

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Select Committee re Essondale DEPARTMENT: DATE: Jan. 17, 1978
Housing Project
FROM: E. Tiessen DEPARTMENT: YOUR FILE:
SUBJECT: Meeting of Select Committee OUR FILE: Z-14-75
7:30 p.m., Thursday, January 19, 1978

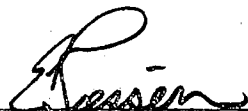
Please note that the Chairman of the Select Committee - Essondale Housing Project has called a meeting of the Committee to be held at 7:30 p.m. on Thursday, January 19, to be held in the Council Chamber of the Municipal Hall.

Please find attached a report dated January 16th on the status of the Essondale project, prepared at the request of Acting Mayor Bewley. This report will be on the agenda of the Executive Committee meeting of January 23rd.

Since the Committee's last meeting, Council passed Resolution No. 1758 approving a budget allocation of up to \$20,000 for an independent forestry study of the site. I have prepared terms of reference for such a study (see attached letter dated Dec. 2, 1977) and Mr. Castillou and I have interviewed several prospective consultants. We have now received two proposals from:

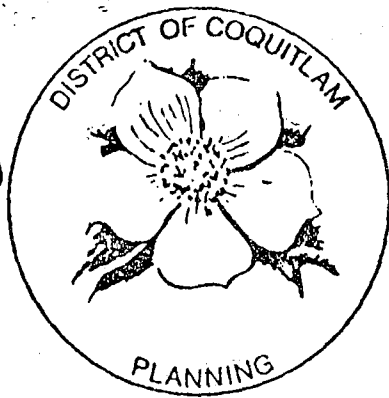
1. Dr. J. V. Thirgood, U.B.C. School of Forestry (rec'd Dec. 30, 1977).
2. Reid, Collins and Associates (rec'd Jan. 11, 1978).

Copies of these proposals are attached. We would now seek the Committee's direction as to which of the two proposals should be selected, so that authorization to proceed can be given. I would note that while the Thirgood proposal is less (about \$9,000 for the complete study, as opposed to \$15,000 to \$20,000 for all phases of the Reid Collins proposal), Mr. Castillou tends to favour the Reid Collins proposal, due to its phased nature, and the personnel which that firm propose to utilize.


E. Tiessen
Deputy Planning Director

ET/1k
c.c. H. Castillou, Municipal Solicitor

- encl. 1. Report to Executive Committee dated January 16, 1978
2. Letter to P.W. Appleby, dated December 2, 1977
3. Proposal from J.V. Thirgood
4. Proposal from Reid Collins and Associates



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E8

MAYOR J.L. TONN

December 2, 1977

RECEIVED
DEC-6 1977

Mr. P.W. Appleby,
Reid, Collins & Associates,
1178 West Pender Street,
Vancouver, B.C.
V6E 3X4.

Dear Mr. Appleby:

re: Study of Forest Area - Riverview Hospital Site

I write in respect to the telephone conversation on the above subject which Mr. Castillou and myself had with you on November 31st.

We would invite from you a proposal for a study, based on the following terms of reference:

1. Study Area

Generally the triangular area of some 314 acres of Crown lands bounded on the east by the Riverview Hospital Grounds, on the west by a BCHPA transmission right-of-way, and on the north by the Ranch Park residential neighbourhood, but with particular emphasis on the approximately 25 per cent of this area which is covered by a triangular stand of mature coniferous forest.

2. Objectives of the Study

- a) To assess the significance, in forestry, recreation and educational terms of the mature coniferous area, in the context of the Lower Mainland Area;
- b) To determine and recommend what measures should be taken, and what actions avoided, in order to ensure survival of all or the major portion of the mature coniferous forest area, assuming that urban development takes place in all or a portion of the remainder of the study area;
- c) Assuming that the mature coniferous forest area or the major part thereof were to be retained as Crown land or dedicated as a public park, to recommend a management program which would ensure the longer term survival and enhancement of this stand, while permitting active and passive recreational use;
- d) To identify and make recommendations in regard to any other portions of the study area which are of particular significance from a forestry or ecological point of view.

Mr. P.W. Appleby . . .

