

ITEM	15
MANAGER'S REPORT NO.	11
COUNCIL MEETING	Feb. 14/77

Re: EASTERN BURRARD INLET MARINE PARK DESIGN
PROGRESS REPORT ON THE IMPLEMENTATION PROGRAM

Following is a report from the Director of Planning which provides information on the progress of the adopted implementation program for the Marine Park on the Burrard Inlet. This report will be considered by the Parks and Recreation Commission on February 16, 1977.

With respect to Item 13 on Page 4, N. D. Lea, by way of a purchase order, was requested to perform three tasks relative to pedestrian overpasses at Barnet Beach. These are as follows:

1. Complete designs and prepare all documents that will be necessary for the contracting out of construction work involving two overpasses;
2. Prepare all plans and documents that will be required for the submission of a formal request to the Canadian Transport Commission for permission to cross over the CP rail line;
3. Prepare a report on the best method to follow to achieve the reclamation of land (filling) in the Barnet Beach Area.

The cost for this work will be approximately \$11,450; appropriate costs will be charged to an account that is administered by the Parks and Recreation Department. This expenditure was approved by the Parks and Recreation Commission.

This is for the information of Council.

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THE CORPORATION OF THE DISTRICT OF BURNABY

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Planning Department
February 8, 1977

Our File #15.142(1c)

TO: PARKS AND RECREATION ADMINISTRATOR
FROM: DIRECTOR OF PLANNING
RE: EASTERN BURRARD INLET MARINE PARK DESIGN -PROGRESS REPORT ON
IMPLEMENTATION PROGRAM

The Parks and Recreation Commission, at its meeting of April 7, 1976 received a report item dated April 2, 1976 from the Director of Planning which outlined a revised Implementation Program as requested by the Commission. At that time, the Commission adopted the following motions relative to this program:

"THAT the Commission adopt the Part 1 segment of the Stage 1 Implementation Program as outlined in the Director of Planning's Report with the exception of Items 19, 21 and 22 which be tabled along with Recommendations 2 and 3."

"THAT the Commission recommend to Council that the Part 1 segment of the Stage 1 Implementation Program, Items 1 - 18, be adopted."

The Municipal Council, on April 20, 1976 adopted Items 1 to 16 and 18 from the Implementation Program. Item 17, which recommended that notice be served to Bestwood Shingle Mill Company Limited confirming termination of the Municipal lease as of December 31, 1977, was tabled and the disposition of this item is discussed in this report.

The purpose of this report is to provide the Commission with an update of the status of the various applications and submissions which have been made since Council adoption of the Implementation Program.

Item 1. Application to C.T.C. to construct pedestrian overpasses to Barnet Beach and the recreation core.

These applications are being submitted by N.E. Lea and Associates in concert with the design of the pedestrian overpasses as referenced in Item 13.

Item 2. Apply for long term leases of required Federal Holdings for recreational purposes.

Application was submitted for long term recreational lease on all areas under Federal jurisdiction designated for park and public use within the marine park system on March 9, 1976.

Staff was advised on April 20, 1976 that the National Harbours Board was prepared to negotiate a lease for the waterlot required for the reclamation and seawalk development program between the Texaco property and Barnet Beach. Application for the remaining areas required for recreational purposes will be processed following finalization of this initial lease area.

Item 2 cont'd... After several months of negotiating the terms of the proposed lease agreement, staff was advised that the National Harbours Board had approved a 21 year lease commencing July 1, 1976 at an initial nominal annual rate of \$200. We have received draft lease agreements which have been reviewed by the Municipal Solicitor who had several comments on the format of the agreement. The Planning Department has forwarded these comments to the National Harbours Board for their consideration.

We anticipate receipt of a reply in the immediate future and once a mutually agreeable format for the lease agreement has been obtained, we will submit a report item to Council requesting authority to execute the lease.

Item 3. Application to the N.H.B. for foreshore reclamation permits.

