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THE CORPORATION OF THE CITY OF PORT COQUITLAM
ENVIRONMENTAL PROTECTION COMMITTEE

Wednesday, October 30, 1991

Second Floor Meeting Room
2580 Shaughnessy Street, Port Coquitlam, BC

5:00 p.m.

AGENDA

PERSONNEL IN ATTENDANCE:

DELEGATION: Representative of Intrawest

ITEM I: CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM II: DELEGATION - INTRAWEST
(Report from Deputy Engineer dated October 23, 1991)

ITEM III: SOIL REMOVAL/DEPOSIT BYLAW - CURRENT STATUS
(Report from Deputy City Engineer attached)

ITEM IV: NEW BUSINESS

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Environmental Protection Committee

DATE: October 24, 1991

FROM: C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

SUBJECT: INTRAWEST SITE - SHAUGHNESSY AND LOUGHEED

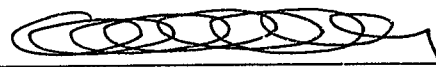
RECOMMENDATION:

That Committee recommend that Council formally advise the owners of the Intrawest Site at Shaughnessy and Lougheed that we are not supportive of any further subdivision or development of the properties in question until all contamination and remediation have been satisfactorily addressed.

BACKGROUND & COMMENTS:

As reported to the Environmental Protection Committee July 30, 1991, Igor Zahynacz and I met with Glen Sigurdson and Danny Zadak of Intrawest Ltd. to discuss the contamination and proposed remediation plans for their property at Shaughnessy and Lougheed. A copy of this report is attached and is self explanatory.

We promised in our meeting that we would approach at least the Environmental Protection Committee for their comments regarding this particular development and it is the purpose of this report to recommend that Committee consider asking Council to endorse a resolution that the remediation plan must be fully and satisfactorily in place before any further development or subdivision takes place.


C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

CFG:ck

cc: Bryan Kirk, City Administrator
Igor Zahynacz, P. Eng., City Engineer

FILE. S 43/87

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

IN COMMITTEE

MEMORANDUM

TO: B.R. Kirk
City Administrator

DATE: August 2, 1991

FROM: C.F. Gaudry, P. Eng.,
Deputy City Engineer

SUBJECT: **Intrawest Site**
(Environmental Protection Committee Meeting, July 31, 1991)

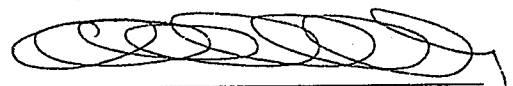
Recommendation:

For information

Background and Comments:

The Environmental Protection Committee dealt with the attached report from the Deputy City Engineer on July 31, 1991 at its regular meeting. As an update to the report, the City Engineering Department has now received a three volume report in excess of 400 pages in length. It is available in the Engineering Office for any who would like to review the contents. It will be read, evaluated, and summarized to report form by the Engineering Department by September.

While the Environmental Protection Committee continues to monitor and deal with the matter, they felt it important that Mayor and Council be apprised of the latest developments and information that is available.



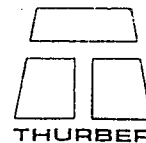
C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

CFG:gc

cc: I.R. Zahynacz, P. Eng., City Engineer

THURBER ENVIRONMENTAL
CONSULTANTS LTD.

CITY OF PORT COQUITLAM
ENVIRONMENTAL DEPT.
JUL 31 1991



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AD	

July 31, 1991

File: 19-483-21

Intrawest Development Corporation
6th Floor, 1111 West Hastings Street
Vancouver, B.C.
V6E 2J3

Attention: Mr. Bob Mason
Vice President

HOME CENTRE REMEDIAL INVESTIGATION
FINAL REPORT

Dear Sirs:

We are pleased to present our final report on the nature and extent of contamination at the Home Centre. Because of the size of the document, we have had 15 copies printed and professionally bound. Five copies have been distributed as indicated. We will hold the remainder and will distribute them as directed.

In the interim, should you have any questions or wish to discuss our report, please contact us at your convenience.

