

RE: SOILS STUDY FOR AN INDUSTRIAL AREA AND A PORTION  
OF THE STRIDE AVENUE DISPOSAL AREA

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| ITEM                 | 11         |
| MANAGER'S REPORT NO. | 11         |
| COUNCIL MEETING      | 1980 02 11 |

Following is a report from the Director of Planning and the Municipal Engineer regarding a soil study.

This report differs from Item 11 on Page 129 in that Item 11 is only concerned with potential problems that could arise in connection with the types of refuse that were, in the past, deposited at the Stride Avenue landfill disposal site; this report requests authority for a study to determine if certain lands which are owned by the Municipality and Hydro are suitable for construction of a commercial building. The recommendation in this report, if adopted, would also provide information that is needed to satisfy the concerns of prospective purchasers, and as noted on page 136, would also provide information that would facilitate a tendering process.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning and the Municipal Engineer be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT  
1980 FEBRUARY 06  
FROM: DIRECTOR OF PLANNING/MUNICIPAL ENGINEER  
SUBJECT: SOILS STUDY FOR STRIDE AVENUE INDUSTRIAL AREA

RECOMMENDATIONS:

1. THAT Council authorize the Municipal Engineer to engage Underwood McLellan Ltd. to provide engineering services as more particularly described in the following report with the estimated cost of \$15,000.00 to be shared on an equal basis with the B.C. Hydro and Power Authority; and
2. THAT the appropriate Engineering Agreement be entered into between The Corporation and Underwood McLellan Ltd. for the provision of the required services.

REPORT

BACKGROUND:

Staff has been working in close consultation with the Land Management and Development Department of B.C. Hydro to initiate a joint venture which would see the consolidation, sale and development of approximately 12.14 hectares (30 acres) of industrial land in the Stride Avenue area. The lands in question are located northeast of the intersection of Stride Avenue and Mission Avenue, as illustrated on the attached Figure 1.

EXISTING SITUATION:

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This proposal has advanced to the point whereby a major warehouse/distribution company has agreed in principle to locate on this site, subject to their being successful in acquiring this land. Staff intends to submit a report to Council outlining the status of the negotiations to date and requesting authority to tender the Corporation lands for sale.

Essentially, basic agreement has been obtained at the staff level on the terms and conditions for the sale and development of these lands. Interested developers have expressed two reservations which must be addressed at this time. The first question revolves around the need to rezone the lands to a suitable zoning category. This matter has been discussed with developers and B.C. Hydro, resulting in a mutually-satisfactory position which will be the subject of an upcoming Council report.

The second item which must be addressed is the question of the suitability of the lands for industrial development, given the fact that a portion of the site has been used for sanitary landfill in past years. Assurances are required that this landfill will not present undue construction problems.

Inasmuch as the Corporation and B.C. Hydro are acting as the owner, and therefore in the position of attracting a developer, it is incumbent upon both parties to provide this information. Consequently, agreement in principle has been obtained to engage an engineering consultant who has demonstrated particular expertise in this field. B.C. Hydro has agreed to share the costs of this study on an equal basis.

Underwood McLellan Limited has provided the Municipal Engineer with a proposal which states that they will:

- Establish the landfill boundaries relative to the proposed expansion.
- Identify gas and leachate problems, if necessary, provide remedial measures.
- Provide information regarding soil capability that will be used for construction purposes.

The following programs will be used to arrive at the answers:

- Develop a field drilling program to identify gas and leachate problems. This will include a site survey to tie in drill hole locations and to establish area of the site. Gas and leachate probes will be installed directly into the proposed area at predetermined locations. The information collected from this program will be used to arrive at remedial actions that should be taken to control gas and leachate problems. In addition, four holes will be drilled at the site to establish the soil capability for construction purposes.
  - 2½ man weeks.
- Develop a program to establish landfill boundaries. This will include a methodical drilling program at the southern, eastern and north-eastern boundaries of the proposed expansion.
  - ½ man week.
- The information collected from the above programs will be analysed and documented in report form. The report will include their recommendations for remedial measures.
  - 2 man weeks.

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They have estimated the cost of engineering services to be \$10,000.00. In addition, expenses and disbursements properly incurred will be charged at cost plus 5% for handling. The cost of drilling and lab analysis is estimated at \$5,000.00.

Interested developers are serious in their intentions to proceed subject to the resolution of those outstanding items as noted. Time is of the essence in this matter and, therefore, we are recommending that Council authorize the Municipal Engineer to engage the aforementioned consultant to undertake the soils study and attendant determination of gas and leachate problems.

