

RE: LETTER FROM LOWER MAINLAND MUNICIPAL ASSOCIATION WHICH APPEARED ON  
THE AGENDA FOR THE 1984 MARCH 19 MEETING OF COUNCIL (ITEM 4b)  
DYKING IN BIG BEND AREA

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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ITEM	10
MANAGER'S REPORT NO.	23
COUNCIL MEETING	1984 03 26

TO: MUNICIPAL MANAGER 84 03 21

FROM: DIRECTOR ENGINEERING

SUBJECT: DYKING IN BIG BEND AREA

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT:

At its regular meeting of 1984 March 19, Council as a member of the Lower Mainland Municipal Association received a letter from Mayor Harry De Jong, Chairman of the Dyking Committee of that Association. The letter attached a Position Paper entitled "Forthcoming Recommendations Concerning Federal/Provincial Agreement"; both the letter and the Position Paper were sent to Council for its information. The Position Paper has now been submitted to the Federal and Provincial Ministries of the Environment.

Burnaby is affected, of course, only in the Big Bend Area and then only to a minor extent if at all. Over the years since the inception of the Fraser River Flood Control Program in 1968, Burnaby has applied for dyking construction assistance under the Program on three occasions. Each time we were turned down because the cost/benefit ratio was not favorable enough when compared to other projects.

The basic Burnaby dyking system along the River is complete in some areas, is not up to prescribed elevation in other areas, and does not exist at all in other areas.

Your Director Engineering is of the opinion that Burnaby should make one more try for assistance under the Program and, to this end, the Engineering Department has been engaged in the process of hiring a consulting engineer to update the dyking plan and to develop and determine cost/benefit ratios which may be more favorable to obtaining approval of a new application for assistance. The Department intends to now speed up the process of engaging the consultant. The updated dyking plan is required whether or not we obtain assistance under the Program; your Director Engineering believes that there are opportunities to effect certain parts of the plan through development activity, including Municipal development and we need to be ready to identify those requirements at the appropriate time.

(cont'd)

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In order to provide additional background information to Council, we attach a copy of the latest report to Council on this subject, which is Item #7, Managers Report #21, Council Meeting 1983 March 21.

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This report is being provided for the information of Council. Further future reports will apprise Council of the outcome of an application for dyking assistance and keep Council informed about the general subject of dyking in the Big Bend Area.



DIRECTOR ENGINEERING

EEO:sp  
Attach.

cc: Director Planning & Building Inspection  
cc: Director Finance

vauc

ITEM	10	ITEM	7
MANAGER'S REPORT NO.	23	MANAGER'S REPORT NO.	21
COUNCIL MEETING	1984 03 26	COUNCIL MEETING	1983 03 21

RE: PROPOSED TEXT AMENDMENT TO ZONING BY-LAW FOR LANDS WITHIN THE DESIGNATED FRASER RIVER FLOOD PLAIN

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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EXO

TO: MUNICIPAL MANAGER 1983 MARCH 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240  
X-REF: RZ#14/77

SUBJECT: PROPOSED TEXT AMENDMENT TO ZONING BY-LAW FOR LANDS WITHIN THE DESIGNATED FRASER RIVER FLOOD PLAIN.

RECOMMENDATIONS:

1. THAT Council initiate a text amendment to the Burnaby Zoning By-law which adds the following underlined subsection (a)(ii) to Section 6.18, Supplementary Regulations of the Burnaby Zoning By-law 1965.

6.18 All lands within the area of the Fraser River Flood Plain as described in Schedule AA - Flood Plain Map of the Official Regional Plan of the Lower Mainland Regional Planning Board, now the Official Regional Plan of the Greater Vancouver Regional District shall be subject to the following regulations:

No building shall be constructed or mobile unit located with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters:

- (a) (i) lower than the nearest point on an even gradient line along the natural boundary of the Fraser River from 11.13 feet (3.392 metres) Geodetic Survey of Canada datum at Boundary Road to 13.13 feet (4.002 metres) Geodetic Survey of Canada at Fenwick Street
- (ii) provided that, where the development is provided with a comprehensive floodproofing treatment for internal site drainage and/or upland drainage to the approval of the Director Engineering, the requirements under subsection (a) (i) may be reduced 0.6 metres for industrial uses

(b) within 200 feet (60 metres) of the natural boundary of the Fraser River

(c) provided that, with the approval of the Deputy Minister of Environment, these requirements may be reduced

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REPORT

2. THAT the proposed text amendment be advanced to First Reading on 1983 April 04 and to a Public Hearing on 1983 April 19 at 19:30 h.