Yours very truly,
Thurber Environmental Consultants Ltd.
Colin T. Maber
Review Principal

Joseph G. Alesi
Senior Environmental Consultant

JGA/v

Enclosure

- c.c. G.A. Sigurdson, Taylor MacCaffery Chapman Sigurdson
Igor Zahynacz, P.Eng., Municipal Engineer, City of Port
Coquitlam
B.K. Martin, Director, Commercial Projects, CP Rail
John Wiens, Ph.D., Head Contaminated Sites Unit, MoE
Louise Ouellet, P.Eng., Environmental Safety Program, MoE
Robert Shephard, P.Eng., Environment Canada, Conserva-
tion and Protection, Pacific and Yukon Region

THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Environmental Protection Committee DATE: July 30, 1991

FROM: C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

SUBJECT: Intrawest Site

Recommendation:

For Information

Background & Comments:

Igor Zahynacz and I met with Glen Sigurdson and Denny Zadak of Intrawest Ltd. to discuss the site remediation of their property at Shaughnessy and Lougheed. Currently, the land is one large fee simple lot and they originally had proposed to separate into three major lots and develop each independantly. When it was discovered that portions of the site were contaminated, the entire subdivision process came to a halt. They have now reapproached us to see whether we would consider subdividing the uncontaminated area from the contaminated area, and allowing at least partial development to go ahead.

We did not have the benefit of the actual soils report and proposed remediation plan at the meeting. The gentlemen suggested that it would be coming shortly, as it was just coming off the press this day.

I pointed out the following items:

- That I would not recommend that the land be subdivided since the contaminated site would be isolated into its own parcel of land with fee simple ownership, and developers could simply walk away from the land leaving an orphaned site for the City to pick up the remediation costs on.
- That it was premature to make comments on the soils report remediation plan, since we had not seen it.
- That we have asked that the City has asked the Ministry of Environment for the opportunity to comment on any proposed remediation plan from the Intrawest site or the CN landsite.
- That the material classified as special waste cannot leave the actual site before it is remediated without a special series of permits obtained from the Federal and Provincial Governments.

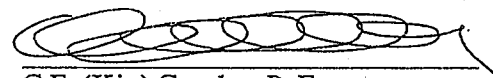
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Report to EPC Cont'd...

- That the City would definitely want to know the amount of contamination on CP lands before any decision was made on the Intrawest lands since the two are closely tied together and it is virtually impossible to deal with one without the other.