December 2, 1977

3. Other Particulars

- a) To review the two existing studies of the area in question, i.e. a report conducted by Don Vaughan & Associates in October 1974, and by Environmental Research Consultants in May 1976, and to conduct such field checks and other research as may be required in order to confirm the accuracy of the two reports, and to resolve any conflicts between the two reports;
- b) To conduct such field surveys and other research as may be appropriate to supplement the existing data base referred to in a) in order to meet the objectives of the study;
- c) To embody the study results in a written report, together with such tabulations or mapping as may be appropriate, and to supply 20 copies of such report.

It would be appreciated if your proposal would make reference to the following:

1. An outline budget including:
 - a) a maximum amount to complete the study as outlined above;
 - b) some breakdown into major cost components;
 - c) an estimate of additional costs if a survey and tagging of individual trees were undertaken, in addition to the study itself.
2. Any additions, deletions or amendments which you would suggest in regard to the above terms of reference.
3. A list of the associates, if any, that you would anticipate being involved in the study.
4. Anticipated time required to conduct the study.

I note that we would also expect the consultant to attend several meetings, perhaps one with municipal staff, one with the Municipal Council, and possibly one with the prospective developer of the lands in question, (Housing Corporation of B.C.), after completion of the study.

I enclose copies of the Don Vaughan & Associates and ERC reports, and would be pleased to attempt to answer any questions you might have. I would note that at this point we are inviting proposals, and that authority to commence with the study will be given by way of a District of Coquitlam purchase order, after final choice of a consultant.

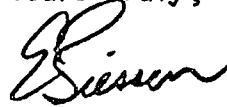
If you are interested in submitting a proposal, it would be appropriate, after you have reviewed the enclosed material, to meet with Mr. Castillou and myself, and to view the area in question. If you wish to arrange such a meeting,

Mr. P.W. Appleby . . .

December 2, 1977

please contact Mr. Castillou or myself at 526-3611.

Yours truly,



E. Tiessen
Deputy Planning Director

ET/ci
Encl.

c.c. H. Castillou, Municipal Solicitor
D.L. Cunnings, Parks & Recreation Director
R.A. LeClair, Municipal Manager

copy to H. Campbell
110 East 10th St.
J. V. THIRGOOD Ph.D., R.P.F..
11951 Granville Ave.
Richmond B.C.

December 22, 1977

E. Tiessen,
Deputy Planning Director,
District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C.

Dear Mr Tiessen,

Since our meeting, and in the light of your letter of December 2nd, I, accompanied by my colleague, Mr Peter Sanders, have again visited the Riverview Site and made a reconnaissance of the entire area.

To achieve the study objectives as stated in your letter we propose that we:

(1) Generally verify the earlier consultant's reports for the entire development area of 314 acres, particularly with regard to the 1976 proposals by Environmental Research Consultants for the partial retention of tree cover in those parts proposed for housing development, and

(2) Prepare a working document in the form of a Development/ Management Plan for the "conifer triangle". This Plan would include:

a) A comprehensive description of the area, based on materials from earlier reports, verified in the field and office, augmented by additional observations and research, and including an evaluation of the uniqueness of the area within the context of the Lower Mainland,

b) A clear statement of management objectives for the area, these to be developed in the light of discussions with Municipal Staff,

c) Detailed prescriptions for the attainment of these management objectives,

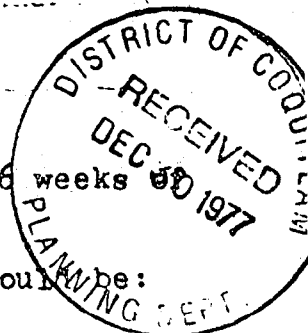
d) Recommendations for subsequent treatment and control,

e) An estimate of the requirements in men and materials for the implementation of the proposals,

f) A statement of the cost of implementation.

I estimate that the study could be completed within 4 - 6 weeks of our receiving your instructions.

The prime participants responsible for the study would be:



J.V.Thirgood, Ph.D., Ph.D., M.F., M.F., B.Sc., R.P.F.
Professor, Faculty of Forestry, U.B.C. - Silviculture,
Forest Management, Policy.

P.J. Sanders, M.F., B.Sc., R.P.F.
Field Studies Coordinator and Silviculturist
U.B.C. Research Forest, Haney.

As may be found necessary for the conduct of the field work the services of the following specialists may be drawn upon.