In the event that this proposal does not proceed as anticipated, information on soils and other matters will be in hand and available as part of our tendering information.

The required funds are being provided in Code 70 of the 1980 Capital Budget (Land Assembly and Development).



A. L. PARR  
DIRECTOR OF PLANNING



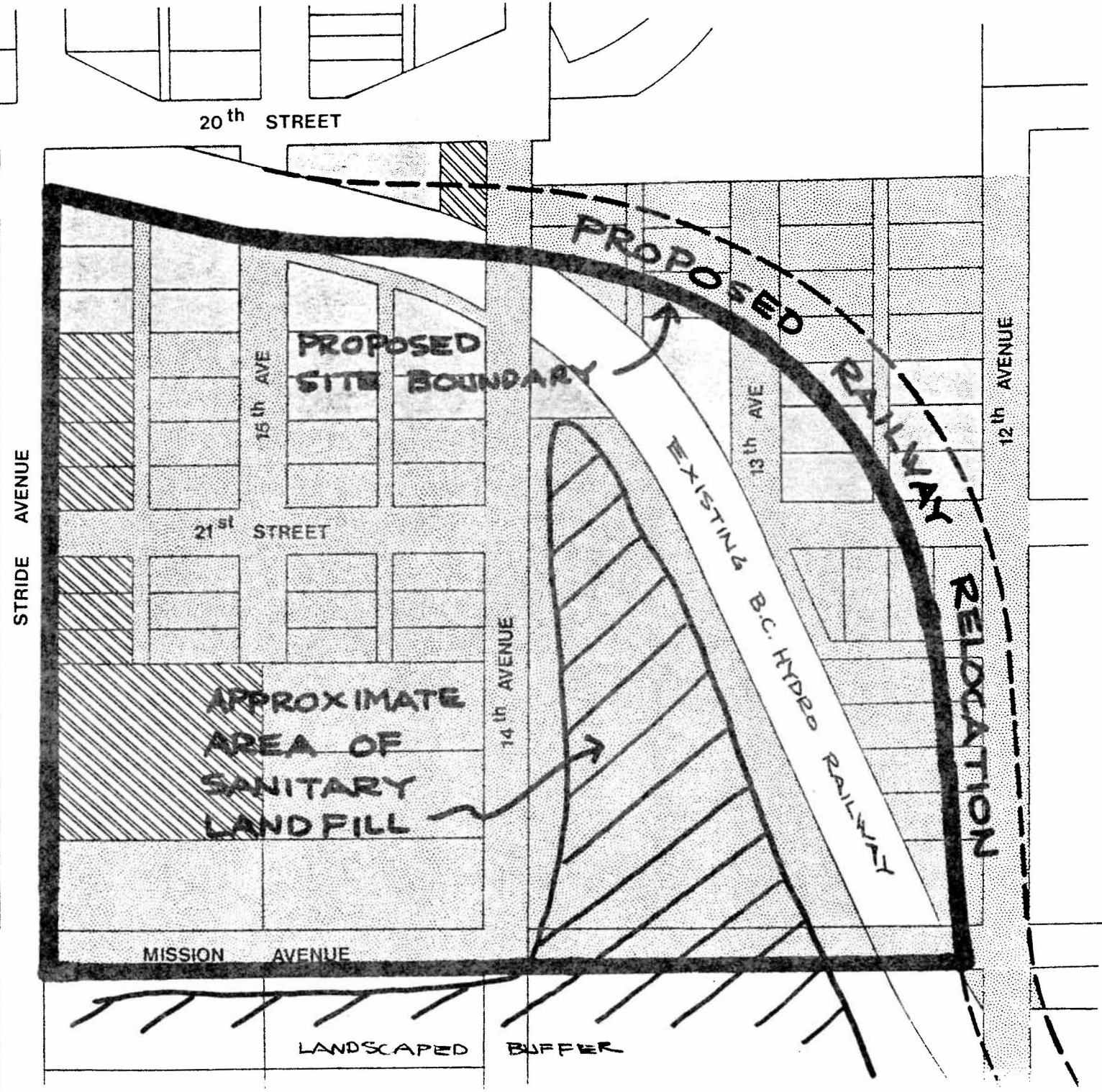
E. E. OLSON  
MUNICIPAL ENGINEER

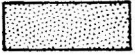
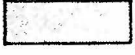
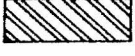
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Attachment

cc: Municipal Solicitor

# FIGURE 1



-  Municipal Lands, Including Redundant Road Allowances
-  B.C. Hydro Lands
-  Columbia Estates Lands (B.C. HYDRO)

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