

ITEM 6
MANAGER'S REPORT NO. 17
COUNCIL MEETING 1984 03 05

RE: TRANS MOUNTAIN PIPE LINE COMPANY LTD.'S REQUEST FOR A PERMANENT
EASEMENT THROUGH PARK PROPERTY WEST OF CLIFF AVENUE
(ITEM 6, REPORT NO. 11, 1984 FEBRUARY 13)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 84 02 29

FROM: DIRECTOR ENGINEERING

SUBJECT: 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 the report from the Director Recreation & Cultural Services, Item 6, Manager's Report No. 11, Council Meeting 1984 02 13.

SUMMARY:

The Director Engineering has reviewed the captioned subject as requested by Council at its meeting of 1984 02 13 and concurs in the findings and recommendation put forward by the Director Recreation & Cultural Services in Item 6, Manager's Report No. 11, Council Meeting 1984 02 03 (copy attached).

REPORT:

The Director Engineering has personally conducted a field and office review of the suggestion made at the Council Meeting of 1984 02 13 that consideration be given to re-locating the proposed pipeline to an alignment north of North Cliff Crescent into what was described as a "passive park area".

The Director Engineering concluded from his review that the alignment recommended in the previous report and as shown on Drawing No. OP13-2-3s (attached to that report) is preferable to a possible relocated alignment to the north because:

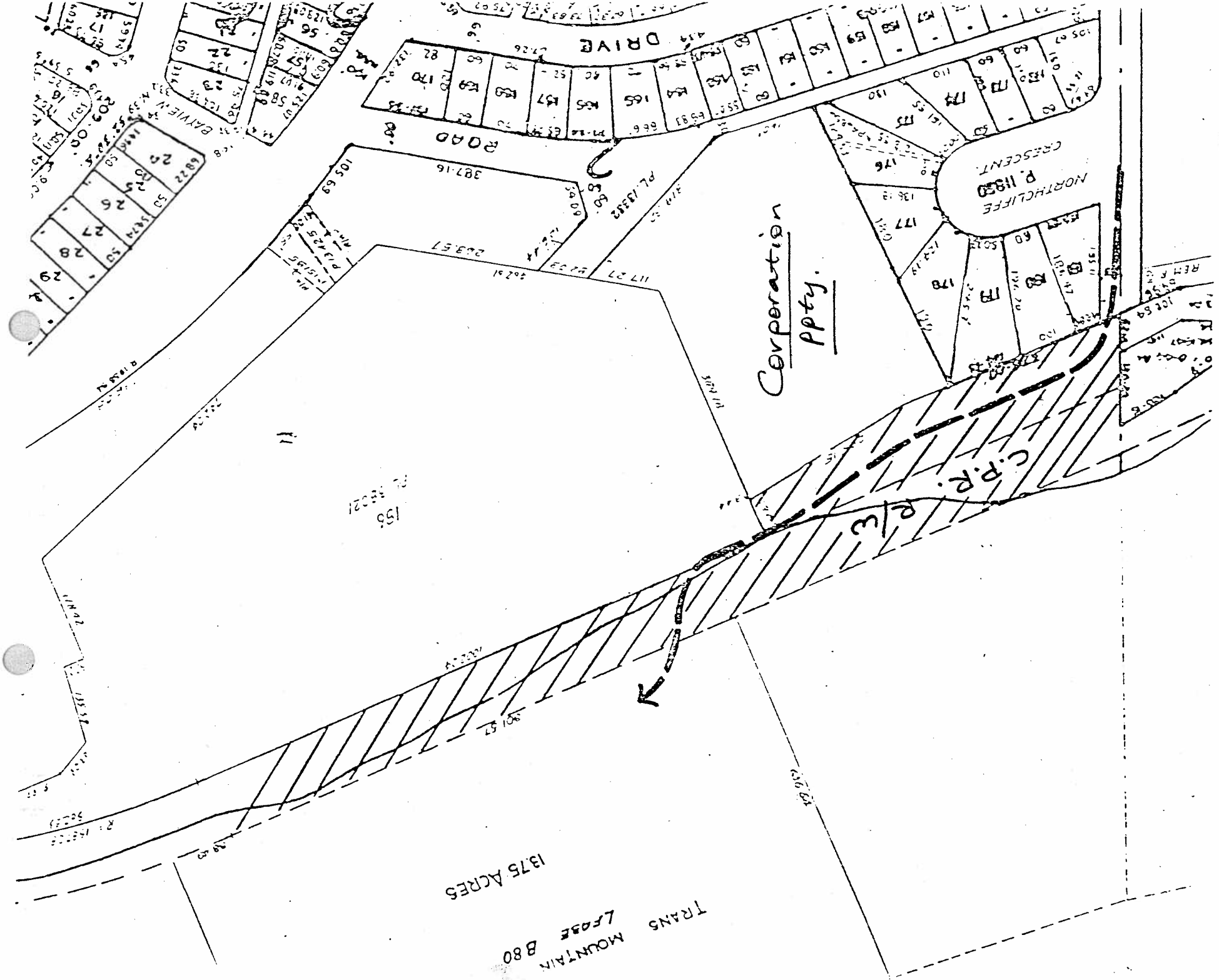
(cont'd)