Dr. McLean, Professor of Forest Entomology, U.B.C.
Dr. van der Kamp, Professor of Forest Pathology, U.B.C.
Dr Dooling, Professor of Forest Recreation, U.B.C.
and others if found necessary during the study.

The estimated budget will be as follows:

Verification of previous data and proposals for the entire area in regard to treatment of the forest cover.

4 field days	-	\$1,000	
2 office days		<u>500</u>	
Total		\$1,500	\$1,500

Preparation of Development/Management Plan for "conifer triangle"

8 field days	-	\$2,000	
6 office days		1,500	
5 meetings with municipal staff, council, developers, by principal partic- ipants		2,500	
Secretarial services and materials, prep- -aration of report in 20 copies		250	
Travel		150	
Contingencies, includ- ing specialist consultancy		<u>1,000</u>	
Total		\$7,400	<u>\$7,400</u> <u>\$8,900</u>

We are prepared to adjust this budget if modifications to the proposals are requested by the Municipality.

In regard to the possible inventory of timber values and the tagging of individual trees, Mr Sanders and I considered this and walked the site specifically to assess the desirability. It is our view that this additional work cannot be justified. Our reasoning follows.

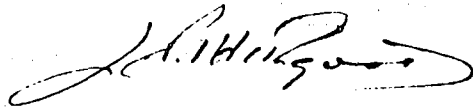
1. As the site is in crown ownership the timber values that would be realised by logging the conifer triangle would not accrue, to the Municipality, therefore the question of revenues forgone through retention of the woodland for non-consumptive use is of no direct concern to the municipality.

2. While there are some decayed trees these are normal to a natural stand such as this and are of no major significance, given the non-consumptive use for which the forest will be maintained.

3. A detailed timber inventory at the intensity that would be necessary to obtain a realistic appraisal of stand condition would considerably increase the cost of the study. We cannot justify this in the light of the presently declared objectives.

If, of course, the matter of standing timber values should arise during negotiations with the senior government then a cruise can be undertaken.

Yours truly,

A handwritten signature in cursive script, appearing to read 'J.V. Thirgood', written in dark ink.

J.V. Thirgood

DISTRICT OF COQUITLAM
PLANNING DEPARTMENT

PROPOSAL

STUDY OF FOREST AREA
RIVERVIEW HOSPITAL SITE

JANUARY, 1978

REID, COLLINS AND ASSOCIATES LIMITED
Forest Resource Consultants
1178 W. Pender Street
Vancouver, B.C., Canada
V6E 3X4