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1.0 BACKGROUND:

In 1977 the Ministry of Municipal Affairs required the Corporation to include floodproofing requirements in the Burnaby Zoning By-law as a condition of their granting approval to a major area rezoning pursuant to Section 187 of the Municipalities Enabling and Validating Act. Accordingly Section 6.18, entitled "Fraser River Flood Plain" was adopted.

On 1982 July 30 we were advised by the Provincial Water Management Branch that Provincial policy changed as to the floodproofing of industrial buildings. It is now as follows:

"All industrial uses will only be required to flood-proof to an elevation of 0.6 metres less than the Flood Construction Level.

For heavy industry behind 200 year standard dykes the degree of floodproofing is left to the developer. Heavy industry includes such uses as manufacturing or processing of wood and paper products, metal, heavy electrical, non-metallic mineral products, petroleum and coal products, industrial chemicals and by-products and allied products."

Commercial uses are still required to floodproof to the Flood Construction Level.

Consequently, the Director Engineering and the Municipal Solicitor were requested to review our floodproofing policy to determine if we should amend our bylaw to reflect the new Provincial policy.

2.0 EXISTING SITUATION:

This review concluded that we could not propose an amendment for all lands within the flood plain. Our existing policy requires the floodproofing of all lands to the flood construction levels to ensure protection from numerous watercourses which cross the Big Bend area, as well as flooding from the Fraser River. This policy allows development of the flood plain without the need for a Municipal dyke and pump stations on each of these watercourses to drain them when the tide gates are closed due to high river levels.

Notwithstanding the foregoing, we are proposing a by-law amendment which provides for a 0.6 metre reduction in the floodproof level for industrial uses within individual enclaves where the development proposal is of a sufficient size to permit a comprehensive floodproofing treatment. For example, the MacMillan Bloedel lands east of Boundary road could be developed at the reduced elevation providing the developer constructs a dyke along the internal water-course and provides flap gate protection wherever site drainage or upland drainage crosses these dykes.

We are therefore proposing to amend the Burnaby Zoning By-law by adding the following underlined subsection:

All lands within the area of the Fraser River Flood Plain as described in Schedule AA - Flood Plain Map of the Official Regional Plan of the Lower Mainland Regional Planning Board, now the Official Regional Plan of the Greater Vancouver Regional District shall be subject to the following regulations:

No building shall be constructed or mobile unit located with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters:

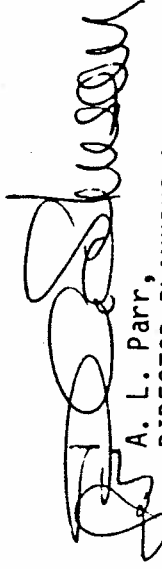
- (a) (i) lower than the nearest point on an even gradient line along the natural boundary of the Fraser River from 11.13 feet (3.392 metres) Geodetic Survey of Canada datum at Boundary Road to 13.13 feet (4.002 metres) Geodetic Survey of Canada at Fenwick Street.
- (ii) provided that, where the development is provided with a comprehensive floodproofing treatment for internal site drainage and/or upland drainage to the approval of the Director Engineering, the requirements under subsection (a) (i) may be reduced 0.6 metres for industrial uses
- (b) within 200 feet (60 metres) of the natural boundary of the Fraser River
- (c) provided that, with the approval of the Deputy Minister of Environment, these requirements may be reduced

The proposed amendment was forwarded to the Water Management Branch of the Ministry of Environment for their review and comment. On 1983 March 02 we received a letter advising that the proposed amendment is considered acceptable.

Therefore, it is being recommended for advancement to a Public Hearing.

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cc: Municipal Solicitor  
Director Engineering  
Chief Building Inspector

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

