
15. SOIL CONDITIONS

ISSUES

- There are areas of soils in North Park and other parts of the basin which may require special treatment to address residues left by previous industrial users.

FACTS

- A soil analysis of lands on the north shore is being done by B.C. Enterprise Corporation and a report will be available in the next few months.
- Some areas of the site may be less suitable for certain uses based on the soil composition.
- The City's Medical Health Officer will review soils reports, assess any risks, and advise on appropriate treatments.

PAST POLICY

- None applicable.

POLICY - PRINCIPLES

- 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 must be resolved to the City's satisfaction before decisions are made about future interim or permanent uses on the site.
- In dealing with soil contaminants, the effects on flora, fauna and fish, as well as people, should be resolved.
- There must be full public disclosure of all reports, plans, and studies addressing soil conditions and contaminants in the False Creek area.
- Public Hearings for any area rezoning which permits development on the Pacific Place development site shall be preceded 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.

POLICY - SPECIFIC TARGETS

- None proposed.