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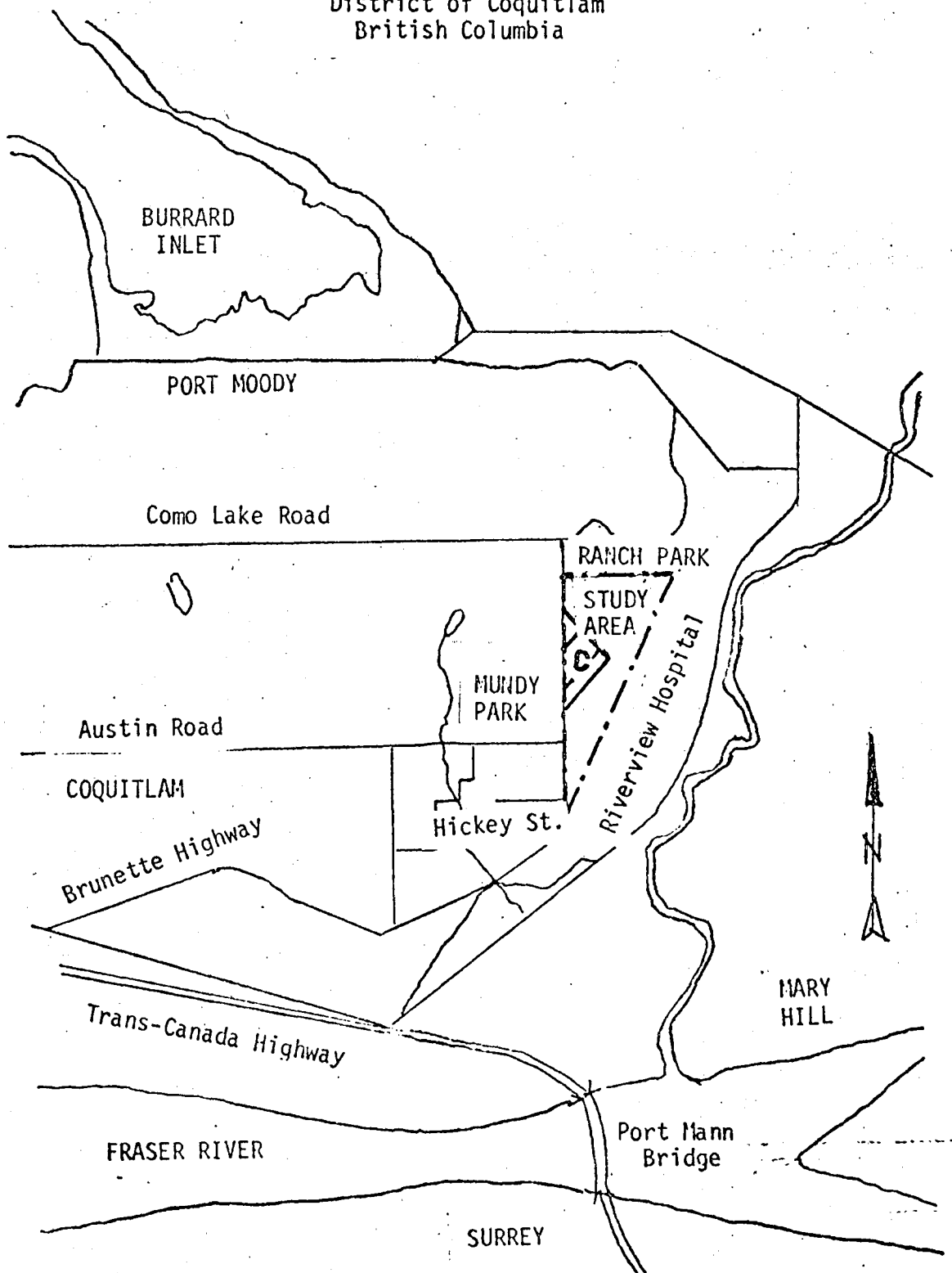
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APPENDIX II - CURRICULA VITAE AND COMPANY BROCHURE -----

KEY MAP OF STUDY AREA
District of Coquitlam
British Columbia



LEGEND

Study Area — · — · — ·

Coniferous Forest Stand 

Scale 1:50,000

Date January, 1978

1.0 INTRODUCTION

Reid, Collins and Associates Limited was invited by the District of Coquitlam in a letter dated December 2, 1977 to submit a proposal for a study of 314 acres of Crown Lands bounded by Riverview Hospital, Ranch Park and a section of a B.C. Hydro transmission line right-of-way. Particular emphasis was to be placed on a triangular mature coniferous forest stand, of approximately 70 acres, which borders the Hydro R/W and the Mathewson Road easement. (See key map and Appendix I - Letter of Invitation).

The proposal has been prepared on the basis of personal knowledge of the area by certain staff members and a site visit with Mr. E. Tiessen and Mr. H. Castillou on December 20, 1977. In addition, reports on the site prepared by Don Vaughan & Associates and Environmental Research Consultants were carefully reviewed before and after the field visit.

All aspects of the study would be directed by experienced professional personnel and co-ordinated by frequent contact with municipal staff.

2.0 OBJECTIVES

Details of the objectives and other particulars related to the study are given in Appendix I. These are summarized as follows:

- (a) Assess the significance in forestry, recreation and educational terms of the mature coniferous area.
- (b) Determine what measures should be taken to ensure survival of all or part of the mature coniferous area assuming eventual urban development of the remainder of the property.
- (c) Recommend a management plan for the mature coniferous area if reserved or dedicated as a public park.

- (d) Determine if any other portions of the study area are significant from a forestry or ecological point of view.

3.0 METHODOLOGY

The area has been studied on two previous occasions, by Don Vaughan & Associates in October, 1974 and by Environmental Research Consultants in May, 1976. There is little variance between the data in each but the ERC report is much more detailed. Both firms are knowledgeable and experienced, with the result that biophysical data on the overall area are well documented. We anticipate that very little ground truthing will be required to verify their work.

