

Riverview Lands

Rules & Regulations Protocol



REV 1 -July 26, 2018

1. INTRODUCTION

BC Housing welcomes members of the public to visit the Riverview Lands. This *Riverview Lands Rules & Regulations Protocol* (Rules & Regulations Protocol) has been established to ensure the safety of Visitors and Users, privacy of Riverview's many residents, and assist BC Housing in the ongoing maintenance and protection of the Riverview Lands' unique landscape and buildings.

All Visitors and Users of the Riverview Lands are required to adhere to this Rules & Regulations Protocol. The Rules & Regulations Protocol are regularly enforced by on-site security.

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2. DEFINITIONS

“RIVERVIEW LANDS” means all of the property legally described as:

Civic Address: 2601 Lougheed Highway, Coquitlam, BC V3C 4J2

Legal Description: Lot 1, District Lot 470 & 305, Group 1, NWD Plan LMP22802

PID: 023-052-716

“GROUND DISTURBING ACTIVITY” means any work, operation or activity that results in the disturbance of earth, including but not limited to uprooting of plants, soil removal, excavation, digging, drilling, bore hole testing, post installation, etc.

“USER” means any person, company or corporation, group, tenant, licensee, developer, contractor or similar entity that is active or is using any portion of the Riverview Lands.

“VISITOR” means any person, company or corporation, group, tenant, licensee, developer, contractor or similar entity that is active or is using any portion of the Riverview Lands.

3. HOURS OF ACCESS

The Riverview Lands are open to the general public from 6 am to 9 pm, 7 days a week, 52 weeks a year.

Any use of the Riverview Lands during the off-limit times 9 pm to 6 am, 7 days a week, 52 weeks a year, requires advanced written permission from BC Housing.

4. RESPONSIBILITY OF USERS AND VISITORS

4.1. SECURITY

The Riverview Lands are security patrolled 24 hours per day, 7 days a week, and 52 weeks a year. If questioned by security during the off-limits times and written permission cannot be produced, you will be asked to leave the Riverview Lands.

4.2. Closed Circuit TV (CCTV)

CCTV is in operation across the Riverview Lands.

4.3. ARCHEOLOGICAL POTENTIAL

The Riverview Lands are considered an area of high archeological potential – no Ground Disturbing Activity is permitted without proper permitting under the *Heritage Conservation Act*. There are significant penalties under the *Heritage Conservation Act* for disturbance of an archeological site.

4.4. REMOVAL OR DAMAGE TO LANDSCAPE

Damage to the Riverview Lands landscape (trees, lawn areas, vegetation, watercourses etc.) is strictly prohibited. This includes the pulling of branches, removal of landscape elements, and collection of natural debris. For reasons of safety for all Users and wellbeing for all trees, climbing of trees is prohibited.

4.5. REMOVAL OR DAMAGE TO BUILDING ELEMENTS

Damage to Riverview Lands buildings is strictly prohibited. Any activity causing damage will be considered an act of vandalism, trespassing/break-and-enter and will be responded to by security as such.

4.6. ACCESS TO BUILDINGS

Access to buildings on the Riverview Lands is only permitted with express written permission from BC Housing. Many buildings within the Riverview Lands are unsafe to enter and present health and safety risks for entry without proper protection.

Unauthorized building access will be considered trespassing/break-and-enter and will be responded to by security as such.

4.7. METAL DETECTORS

The use of metal detectors on the Riverview Lands is prohibited.

4.8. WASTE DISPOSAL

Under the British Columbia Litter Act and the *Environmental Management Act* no person shall discharge, illegally dump, discard or dispose of litter and/or construction/household waste anywhere on Riverview Lands, including any of the stream beds or creeks within the Riverview Lands. **Those caught dumping will be fined \$500 per incident, plus any related clean-up and disposal costs incurred by the BC Housing.** Unauthorized dumping will be considered trespassing/break-and-enter and will be responded to by security as such.

All waste must be taken with you following your visit so that the Riverview Lands are kept clean and free of attractants for wildlife (e.g., bears, wolves, raccoons, etc.) at all times.

4.9. UNMANED AIRCRAFT

The flying of an unmanned aircraft (ie. drones etc.) is strictly prohibited on the Riverview Lands without the expressed written permission of BC Housing Management Commission and the required permits from Transport Canada.

