



TO: MUNICIPAL MANAGER 1992 JULY 09

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: OAKALLA LANDS - SITE ACTIVITY
ON MOVING SOILS AND ENVIRONMENTAL PRECAUTIONS
REZONING REFERENCE #100/89

PURPOSE: To respond to a Council enquiry regarding site activity on the Oakalla lands and the environmental precautions being undertaken.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

At the Council meeting of 1992 June 29, information was requested regarding the moving of soils on the Oakalla lands and precautions being taken from an environmental viewpoint. As background, the applicant and his consultants have completed all prerequisites related to the Oakalla lands rezoning (R.Z. #100/89) in order to request Council's consideration of Final Adoption of the rezoning bylaw. The Final Adoption memo appearing elsewhere on this Council Agenda makes reference to aspects of the site remediation and environmental procedures being pursued.

Demolition permits, as allowed after Third Reading of the Rezoning bylaw, have been released by the Building Division subject to meeting the requirements of Environmental Health Services, including control of siltation. The matter of soil contamination and remediation related to the previous prison use is being handled on a comprehensive basis by the applicant and his consultant, HBT Agra Ltd. For example, hydrocarbon contaminated soils and organic wastes are being treated through the use of bioremediation cells, and soils classified as special wastes are being removed from the site in accordance with the requirements of the Ministry of Environment, Lands and Parks. Ground water flows in these areas or areas related to former dump sites are being diverted around or collected for release only after testing and/or treatment to ensure that they meet all relevant provincial standards, and such collected ground waters are discharged to sanitary sewers.

As part of the restoration of areas affected by demolition and removal of existing structures and the remediation measures, limited grading is being pursued, only where necessary, to conform to the original grade and to meet safety concerns regarding excavated areas. All significant trees are being retained and protected.


The Acting Chief Public Health Inspector has advised that the existing concrete foundations and asphalt paving are being crushed and stock-piled (the piles can be seen from Royal Oak) for use as sub-grade filling under the direction of Golder Associates. There is no fill being brought into the site. The quantity of lead based paint on concrete is considered to be minor and in the opinion of the Workers' Compensation Board and staff, it will not pose a concern with respect to environmental damage. All bricks are removed from the site by the contractor for recycling.

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Periodic site visits have been made by municipal staff to monitor the site works being undertaken including by Building, Environmental Health Services and Planning staff. In particular, Environmental Health Services staff have worked closely with the Ministry of Environment, Lands and Parks and the applicant; and have frequently visited the site to assure that the applicant is taking proper environmental precautions with respect to the site. **141**

The Acting Chief Public Health Inspector has made available in the Clerk's Department a map outlining the drainage and silt control areas within the site as required by staff. In addition, pictures taken during an inspection on 1992 June 30 are included and referenced on the map.

This is for the information of Council.



D. G. Stenson
Acting Director
Planning and Building

KI:lf

cc: Chief Building Inspector
Acting Chief Public Health Inspector