

# 18. OTHER CONCERNS - SOILS, UTILITIES & ENVIRONMENT

## ISSUES

Various issues related to engineering utilities and services, as well as soils quality, have not yet been completely defined at this early stage. Clearly, however, Coal Harbour is expected to meet the same conditions of environmental quality and servicing standards as adopted for False Creek and elsewhere in Vancouver.

There are areas of soils in Coal Harbour which may require special treatment to address residues left by previous industrial users.

Proposed major structures over fill may need to be pile supported, and unstable fill areas may need to be stabilized to prevent slumping in the event of an earthquake.

The required engineering services and utilities for Coal Harbour are not yet constructed, and they may require special treatment to counteract unstable fill situations.

Water quality in Coal Harbour should be improved before there is safe direct water contact.

Increased traffic on land and water may increase noise and pollution.

Responsibilities for clean-up costs are not clear in an area such as this, which has a long history of industrial activity and multiple jurisdictions.

Development of the area will add to the waste disposal problems currently being experienced in the city.

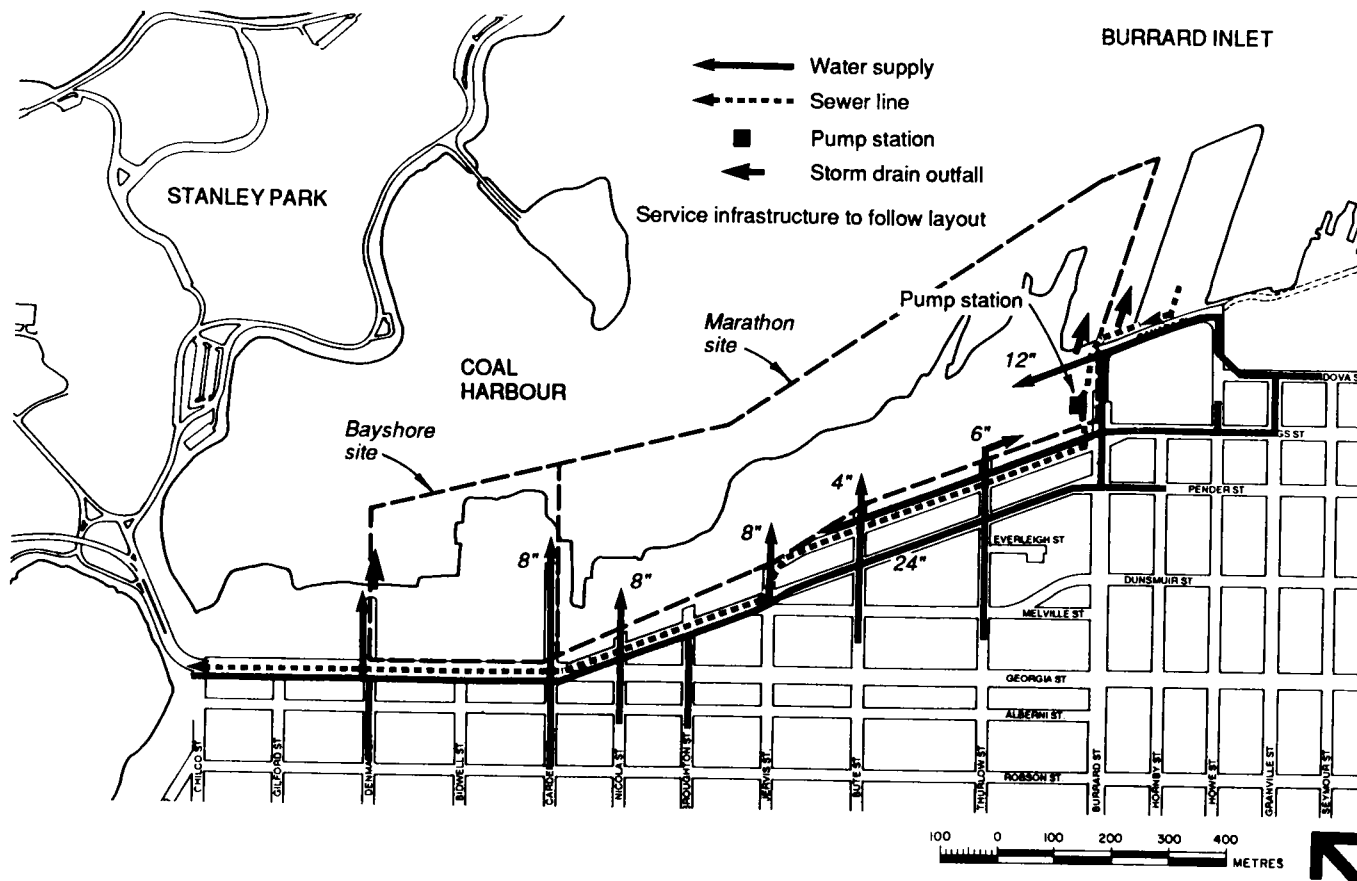


Figure 23. Coal Harbour Existing Utilities

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## FACTS

A preliminary soil analysis of the Marathon lands in Coal Harbour has been done by Marathon Realty Company and a report is available on the subsoil conditions and groundwater situation. The analysis found that fill varies from 8 - 28 feet in depth, some areas are unstable for engineering services, fill material varies in permeability, parking below 8.6 feet (geodetic) will need flood protection, some unsuitable fill may need to be removed, and Hard Bottom is approximately 15 - 35 feet below the existing grade. Additional work has been undertaken to determine soil quality.

Some areas of the site may be less suitable for certain uses based on the soil composition.

The Provincial Ministry of Environment will review soils reports, assess any risks, and advise on appropriate treatments.

An agreement will be required with Marathon Realty Company and the owner of the Bayshore property requiring completion of major infrastructure and cost-sharing with the City.

City engineering standards are specified as part of the subdivision process and become pre-requisites to subdivision approval.

