

ITEM	13
MANAGER'S REPORT NO.	39
COUNCIL MEETING	June 7/76

Re: REPORTED FILLING IN RAVINE EAST OF WILLINGDON AVENUE
CHEVRON REFINERY SITE

Following is a report from the Director of Planning regarding filling activities at the Chevron Refinery site.

RECOMMENDATIONS:

1. THAT Parks and Recreation staff be asked to work with the Planning Department in determining what if any restorative planting treatment should be applied in the ravine east of Willingdon Avenue, and what, if any, restorative work is necessary to be undertaken by Chevron in connection with the trail through the Park; and
2. THAT the Planning Director be authorized to work with Chevron Canada Ltd. toward a suitable treatment as indicated.

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PLANNING DEPARTMENT
JUNE 3, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REPORTED FILLING IN RAVINE EAST OF WILLINGDON AVENUE
CHEVRON REFINERY SITE

At the May 25 meeting of Council an enquiry was received concerning the reported activities in the ravine east of the foot of Willingdon Avenue, between Chevron Canada Limited's area number 1 and Confederation Park.

In response, staff have visited the site and discussed the activities that have taken place in this area with a representative of the oil company, and we are able to report as follows.

The construction activities that have taken place over the winter months and which have recently been concluded have been related to the placement of additional pipelines within Chevron's 66' right-of-way through Confederation Park between its 2 refinery areas, and the construction of the Pipeline Protection System associated with the existing pipeways.

These works are both a part of the expansion program which was approved in principle on January 14, 1974 and the construction activity at this location had been anticipated from the outset. The work in question occurs within Chevron's 5.7 acre parcel which is to be the subject of a partial lease to the Corporation for park purposes, and a portion of the graded area to which reference is made falls within that portion of the parcel that is to be incorporated as part of the park.

The specific works have involved the burial of underground lines, the placement of an underground catch basin and manhole for the collection of subsurface waters, and the placement of a drainage line in a north-westerly direction from the lowest portion of the pipeway, under the Canadian Pacific Railroad right-of-way, through Chevron's newly created tank car loading rack area to a discharge

point at the site of the proposed foreshore basin, adjacent the existing refinery loading dock. The purpose of the sump and storm water line is to conduct drainage waters which in the event of an underground failure of one of the pipelines which might become contaminated with refinery products, to the foreshore basin to provide a safeguard against oily runoff water being discharged to the waters of Burrard Inlet as a result of leakage in the pipelines. The catch basin and drainage line are a replacement for what was previously contemplated, which was an open holding pond at the bottom of the ravine with an infrared sensor to detect oil on the surface, and with a discharge to the existing natural streamcourse. The system which has been constructed is more fool-proof than the former method, and ensures against contamination of the natural stream.

We are informed by Chevron that the grading which has taken place at the foot of the ravine consists only of material from that area which has been redistributed as a result of the construction and the preservation of the main streamcourse; the only additional fill material brought into the site consisted of a bed of sand for the actual pipes themselves. Consequently it should not be considered that this has been a land fill area but rather that the surface has been regraded upon completion of the construction work.

With reference to the reported bulldozing of a switch-back road through Confederation Park, we are advised that contractor's equipment used in the construction operation used a portion of an existing trail through a portion of Confederation Park to gain access to the lower part of the ravine. According to both Parks Department personnel and Chevron officials, this path has been used from time to time over the course of many past years for access, maintenance, and emergency purposes, without objection, and accordingly the contractor did not seek special permission. It would be advisable to have the path examined by Parks and Recreation staff to determine whether there has been any extraordinary damage done to the lands within the park, and if so, to have Chevron held responsible for any restorative work necessitated.

While it is anticipated that natural regeneration of vegetation will occur in time, such that the construction area will become more visually acceptable than it is at present, it is felt that in some areas at least where natural daylight penetration is minimal due to existing tree growth, it would be desirable to encourage regeneration through planting, seeding, or other means. We would therefore recommend that staff of the Parks and Recreation Department be asked to view the location and advise as to what means should be applied to assist in the restoration of this area such that it will be an attractive and useful adjunct of the park. We would propose that the recommendations of Parks and Recreation staff be incorporated as part of the landscape work to be undertaken by Chevron in completion of this project.

For the information of Council, a separate report will be presented within the next few weeks providing an updated statement on the status of the project and related matters including land exchange, landscape treatment, and other topics. The landscape master plan proposed by Chevron has been reviewed by staff and is being considered by the North Slope Ratepayers Association for comment.

RECOMMENDATION

It is recommended THAT Parks and Recreation staff be asked to work with the Planning Department in determining what, if any, restorative planting treatment should be applied in the ravine east of Willingdon Avenue, and what, if any, restorative work is necessary to be undertaken by Chevron in connection with the trail through the Park, and that the Planning Director be authorized to work with Chevron Canada Ltd. toward a suitable treatment as indicated.


A. L. Parr,
DIRECTOR OF PLANNING

DGS:cm
c.c. Parks and Recreation Administrator