The proposed study will therefore concentrate largely on the 70 acre mature coniferous stand to determine its present condition and vigour, what mortality or blowdown loss may be expected in future decades, what would be the effect of man-made or natural disturbances, what must be done to preserve the area and what are the unique features of this stand or any other portions of the study area.

Because very little specific information is known about the coniferous stand, the best approach is to phase the study. At the completion of each phase, the results would be presented as an interim report for discussion and succeeding phases, if required, could be modified and work proceed only after approval by the municipal steering committee. This system permits flexibility and budget control.

3.1 Study Phases

The project in total involves assessment of the area, assistance in preparing for park status and development of a management plan.

3.1.1 Phase I - Ground Truthing

Field work will involve verification of previous reports, recording of unique features and values, determination of any serious limitations associated with potential use as a park, and checking for other areas of forestry or ecological interest. At the conclusion of Phase I, a decision will be made to proceed further, conduct further studies of questionable or problem areas or to cancel the project if severe biophysical conditions exist.

3.1.2 Phase II - Additional Studies

If serious biological problems are discovered during Phase I, which may cause concern about the suitability or future management of the area as a park, then further studies may be necessary. For example, increment borings will be taken at random to check for butt rot and root systems examined for indications of decay in either the incipient or advanced stages during Phase I. If advanced decay or root rot is evident, additional sampling will be required.

It is possible that only part of the area can or should be reserved, in which case boundaries must be surveyed and flagged taking into account development plans and management practices.

3.1.3 Phase III - Prepare Submission For Park Status

Assuming the results of the first two phases are favourable, Reid, Collins will assist in the preparation of a submission to apply for parkland status.

It will include surveying of the boundaries and mapping the area. Meetings would be held with the Greater Vancouver Regional District to determine the

significance of the area for recreation in the context of the Lower Mainland Area. History of logging will be researched and value for educational purposes as an outdoor laboratory for field lessons in botany and ecology will be assessed. A comparison will be made with Mundy Park and unique or special features identified. Finally, a preliminary development plan will be drafted to ensure that eventual use of the area is compatible with the long term aims, objectives and needs of the District of Coquitlam.

3.1.4 Phase IV - Management Plan

Only after the Park has been approved will a detailed management plan be prepared. This will include costing and annual operating budgets. It would also be an integral part of the overall plan for future urban development of the 314 acre site.

3.2 Details of Phase I Study

The first phase involves field work to determine if there are any obvious problems or unique features or ecosystems. The purpose of the initial investigation is to:

- (a) Verify previous reports.
- (b) Assess the suitability of the mature coniferous forest stand or a portion thereof as a park.
- (c) To check the balance of the total site for areas of forestry, educational or ecological interest.
- (d) To prepare a work schedule for succeeding phases if a decision is made to proceed further.

Most of the work will be directed toward determining the health and vigour of the mature coniferous stand. It will consist of examination of increment borings and root systems for evidence of decay. Any blowdown or snags will be inspected to determine the cause of mortality and weather records checked to determine maximum wind forces the stand has been subjected to. Soil pits will be dug to verify the description of soils in the ERC report. Approximately 8 sample plots will be cruised to obtain an estimate of average volume per acre, diameter ranges and tree heights. This will be compiled by computer and the print-out used as the basis for a preliminary valuation of the mature coniferous stand.

3.3 Cost of Phase I

Only the cost of Phase I can be calculated at this time as the results will affect to what degree additional work will be required in later phases. As a rough estimate, a study of this nature could amount to \$15 - \$20,000.

Timing and Cost for Phase I is as follows:

	<u>Man-Days (MD)</u>
1. Reconnaissance and report verification	4
2. Soil sample	2
3. Sampling for volume and decay	6
4. Meetings	2
5. Interim appraisal and report	<u>4</u>
Total	18 MD
18 MD x \$250 per man-day (average)	\$4,500
Equipment and field expenses	500
Maps, photos, report preparation, and misc. expenses	<u>500</u>
Total estimated costs - Phase I -	<u>\$5,500</u>

Phase I could be completed within one month of award of the contract.

4.0 PERSONNEL

The following personnel are available for this project on a full or part time basis.