Application was submitted on March 26, 1976 to the Regional Office of the N.H.B. for a reclamation permit for the Stage I reclamation program from the Texaco property west to Barnet Beach. A liaison has been maintained with N.H.B. staff since that time and several questions relating to the associated approvals requisite to issuance of the fill permit have been resolved.

We have been advised on January 28, 1977 by the Port Engineer that the application essentially contains the information needed to issue a fill permit except for the following items:

- (a) Clearance from the Department of Environment
- (b) Approval of the N.W.P.A. application for the reclamation project
- (c) Approval by the C.P.R. to the fill program.

These items are in hand and are discussed further in this report.

Item 4. Application to Ministry of Transport, Marine Services for reclamation approval under Navigable Waters Protection Act.

Application was made on April 29, 1976 to the Ministry of Transport in Ottawa for N.W.P.A. approval for the reclamation project. The application procedure is somewhat involved as this agency is required to ascertain and coordinate the application requirements for all Environment Canada Agencies.

The Planning Department has maintained an ongoing liaison with the Ministry of Transport to facilitate receipt of this approval. The regional recommendation of Transport Canada Staff has been submitted to Ottawa on January 11, 1977 and we anticipate receiving notice of approval shortly.

Item 5. Application to Department of Environment for reclamation approval.

As stated in Item 4, the Ministry of Transport is responsible for coordinating this facet of the application process and accordingly, they forwarded copies of the N.W.P.A. application to the Department of Environment on May 20, 1976. We were advised on August 19, 1976 that all interested Environment Canada agencies had had an opportunity to review the project details. The Fisheries and Marine Service were of the opinion that some further studies should be undertaken to adequately assess the impact of the proposed reclamation on the fisheries resource.

The Planning Department staff met with the Fisheries and Marine Service staff with the result that an agreement on a common approach to the reclamation procedures was reached. The Fisheries staff has provided us with their recommendations on certain remedial action which is to be incorporated in the reclamation procedures.

It is our understanding that we have fulfilled the requirements requisite to obtaining approval from the Department of Environment and we have requested written confirmation of this understanding.

Item 6. Application to Department of Fish and Wildlife for reclamation.

Staff met with officials of this department on April 7, 1976 who indicated that no foreseeable problems are anticipated with the proposed reclamation.

Item 7. Application to Canadian Wildlife Service for reclamation approval.

As stated in the foregoing Item 4, the Ministry of Transport is responsible for coordinating this facet of the reclamation application. Their letter of August 19, 1976 advised that the Canadian Wildlife Service did not object to the creation of the proposed park, although they did suggest that some restrictions be imposed on the collection of benthic organisms by the public.

Item 8. Application to C.T.C. to declare Kapoor crossing a public crossing.

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- Item 8
cont'd... This application has been submitted to the C.T.C. and is well in hand. All of the requisite field inspections and documentation are complete and the Engineering Department is awaiting a reply.
- Item 9. Finalize area rezonings in development plan area on the basis of the development plan amendments.
- The area rezonings were finally adopted on July 5, 1976 with the exception of the Allied Chemical site. It was considered desirable that the Allied Chemical site remain under its present M3 (Heavy Industrial) zoning, pending the completion of current negotiations for the acquisition of fore-shore lands (see Item 15).
- Item 10. Retention of engineering consultant for detailed reclamation procedures.
- A preliminary report has been prepared by N.D. Lea and Associates in August of 1976. A copy of this report has been forwarded to the C.P.R. for their perusal and comment. Once we have received these comments, a final report will be prepared incorporating the C.P.R.'s recommendations and the recommendations of the Fisheries and Marine Service (as noted in Item 5).
- Item 11. Following receipt of consultant's report, prepare reclamation management program.
- As noted in Item 10, the final consultant's report has not been prepared. However, the Engineering Department is aware of the need for the report and of the urgency in having it prepared as soon as possible.
- Item 12. Modification to Texaco tank farm fence for reclamation access purposes.
- This work is complete.
- Item 13. Engineering Design of pedestrian overpass at Barnet Beach.
- A contract has been let to N.D. Lea and Associates for the design and preparation of contract documents for the pedestrian overpasses at Barnet Beach and the recreation core. It is our understanding that this work is complete and that application will be made to the C.T.C. to construct these overpasses as reference in Item 1.
- Item 14. Application to Department of Highways for approval of channelization and widening at park entrances.
- Preliminary discussions have been held with the Department of Highways and formal application will be made shortly.

