
- The concerns that film productions may have raised relative to potential access to, and disruption of, closed sets on the Riverview lands by others touring onsite
- Appreciation for the desire to generate economic benefit to the community through film productions on the Riverview lands
- The work completed onsite leading up to TreeFest
- The valuable assistance provided by the City's Environmental Stewardship Coordinator to the Society's TreeFest event

At the invitation of the Chair, John Mellow provided a verbal update regarding ongoing challenges experienced by the Riverview Horticulture Centre Society relative to the Riverview Lands - Special Events Protocol, including the high cost of fees and the requirement that a detailed application form must be completed each time the Society wishes to access the site, e.g. for walking tours.

The Chair introduced Teri Madaisky, Riverview Horticulture Centre Society, and invited her to share further details of the added access complexities and costs experienced by the Society as noted by Mr. Mellow. She spoke to some of the specific challenges encountered by the Society during the planning and execution of its recent TreeFest event.

The Chair iterated his understanding that BC Housing had committed to reducing the hourly special events fee for interest groups, and undertook to apprise Council of the Society's ongoing concerns.

The Chair introduced Matt Djonlic, Special Assistant to the Minister of Municipal Affairs and Housing, and on behalf of the Committee, thanked Mr. Djonlic for his attendance.

Discussion continued relative to the following:

- Appreciation for the necessity of the onsite construction, civic upgrades, and Special Events Protocol as noted in the BC Housing letter and, at the same time, acknowledgement that they are cumbersome to deal with
- The desire for the Riverview Horticulture Centre Society to be provided with detailed information and a rationale for removal of the trees onsite
- The many changes occurring onsite and the desire for a greater flow of information to occur from BC Housing to the Riverview Horticulture Centre Society
- The City's requirements relative to construction (building permits) onsite, Development Variance Permits (DVPs), and arborists' reports
- The arborist's reports as attached to the DVPs for the Valleyview and Unit 8 projects
- Concerns with the arborist's assessment of some the trees slated for removal, i.e. that if the health of some of the trees onsite were compromised by the harsh 2016/17 winter, how might all of the trees on the Riverview lands be affected?
- The importance of maintaining the trees onsite and the belief that the past very dry summer and lack of tree watering contributed to their deterioration

At the Committee's request, staff undertook to provide the members with a copy of the arborist's reports as attached to the DVPs for the Valleyview and Unit 8 projects.

Discussion continued relative to the following:

- That the Society must sometimes decline to offer tours to interested members of the public because the required paperwork and fees make it cost-ineffective
- That BC Housing's requirement that a detailed route map be provided in advance of any onsite event ensures the Society cannot conduct spontaneous walking tours
- That the work plan item referenced on page 3 of BC Housing's letter to Mayor Stewart has been a part of the Committee's work plan for many years
- The belief that it is within the purview of the Committee and the public to monitor and/or take note of changes to the condition of the Riverview lands, trees and grounds, and to report that information to the City and/or Council

The Committee agreed that it would be desirable for Council to consider responding to the question on page 3 of BC Housing's letter to Mayor Stewart regarding how the Committee plans to "monitor maintenance of the grounds and buildings and report issues".

**4. Master Plan and Open Invitation to BC Housing to Attend RLAC Meetings – Letter from the General Manager Planning and Development dated December 21, 2016**

The Manager Community Planning referred the Committee to two letters written to BC Housing, one from the General Manager Planning and Development dated December 21, 2016, and the other from the Manager Planning Projects dated August 22, 2017, as distributed on-table, and shared some of the details of both letters.