Mr. P. Appleby	}	-	Co-Directors
Mr. B. Ford			
Dr. H. Bunce		-	Vegetation Specialist
Mr. D. Norris		-	Ecologist
Mr. J. Wood		-	Soils Specialist
Mr. D. Christie		-	Agrologist
Ms. R. Sotir		-	Landscape Architect

They would be called upon, as required, for any phase of the study. Detailed curricula vitae of the above professional staff are included in the appendices.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Ald. Sekora, Ald. Robinson,
Ald. Bewley

DEPARTMENT:

DATE: Apr. 20, 1978

FROM: E. Tjessen

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Essondale Housing Select Committee

OUR FILE: Essondale
Lands

SITUATION

The present situation in regard to the proposed Housing Corporation of B.C. Essondale housing project is as follows:

1. Council has informed HCBC that the revenue-sharing proposal put forward in August of 1977 is not acceptable;
2. The District has proposed an amended land use layout that hoped to preserve 26 acres of the prime coniferous stand and to improve the distribution of residential densities; HCBC officials verbally indicated willingness to consider these amendments, but this has not been confirmed in writing.
3. The Reid Collins report indicates that partial preservation of the prime coniferous stand is probably not possible; to guarantee survival, the whole stand of 50 acres plus a 13 acre buffer must be preserved.
4. Conditions in the housing market have changed drastically since the Essondale project was first conceived; the residential market is now weaker as a whole, and particularly for some forms such as the multiple-unit family housing at higher densities proposed by HCBC.
5. The Minister of Housing has instructed HCBC "to place the project in an indefinite stage of suspension".
(March 14 letter from the Minister)
6. However, the Ministry has invested a claimed 2.1 million dollars in the project; much of this has gone into consultant fees but a substantial portion is in the form of physical work on site on which the Ministry will probably wish to realize a return at some future date.

OPTIONS

In regard to residential development of the Essondale site, the District now apparently has the option of leaving the site in the "indefinite stage of suspension" in which it has been placed by the Minister, or to pursue some immediate development of the site since the Minister's letter of March 14 did make reference to "further discussions if required".

OPTIONS con't

If immediate development of the site were pursued, it seems to me that an entirely new plan for the project would be required since both the last HCBC proposal and the suggested District revision thereof have been made obsolete by the Reid Collins report and changing housing market conditions. It should be borne in mind that if immediate development of the Essondale site were undertaken, these lands would be competing, at least in the short run, with residential lands in the Town Centre, to the short run detriment of the Town Centre. It may therefore be in the District's interest to accept the Minister's suspension of the project, and to look toward longer term development of the Essondale lands. Under this option, presumably the Ministry would take the initiative at some future time when market conditions have changed. Under this option also, the District would have a breathing space to carry out community plan studies of the Essondale lands, if it so desired, in order to have a policy framework in place at such time as the Ministry wishes to resume development of the subject lands.

In regard to the prime coniferous stand, it now seems clear that the District's position should be that this stand must be preserved, and that any plan for development of the Essondale lands, whether immediate or future, include such preservation. This is borne out not only by the Reid-Collins report, but also by the March 1977 "Lower Mainland Natural Areas Inventory Report", prepared by the Nature Conservancy of Canada and sponsored by the GVRD and others. That report recommends:

"The Nature Conservancy of Canada and The National Second Century Fund should co-operate with Greater Vancouver Regional District and municipal agencies in establishing regional and local parks and reserves at the following locations: Burnaby Lake; Derby Reach; Burke Mountain-Monroe Lake; Class 3V unit near Essondale; Port Moody; Belcarra Park; Big Bend."

(The "Class 3V unit near Essondale being the subject coniferous stand.)

If discussions are resumed toward immediate development of the Essondale lands, then preservation of the subject stand should obviously be a prime topic. It is probable that HCBC would look for compensation for loss of developable area, either by land trade or other means, under this option. The other option, and the one I would recommend, is that the District accept the Minister's suspension of the project. However, the subject land is, to the best of our knowledge, under the jurisdiction of the Housing Ministry, and there is the possibility of further damage to the stand by survey work, etc. It may well be prudent therefore, under this second option, for the District to pursue immediate steps toward achieving some park or reserve status for the timber stand.


Mr. Castillou has already reported on some of the possibilities in this regard in his memo of April 13. However, we are unsure of the precise jurisdictional status of the land, and what all the options are for its reservation or dedication. A logical first step would be for staff to explore the latter issue with officials of the Recreation and Conservation Branch of the Ministry of Environment, and other agencies (e.g. Forestry, Land Use Secretariat) as required.