- Item 15. Continue negotiations with Allied Chemical Ltd. for the Municipal acquisition of their required upland and foreshore areas.

Discussions have been held with officials of Allied Chemical with the result that Allied has indicated their general agreement with the foreshore public access proposals which have been advanced. The Planning Department has requested Allied to provide preliminary estimates on the costs of relocating certain items, the anticipated annual lease rate for a foreshore public access right-of-way and the anticipated cost associated with outright acquisition of this right-of-way. Upon receipt of this information, we will be in a position to submit a report item to the Parks and Recreation Commission and the Municipal Council.

The acquisition of the upland areas has been held in abeyance pending resolution of the more important question of securing the foreshore access.

- Item 16. Prepare and submit a recommendation concerning the desirability of Municipal versus private development and/or operation of marina.

This item was not advanced during 1976 and will be the subject of a future study. Recent Council decisions on the termination of the Bestwood Shingle Mill lease (see Item 17) have postponed development of the easterly portion of the Marina possibly until the end of 1979. The westerly portion of the proposed Marina is not necessarily affected by the Bestwood lease as it receives access from the Kapoor lands to the west. The Commission, on January 26, 1977 referred the matter of marina development on Burrard Inlet to staff for a report.

- Item 17. Serve notice to Bestwood Shingle Mill Company Limited confirming termination of Municipal lease as of December 31, 1977.

The Council, on December 20, 1976 adopted a resolution which states that a year to year extension up to and finally terminating on December 31, 1979 will be granted beyond the current December 31, 1977 termination date subject to the following conditions:

- a) agreement by Bestwood Industries Limited to the lease rate as established by the Municipality for the years 1978 and 1979
- b) agreement by Bestwood Industries Limited to remove, at their expense, all improvements as designated by the Municipality situated on the subject lease areas

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- c) agreement by Bestwood Industries Limited to allow access for the Municipality to initiate development work associated with the construction of a public boat launching facility should this be considered necessary
- d) the submission by Bestwood Industries Limited by February 1, 1977 of an appropriate schedule illustrating its year to year relocation program
- e) written confirmation from Bestwood Industries Limited that the company and its employees appreciate that the lease extension is based on a phased relocation program and that under no circumstances will it extend beyond December 31, 1979
- f) the undertaking of a comprehensive review of the progress of the submitted relocation program by September 1, 1978 and the submission of the findings to the Municipal Council for consideration.
- g) that Bestwood Industries Limited be advised that should the September, 1978 review determine that the company will not be able to vacate the property by December 31, 1979, then the Municipal Council may not grant a lease extension beyond December 31, 1978.

Council further resolved that the Municipal Manager meet at reasonable intervals with the management of the company and representatives of the union involved in order to assure that the goal of having the site vacated by December 31, 1979 is accomplished.

- Item 18. Investigate available alternatives and means for installation of permanent Municipal sewer system.

This investigation is programmed for completion in 1977 as itemized in the adopted implementation program.

SUMMARY

The Stage I Implementation Program to provide unrestricted public access to the Marine Park and to initiate the reclamation works is progressing satisfactorily. While many of the items have not been concluded, they have all advanced to the stage where final approvals are anticipated shortly barring no unforeseen difficulties.

Notwithstanding the foregoing, permission has been obtained from all the requisite agencies to gain limited public access over the Kapoor crossing to the Marine Park by May 1, 1977 as proposed by the Parks and Recreation Commission and the Municipal Council.

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RECOMMENDATION

This report item is submitted for the information of the
Parks and Recreation Commission.



A. L. Parr
DIRECTOR OF PLANNING

PB/dm

cc Municipal Manager
Municipal Solicitor
Municipal Treasurer
Municipal Engineer
Land Agent
Environmental Health