Discussion ensued relative to the following:

- The details of the Chair's recent conversations with the BC Minister of Municipal Affairs and Housing
- That BC Housing has declined to meet with the Committee until such time as a decision is made by the Ministry of Municipal Affairs and Housing regarding the direction of the Riverview Lands Master Plan
- The Committee's desire to meet with BC Housing once a decision is made
- The Committee's focus on its Work Plan and its current caretaker role
- The belief that the document titled "A Vision for Renewing Riverview" did not fully capture feedback from the Committee and Council that the Riverview lands be utilized as a mental health campus
- The understanding that BC Housing considers the Riverview lands visioning process to be closed and intends for the Riverview Lands Master Plan to be clarified through the implementation of services onsite
- The belief that the implementation phase of the Vision is key
- Whether the new Provincial government is supportive of the Vision
- That should the Province choose to receive additional public feedback regarding the Vision, the Committee would welcome the opportunity to provide input

The Committee recommended:

**COMMITTEE  
RECOMMENDATION**

That Council send a letter to the Minister of Municipal Affairs and Housing to inquire regarding the status of the Riverview Lands Master Plan and whether the Ministry plans to revisit the Vision for renewing Riverview.

**5. Riverview Proposals and Initiatives (Standing Agenda Item)**

The Manager Community Planning provided an overview of the proposals and initiatives on the Riverview lands, including the status of various building and infrastructure projects underway. He spoke to the Metro Vancouver watermain replacement between Cape Horn reservoir and the reservoir at the Coquitlam Dam, and the potential passage of the watermain through a corner of the Riverview lands. He noted that Metro Vancouver staff

has been invited to provide a presentation to the Committee in advance of the watermain project routing through the Riverview lands.

Discussion ensued relative to the following:

- Whether the timing of the routing of the watermain through the Riverview lands was known
- That drainage improvements are being undertaken by the City along Lougheed Highway to reduce ponding (flooding) during storm events
- Details of the freight train movement improvements to be made throughout the region by the Port of Vancouver
- That the Committee will be consulted during the public consultation phase of the Port of Vancouver's freight improvement project
- Details of the DVP for the Valleyview building project approved by Council in the spring of 2017
- Details of the DVP for the Unit 8 building project approved by Council in July of 2017
- The belief that it is challenging to understand what the future plans for the Riverview lands are because the Riverview Lands Master Plan is lacking in detail
- Concern that for both the Valleyview and Unit 8 projects, the footprint has extended beyond the original disturbed area
- Whether Riverview's power plant/central steam heat system will be upgraded and utilized for the newly renovated/constructed buildings onsite

In response to questions from Committee members, the Manager Community Planning undertook to provide an update regarding Unit 6 and the plans for the Riverview power plant/central steam heat system and report back at a future meeting.

The Chair advised the Committee that the "Riverview Proposals and Initiatives" update would be a Standing Agenda Item for presented by the Manager Community Planning at future Committee meetings.

#### **6. Committee Member Updates (Standing Agenda Item)**

The Chair invited the members to share information pertinent to the Riverview lands.

At this time, the Committee agreed to consider an item under Other Business.

### **OTHER BUSINESS**

#### **OB-1 Trees Growing on the Riverview Lands – Health and Maintenance**

Discussion ensued relative to the following:

- Details of the tree assessments completed by Dr. Julian Dunster relative to recent DVPs on the Riverview lands
- Whether Dr. Dunster (as part of a future BC Housing delegation) could be invited to present the Committee with detailed information regarding the health and maintenance of trees growing on the Riverview lands

- The desire for reassurances from BC Housing that regular maintenance is being completed for trees growing on the Riverview lands, including continuous monitoring of the trees' health

The Committee recommended:

Whereas the recent tree assessment reports prepared by the arborist engaged by BC Housing indicate that numerous trees growing on the Riverview lands have been compromised due to the harsh winter of 2016/17; and,

Whereas the health of the trees growing on the Riverview lands could be further compromised by a lack of regular care and maintenance and the effects of global warming,

**COMMITTEE  
RECOMMENDATION**

That Council send a letter to the Minister of Municipal Affairs and Housing requesting that BC Housing be directed to regularly monitor the health of, and provide ongoing care and maintenance to, the trees growing on the Riverview lands.


**NEXT MEETING DATE - TBC (2018)**

**ADJOURNMENT**

The meeting adjourned at 4:37 p.m.

MINUTES CERTIFIED CORRECT

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CHAIR

  
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Jeri Hohn  
Committee Clerk