RECOMMENDATIONS

I would suggest that the Committee RECOMMEND:

1. That Council acknowledge the Minister's placing of the project in an indefinite stage of suspension;
2. That Council transmit to the Housing Corporation of B.C. a copy of the Reid-Collins report;
3. That Council authorize staff to explore with appropriate Provincial officials what options are available toward the achievement of municipal, regional or provincial park or park reserve status for the subject 63 acre area, for report back to Council.

ET/ci



E. Tiessen
Deputy Planning Director

c.c. R.A. LeClair, Municipal Manager
H. Castillou, Municipal Solicitor
D. Cunnings, Parks & Recreation Director
A. Phillips, Municipal Engineer

DISTRICT OF COQUITLAM

Inter-Office Communication

503

TO: R.A. LeClair "For Council"
FROM: Select Committee -
Essondale Housing Project
SUBJECT: June 12, 1978 Meeting of the Select Committee

DEPARTMENT:

DEPARTMENT:

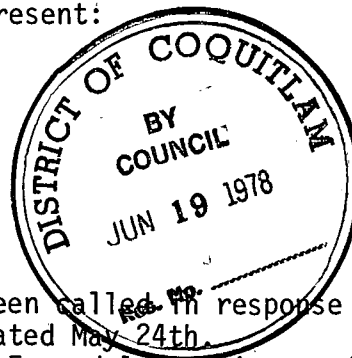
DATE: June 12, 1978

YOUR FILE:

OUR FILE:

A meeting of the Essondale Select Committee was held on Monday, June 12th at 4:30 p.m. with the following persons present:

- Ald. L. Sekora, Chairman
- Ald. L. Bewley
- R.A. LeClair, Municipal Manager
- H. Castillou, Municipal Solicitor
- V. Dong, Municipal Treasurer
- E. Tiessen, Deputy Planning Director




The Chairman noted that the meeting had been called in response to a letter from the Hon. H.A. Curtis to Mayor Tonn, dated May 24th. Ald. Sekora expressed concern that the issue of the Essondale housing project be brought to a definite conclusion, by direct discussion with HCBC if necessary.

Mr. Tiessen outlined inquiries that had been made to various Provincial departments in regard to preservation of the prime forest stand, and stated that it would require some time to determine the outcome of these inquiries.

There was considerable discussion as to an appropriate course of action. The Committee concluded that the District should continue its efforts to guarantee preservation of the prime forest stand, and should continue to be willing to consider new initiatives from the Ministry of Housing in regard to residential development of the remainder of the site. This position has already been communicated to the Minister in the Mayor's letter of May 3rd. It was therefore MOVED, SECONDED and CARRIED:

"That the Committee advise Council to continue with steps toward the preservation of the prime forest stand, and to maintain its willingness to consider fresh initiatives from the Ministry in regard to development of the remainder of the site, but that the Committee does not feel further action by Council on the residential aspect is required at this time."


Ald. L. Sekora, Chairman

ET/ci

May 24, 1978

File: C24-001

Mayor J. L. Tonn
District of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Dear Mr. Mayor:

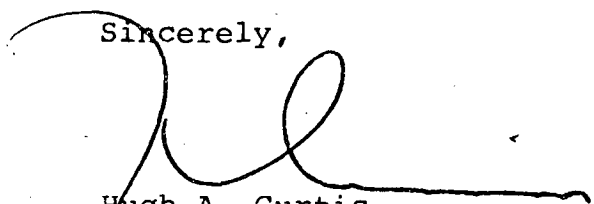
RE: RIVERVIEW DEVELOPMENT

I have now had an opportunity to review, with my staff, the Forestry Study recently prepared by Reid, Collins and Associates Limited.

There is no doubt that the stand of mature coniferous forest, located adjacent to the Hydro right-of-way, will have to be given very careful consideration in the planning of the overall area. In that connection, you may recall that our concept planning already provided for a major portion of the forest area to be set aside as parkland.

With regard to Council's interest in future initiatives for residential development of the site, I would like to confirm that my officials are available, at any time, to discuss proposals that would lead to the construction of affordable housing in this very attractive location.

Sincerely,



Hugh A. Curtis
Minister