Pre-1956 City sewer outfalls in Coal Harbour release raw sewage into Coal Harbour, which does not flush well.

Marathon and the Bayshore have responsibility for soil remediation and other environmental cleanup on their sites. However questions of jurisdiction and responsibility for costs remain for other environmental improvements needed in the Coal Harbour basin.

Recycling and energy conservation policies have been adopted in the False Creek ODP.

## PAST POLICY

None applicable.

## POLICY

### GENERAL

Develop a comprehensive environmental improvement plan for the Coal Harbour basin dealing with water quality, sewage disposal, soils treatment, noise and other environmental impacts.

Restrict any land development until the soils are deemed to be clean of contaminants according to acceptable standards.

Ensure that appropriate recycling and energy conservation programs and policies are adhered to in the Coal Harbour area.

Ensure that appropriate indoor recycling facilities are provided so that source separation can take place, for both residential and commercial developments.

## SOILS AND WATER

Ensure that the health and safety aspects of the soils on a development site and on other sites on which the development will depend for parks, community facilities, schools, engineering services and access are resolved to the City's satisfaction before decisions are made about future interim or permanent uses on the site.

In dealing with soil and water contamination, resolve the effects on flora, fauna and fish, as well as people.

Ensure there is full public disclosure of all completed reports, plans, and studies addressing soil conditions and contaminants in the Coal Harbour area.

Precede Public Hearings for any area rezoning which permits development on the Coal Harbour development sites by the release to the public of the risk assessment and risk management decisions and the remedial plan approved by the Ministry of Environment.

The City's Subdivision Approving Officer will not consider any subdivision plans for the purpose of development prior to the release to the public of the risk assessment and risk management decisions and the remedial plan, including standards to be achieved, approved by the Ministry of Environment.

Monitor carefully the water quality in Coal Harbour.

## ENGINEERING SERVICES AND UTILITIES

Ensure that engineering services and utilities adequately serve the development demands.

Respect existing services and utilities in planning the future development of Coal Harbour.

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