4.10. ALCOHOL

Alcohol is strictly prohibited in all common areas across the Riverview Lands.

4.11. SMOKING

Smoking is only permitted within designated areas. All cigarettes must be extinguished and properly disposed within designated areas.

4.12. PHOTOGRAPHY

Photography on the Riverview Lands is only permitted with the express written consent from BC Housing.

4.13. VISITOR BEHAVIOUR

Rowdy behavior, excessive noise, and obscene language is not tolerated at any time and may result in charges being laid under the *Canadian Criminal Law/Offences/Causing a Disturbance*.

Inappropriate behavior will not be tolerated at any time and includes:

- Verbal assaults / put downs / name calling
- Threats and attempts to intimidate
- Throwing of articles in a deliberate or aggressive manner
- Aggressive approaches to other individual
- Physical striking of other individuals
- Engaging in horseplay, causing unsafe conditions

- Attempts to goad or incite violence in others
- Displaying of abusive or offensive materials, works, images.

Any inappropriate behavior is considered a breach of these *Rules and Regulations Protocol* and will be responded to by security.

Do not interfere or disrupt any other Users on site, including film crews, commercial tenants or residential tenants. Any unauthorized film set access will be considered trespassing/break-and-enter and will be responded to by security as such

Fireworks are strictly prohibited on the Riverview Lands.

4.14. SPEED

The maximum speed limit on the Riverview Land roadways is 25kms/hour.

4.15. PARKING

Parking is only permitted in designated areas – parking is not permitted on any landscaped area without prior approval by BC Housing.

Unauthorized parking found on the Riverview Lands are subject to towing at the owner's expense.

Unattended vehicles during the Riverview Lands off-limit Hours are subject to towing at the owner's expense.

Tenant and User parking on the Riverview Lands are managed by 'zones', tenants and Users must display a corresponding decal for the 'zone' in which they are parked. Unauthorized parking in 'zones' will lead to towing at the vehicle owner's expense.

4.16. EVENTS

All organized gatherings of individuals, Visitors, and/or Users of the Riverview Lands requires a Special Event permit as per the *Riverview Lands Special Events Protocol*.

4.17. WASHROOM ACCESS

There are no public washrooms available on the Riverview Lands for Visitors and/or Users.

4.18. SOLICITATION

Canvassing, soliciting, or peddling on the Riverview Lands is not permitted without written consent from BC Housing.

4.19. PETS

Pets must be kept under control and leashed at all times.

Visitors and Users with a pet are responsible for picking up all pet waste.

Pets are not permitted within the cemetery grounds without the expressed written permission of BC Housing Management Commission.

4.20 SIGNAGE

The use of community post boards and installation of signage on site must comply with the *Riverview Lands Sign Protocol*.

No posters, billets, flyers, advertisements or the like are permitted to be adhered to lamp posts, sign posts, buildings, bus stops, fences, benches or any other structures at Riverview without the express written permissions of BC Housing. Any such materials will be removed by BC Housing without notice.

5. ENFORCEMENT

Riverview Lands security are empowered to enforce the Riverview Lands Rules & Regulations. Riverview security will engage law enforcement, as necessary, to respond to violations of the *Riverview Lands Rules & Regulations*.

Violation to the *Riverview Lands Rules & Regulations* may lead to permanent expulsion from the Riverview Lands.

6. OTHER RIVERVIEW LANDS PROTOCOL & DOCUMENTS

Users and Visitors of the Riverview Lands are subject to all site Protocols, including but not limited to;

- Riverview Lands Archeological Protocol
- Riverview Lands Engineering & Servicing Protocol
- BC Housing Film Policy
- Riverview Lands Sign Protocol
- Riverview Lands Special Events Protocol
- Riverview Lands Streets & Traffic Protocol
- Riverview Lands Tree & Plant Protection Specification Protocol

These documents and any amendments or updates thereto issued from time to time will serve as reference to the Riverview Lands Rules & Regulations.

This Rules and Regulations Protocol should be complied with in conjunction to any other specific rules and or regulation as determined by BC Housing in individual lease and licensing (including film & events) documents.

Documentation Control:

Revision	1a
Date for Reference	September 27, 2018

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