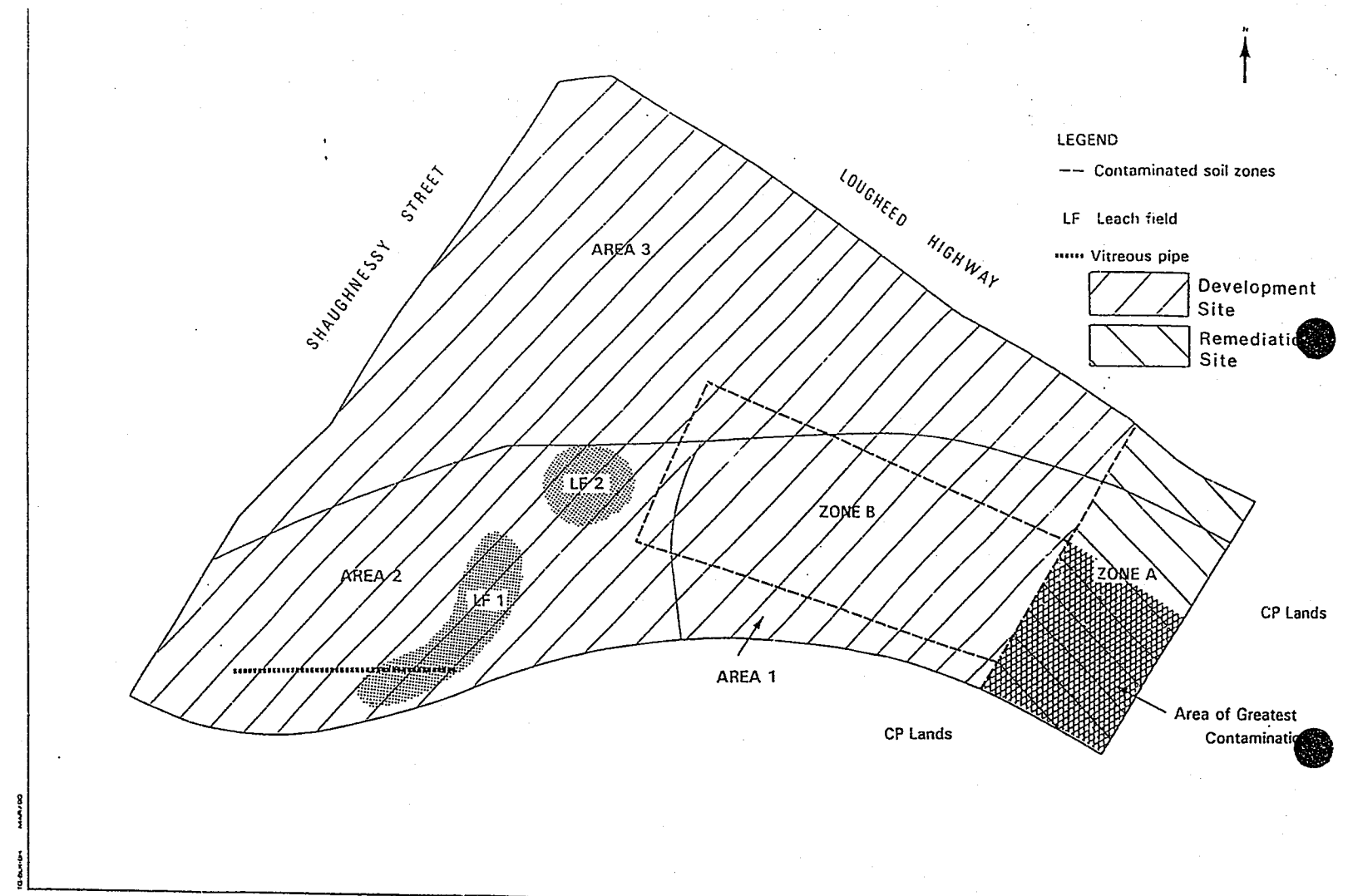
Igor Zahynacz also pointed out that the entire subject of liability would have to be dealt with and agreed to prior to any agreement from the Municipality.

We also suggested that as an ongoing process the City would attend any meetings and information sessions upcoming on the subject of the contamination of these lands.



C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

CFG:gc



THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Environmental Protection Committee

DATE: October 23, 1991

FROM: C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

SUBJECT: DRAFT SOIL DEPOSIT BYLAW

SUMMARY:

CONTAMINATED MATERIAL

- 1) No person can deposit 'contaminated material' on any lands - except as allowed after treatment to levels indicated as Schedule 'A'.

CONSTRUCTION DEBRIS

- 2) No construction debris can be deposited.
- bricks, masonry, concrete, asphalt or other rubble.
 - plaster, gyproc, glass, tile or similar construction debris.

EXCEPTIONS

- 3) Exceptions - fill material can be:
- a) manure, composts, mulches or sod and items for gardening & farming.
 - b) woodchips, hog fuel, sawdust up to 10cm (4 inches) for gardening, and farming and landscaping.
 - c) wood waste from processing or manufacturing situated on same lot or adjoining property.

4) **OTHER EXEMPTIONS:**

- a) Highway repairs (Municipal/Provincial roads).
- b) Public Works projects.
- c) Stored as product of manufacturing process and used within three months.
- d) Used for building approval by Plumbing or Building Permit and shown on plans.
- e) Does not exceed 50 cubic metres per year.

5) PERMIT

- Will require all usual information on legal description of lot, name, address etc.
- State measures being incorporated to protect public and prevent damage.
- Routes for trucks.
- Copies of all pertinent permits.

6) VOLUME

- Less than 50 m³/year - no permit required.
- More than 100 m³/year - permit with report certifying soil not contaminated.
- More than 200 m³/year - permit plus soil certification plus survey plan of property showing contours.

7) RATES

- a) Initial permit fee - \$50.00
- b) Plus \$0.10/m in excess of 100 m³/year

8) TIME

Permit good for six months. Cannot be renewed - must be applied for over again.

