

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: DEER LAKE PARK - SITE REMEDIATION - 6320 DEER LAKE DRIVE**

**RECOMMENDATIONS:**

1. THAT Council authorize staff to bring forward a Capital Expenditure Bylaw in the amount of \$300,000 inclusive of HST to finance the site remediation work, as described in this report.
2. THAT a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2011 February 24, received and adopted the *attached* report seeking funding approval for the site remediation of a City property at 6320 Deer Lake Drive. The site remediation work will remove all existing unsuitable materials and restore the site for future public use when the existing building is no longer needed for rental purposes.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor C. Jordan  
Member

|            |   |
|------------|---|
| Copied to: | City Manager<br>Director Engineering<br>Director Planning & Building<br>Director Parks, Recr. & Cult. Services<br>Director Finance<br>City Solicitor<br>Chief Licence Inspector |
|------------|---|

**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2011 February 24

**FROM:** DIRECTOR ENGINEERING

**FILE:** 4250 20  
*Buildings - Disposal*

**SUBJECT:** DEER LAKE PARK - SITE REMEDIATION - 6320 DEER LAKE DR

**PURPOSE:** To obtain funding approval for the site remediation of a City property at 6320 Deer Lake Dr

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**RECOMMENDATION:**

1. **THAT** the Committee rescind report 3(e) in the 2011 January 27 Finance and Civic Development Committee agenda; and
2. **THAT** the Committee recommend Council:
  - a. authorize staff to bring forward a Capital Expenditure Bylaw in the amount of \$300,000 inclusive of HST to finance the site remediation work as described in this report; and,
  - b. forward a copy of this report to the Parks, Recreation and Culture Commission for information.

**REPORT****1. INTRODUCTION**

At the 2011 January 27 Finance and Civic Development Committee meeting, the Committee received and approved a staff report (item 3e) to fund the site remediation and demolition of a City owned building at 6320 Deer Lake Dr within Deer Lake Park. Subsequent to the Committee approval of the report, staff have re-evaluated the recommended remediation and demolition approach and concluded that the existing building could be retained in the interim for rental purpose in a cost effective manner. The purpose of this report is to seek the Committee and Council approval of the funding allocation for the site remediation work only. Subject to the approval of the Committee, this report would also replace the 2011 January 27 report.

To: Finance and Civic Development Committee  
From: Director Engineering  
Re: DEER LAKE PARK - SITE REMEDIATION- 6320  
DEER LAKE DR

2011 February 24..... Page 2

The City acquired the property at 6320 Deer Lake Dr in 1995 as part of the Deer Lake Park land acquisition program. The property is located on the south side of the lake near the western end of Deer Lake Dr and it contains an older two storey residential dwelling built in the 1950's. This property is the western most property in a row of City owned properties on the south shore of Deer Lake, within Deer Lake Park. The subject dwelling is under a rental agreement with the previous owner as part of the original purchase agreement.

### CURRENT SITUATION

In 2010 October, the City discovered a leakage on the heating oil tanks on the property. An investigation was conducted and following the initial assessment, an intercepting ditch and sump downstream of the tanks were constructed to recover the leaked fuel. To confirm the limits of the seepage, an on-site monitoring program was initiated to delineate the affected area and to ensure the leakage is contained within the site. The tanks have since been removed and the tenant has been provided with a temporary tank for interim use. Other on-site remediation work was initiated to stabilize the site and to keep the excavated area safe for the tenant. Further work is required to remove the affected soils and to restore the site to its previous condition.

## 2. PROPOSED COURSE OF ACTION

Staff from Engineering, Finance and Parks departments have reviewed the current situation and an action plan was developed to remediate the site. The existing tenant may remain on site while the remediation work is being carried out. The remediation work is required in order to remove the unsuitable materials and restore the site to its previous condition.

The estimated costs of the site remediation work are as follows:

- |  |                  |
|--|------------------|
| • Tanks removal and initial mitigative work including on site ground water monitoring (2010 Oct/Nov)                 | \$118,000        |
| • Complete the outstanding site remediation work including removal and replacement of materials and site restoration | <u>\$182,000</u> |

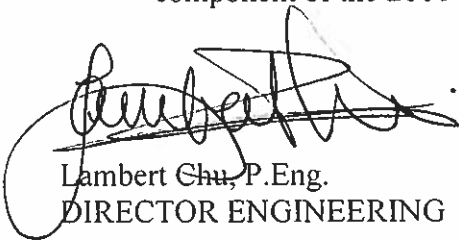
Total: \$300,000  
(inclusive of HST)

To: Finance and Civic Development Committee  
From: Director Engineering  
Re: DEER LAKE PARK - SITE REMEDIATION- 6320  
DEER LAKE DR

2011 February 24..... Page 3

The site remediation work will remove all existing unsuitable materials and restore the site for future public use when the existing building is no longer needed for rental purposes. It is recommended that Council authorize staff to bring forward a Capital Reserve Expenditure Bylaw in the amount of \$300,000 inclusive of 12% HST for the site remediation as described in this report.

Sufficient Capital Reserve funds are available to finance this work and the project will be included in the 2011 Parks, Recreation and Cultural Services – Deer Lake Park component of the 2011-2015 Annual Financial Plan.



Lambert Chu, P.Eng.  
DIRECTOR ENGINEERING

LSC:br  
Attachment

Copied to: City Manager  
Director Planning and Building  
Director Parks, Recreation and Cultural Services  
Director Finance  
Chief Licence Inspector



# Figure 1. 6320 Deer Lake Drive

February 24, 2011



- Selected Features**
  - Strata Units
  - Skytrain Stations
  - Skytrain Lines
  - Air Space
  - Lot
  - Right of Way
  - Street Intersections
  - Traffic Signal
  - Speed Humps
  - Speed Humps
  - Hundred Blocks
  - Roads
  - Private
  - Residential
  - Collector
  - Arterial
  - Freeway
  - Hydrology
- Parks**
  - Parkland To Be Acquired
  - Parkland
  - Boundary

Map Scale  
1 : 7500

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