1. A "passive park area" as such does not exist directly to the north of the properties on North Cliff Crescent because Canadian Pacific Railway right-of-way occupies all land extending all the way to the properties located on the north side of North Cliff Crescent (see Sketch #1 attached).
2. Even if it were possible to obtain C.P.R. approval, it would still be necessary to cross Municipally-owned property lying to the east of the North Cliff Crescent properties, as shown on Sketch #1.
3. It is undesirable to locate a pipeline on C.P.R. right-of-way and Corporation property in this area because of the following factors:
 - (a) It would pass through difficult sidehill topography, including an attractive natural ravine.
 - (b) It would leave a "gash" through natural vegetation which would not only be visually unattractive but would exacerbate (c) and (d), below.
 - (c) It would contribute to increased soil erosion.
 - (d) It could contribute to soils instability.

The Director Engineering has found from long experience that no severe problems are caused by locating pipelines on road and lane allowances. The Corporation has control over the location on the road or lane allowances, the existing roadways are well-restored following construction, and the pipeline is readily accessible for maintenance and possible emergency work. In this particular instance, it is certainly preferable to use the lane allowance as was first proposed rather than moving into the much more environmentally-delicate setting lying to the north.


DIRECTOR ENGINEERING

EEO:sp
Attach.



NORTH

ITEM 6
 MANAGER'S REPORT NO. 17
 COUNCIL MEETING 1984 03 05

S O N O D E

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

126

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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ITEM 6
MANAGER'S REPORT NO. 17
COUNCIL MEETING 1984 03 05

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.

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

LAWYER'S REPORT NO. 1
COMMISSION MEETING 84 01 04

C.P. RAIL

NORTH CLIFF RESIDENT

WESTRIDGE TRAIL

PARK BOUNDARY

PROPOSED 50' x 300' EASEMENT

MALIBU DR.

SLEPRA

AVE

CLIFF

30% SLOPE

PROPOSED ALIGNMENT
APPROVED ALIGNMENT

SLOPE

5% SLOPE

ITEM
MANAGER'S REPORT NO. 6
17
COUNCIL MEETING 1984 03 05

NORTH

SHELBURN REFINERY

PROJECT

PROPOSED
EASEMENT
THROUGH PARK

DESIGNED BY
DRAWN BY LW
CHECKED BY
DATE 03/12/6
SCALE N.T.S

BURNABY
parks & recreation
department

DRAWING NO.
OP. 13-2-35

REV 27

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.

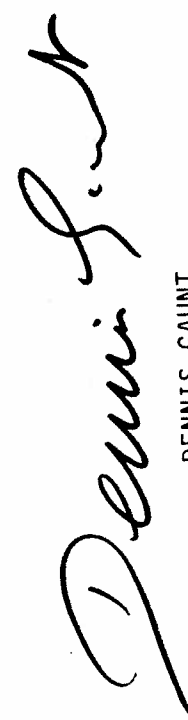
Installation of the pipeline is still subject to Preliminary Plan Approval through the Planning Department. Installation is scheduled for Spring 1984.

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