9) PROPOSED CHANGES

- a) That subdivisions be exempt from fees but remain under regulations.
- b) That consideration be given to handling plumbing and building permits similar to "a" above.
- c) That this bylaw be revised to include soil removal.
- d) That contaminated soil be clearly controlled in and out of the City as well as within the City.



THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

TO: Public Services Committee
Public Works Committee
Parks & Recreation Committee
Planning Committee

DATE: October 23, 1991

FROM: Environmental Protection Committee
SUBJECT: PROPOSED SOIL DEPOSIT BYLAW

RECOMMENDATION:

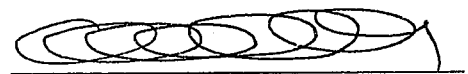
- 1) That Schedule 'A' of the draft bylaw be adopted as the City's limits for the definition of contaminated soil (these limits are the same as used for the Pacific Place standards as issued by the Ministry of Environment).
- 2) That the permit fee as outlined in clause 14 of the proposed bylaw be amended to indicate a charge of \$0.10 per cubic metre for all materials deposited on lands in excess of 100 cubic metres per year with no maximum amount per lot.
- 3) That all materials deposited in Port Coquitlam under the jurisdiction of the proposed bylaw and originating from places outside of Port Coquitlam automatically be required to furnish proof that they are not contaminated according to schedule 'A'.
- 4) That the Soil Deposit Bylaw be expanded (or a new bylaw created) that would cover the removal of material from lots in a similar manner and form as the Soil Deposit Bylaw.
- 5) That the City use the proposed bylaw to prohibit the movement of any contaminated soils in or out of the City or between lots in the City where the contaminated materials have not been remediated to the standards as outlined in schedule 'A'.

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BACKGROUND & COMMENTS:

The Environmental Protection Committee has been reviewing the proposed Soil Deposit Bylaw and have arrived at the above noted five recommendations. Attached to this report is the proposed bylaw and a summary of the bylaw with editorial comments as prepared by the Deputy City Engineer. In addition, also attached is the recent letter to Grant Anderson and his response. We are asking each Committee to review the bylaw and report as to any proposed changes and in particular how it might effect administrative staff in each of the jurisdictional areas.

Once all comments are received it is the Environmental Protection Committee's intention to recommend the bylaw to Council as soon as possible.



C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

CFG:ck



OUR FILE

THE CORPORATION OF THE CITY OF PORT COQUITLAM

4080 SHAUGHNESSY STREET
PORT COQUITLAM, B.C.
V3C 2A8

TELEPHONE: 944 - 5411
FAX: 944 - 5402

October 24, 1991

Lidstone, Young, Baker & Anderson
1414 - 808 Nelson Street
Box 12147, Nelson Square
Vancouver, B.C.
V6Z 2H2

Attention: Grant Anderson

Dear Sir:

RE: SOIL DEPOSIT BYLAW

The Environmental Protection Committee has had an opportunity to review the proposed Soil Deposit Bylaw and as a result have asked me to gain legal opinion on three major areas. These areas are as follows:

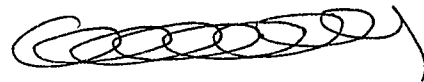
1. a) Can subdivisions be exempted from the fee but still be under the regulatory part of the Bylaw?
b) Similarly should we handle building and plumbing permits in the same manner?
2. a) Could this bylaw be amended in such a manner as to also cover the aspect of soil removal? We do presume that it would then require the approval of the Ministry of Energy Mines and Resources prior to going to Municipal Affairs.
b) Would it be your advice to look at it as a separate Bylaw?
3. a) It is the City's intention to prohibit the movement of any contaminated soils in or out of the City or between lots in the City. Does the Bylaw as it is currently written cover this aspect clearly? In our review to date we feel it may not be clearly outlined.

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- b) Does the City have the right under the Municipal Act to regulate the movement of soil within a single private property? If we do would it only cover contaminated soil or in fact all soil?

Council is very interested in proceeding with the Bylaw as soon as possible and therefore your earliest written comments would be greatly appreciated.

Yours truly,



C.F. (Kip) Gaudry, P. Eng.
Deputy City Engineer

CFG:ck

cc: Alderman Keryluk
Alderman Talbot
Bryan Kirk, City Administrator
Igor Zahynacz, P. Eng., City Engineer