

ITEM 6
MANAGER'S REPORT NO. 11
COUNCIL MEETING 1984 02 13

RE: TRANS MOUNTAIN PIPE LINE COMPANY LTD.'S REQUEST FOR A PERMANENT
EASEMENT THROUGH PARK PROPERTY WEST OF CLIFF AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report of the Director
Recreation & Cultural Services be adopted.

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1984 January 25

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : TRANS MOUNTAIN PIPE LINE COMPANY LTD.'S REQUEST FOR A PERMANENT
EASEMENT THROUGH PARK PROPERTY WEST OF CLIFF AVENUE

RECOMMENDATION:

1. THAT Council approve Trans Mountain Pipe Line Company Ltd.'s request for a permanent easement of approximately 300 feet by 30 feet through park property west of Cliff Avenue as illustrated on Sketch OP13-2-3s and that the terms of the easement be as outlined in this report.

REPORT

At its meeting of 1984 January 04 the Parks & Recreation Commission received a staff report relating to a request from Trans Mountain Pipe Line for a permanent easement, approximately 300 feet by 30 feet, through park property west of Cliff Avenue as shown on attached drawing OP13-2-3s.

Trans Mountain wishes to transport a partially refined petroleum product from Edmonton to the Shellburn Refinery at 201 Kensington Avenue. In 1981 January, the Engineering Department gave Trans Mountain approval for the installation of a 16" diameter pipeline in the road and lane rights-of-way along Cliff Avenue.

Trans Mountain is now reconsidering that route and instead is seeking permission for an easement through park lands. This alternate route will:

- a) Reduce Trans Mountain's installation cost.
- b) Lessen slope stability problems on the Shellburn Refinery property. The initially proposed alignment traverses terrain with up to a 56% slope. With access through the park, installation can occur on slopes of approximately 30%.
- c) Lessen construction impact on the residents on the east side of Cliff Avenue.

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The top of the pipe will be buried 42" below the surface. This depth will not interfere with any regular park features that may be proposed for this site, with the exception of buildings which cannot be built directly over the easement. At present, staff do not foresee any future development occurring, except for a possible future trail link.

This decision is based on the facts that:

- a) The area is presently regarded as conservation lands which are normally preserved in their natural state;
- b) The site is well treed and forms a natural buffer screening Shellburn Refinery;
- c) The area is steeply sloped and not suited to traditional park development.

Staff are recommending that a 60 foot working space and a 30 foot permanent easement be granted with the following provisos:

- 1) THAT vegetative restoration of all disturbed ground be undertaken at the discretion of the Parks and Recreation Department's landscape architect and that the area be left in its natural state;
- 2) THAT the entrance to the right-of-way adjacent to Cliff Avenue be screened by tree planting;
- 3) THAT granting a permanent easement will not preclude nor interfere with any future park development proposals, with the exception of buildings located directly over the easement.

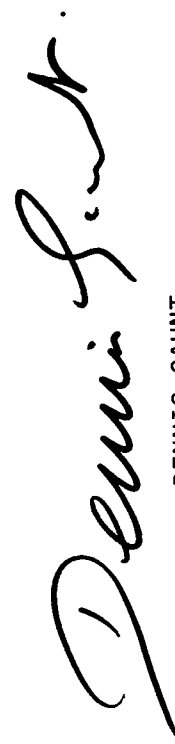
Installation of the pipeline is still subject to Preliminary Plan Approval through the Planning Department. Installation is scheduled for Spring 1984.

The Commission approved the following recommendations of the staff report:

- 1. THAT the Commission approve Trans Mountain Pipe Line Company Ltd.'s request for a permanent easement through park property west of Cliff Avenue.
- 2. THAT the Commission so recommend to Council.

The Commission was also advised that the Municipal practice on charging for easements was being researched and that once this information was obtained the Municipal Solicitor would recommend an appropriate charge.

The Commission agreed to this procedure and the Municipal Solicitor has now recommended that the Trans Mountain Pipe Line Company be charged \$1,500 for the easement. This amount is considered reasonable compensation to the Municipality.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

PAL:ps
Attach.

cc: Engineering Department
Planning & Building Inspection Department
Legal Department

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DIRECTOR'S REPORT NO. 1
COMMISSION MEETING 84.01.04

C.P. RAIL

PARK BOUNDARY

PROPOSED 30' x 300' EASEMENT

30% SLOPE

PROPOSED ALIGNMENT
APPROVED ALIGNMENT

5% SLOPE

SHELLBURN REFINERY

PROJECT

PROPOSED
EASEMENT
THROUGH PARK

DESIGNED BY
DRAWN BY LW
CHECKED BY
DATE 03/12/86
SCALE N.T.S.

BURNABY
parks & recreation
department

DRAWING NO.
OP. 13-2-35

REV.

