

ITEM 10
MANAGER'S REPORT NO. 51
COUNCIL MEETING 85/07/29

RE: BURNABY LAKE SPORTS COMPLEX - PROPOSED SOILS STUDY
MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
1985 July 15

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: BURNABY LAKE SPORTS COMPLEX - PROPOSED SOILS STUDY

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RECOMMENDATIONS:

1. THAT \$13,340 be made available from the Land Assembly and Development Program funds for Thurber Consultants Ltd. to conduct a geotechnical study in the Central Valley.

REPORT

1.0 BACKGROUND/INTRODUCTION:

The Municipality has been approached in the past by private developers who have expressed an interest in various sites in the Burnaby Lake Sports Complex area. Recently, the British Columbia Cycling Association has proposed to build a velodrome. In order to evaluate different sites in Central Valley for this project and

other proposals, and also to take advantage of landfill when it is available, it is necessary to obtain more detailed soils information about this area.

2.0 PURPOSE OF A SOIL SURVEY:

It is generally recognized that the Still Creek/Central Valley lowlands west of Burnaby Lake is an area of poor bearing ground. In 1960, the Municipality commissioned a large scale study called the "Fenco" report which is still used as a general guide to conditions in the valley.

In order to provide more detailed information about the actual site by site depth of peat and to evaluate the suitability of the sites for buildings, further field work would be necessary. The Municipality is hampered in efforts to lease the lands due to potential developers being concerned about the costs of soil studies and the uncertainty of the development costs due to the lack of information.

From time to time, free fill material becomes available to the Municipality and if we could fill and preload some potential development sites, the land value could be significantly increased. Prior to any fill work, it is necessary to obtain soils studies to determine how the filling should be conducted. From a soils engineering viewpoint, it is important to conduct land filling with the benefit of prior soil studies and following a recommended procedure.

The area recommended for testing is outlined on the attached Sketch #1.

3.0 SOURCE OF FUNDS:

It is proposed that the cost of the geotechnical work for soil testing on Municipal lands be paid from the Tax Sale Fund and Corporate Lands Reserve designated for Land Assembly and Development programs. Costs of the study should be offset by two factors. Firstly, the value for lease will be increased and the marketability will be improved as the risks of unknown soil conditions will be reduced. Secondly, the Municipality will be able to take advantage of fill opportunities when suitable material is available, which in turn will improve the value of the land.

4.0 PROCEDURE:

The Director Engineering has prepared Terms of Reference for a study. Three proposals have been received, with the lowest acceptable one being from Thurber (Geotechnical) Consultants Ltd. to conduct the work for an estimated cost of \$13,340.

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5.0 CONCLUSION

It would be appropriate to engage a soils consultant to conduct a study of soils in the Burnaby Lake Sports Complex in order to promote the development of this area and to initiate a long-term filling and site preparation program in the area.

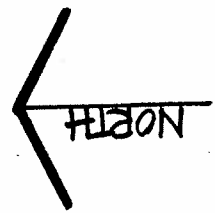
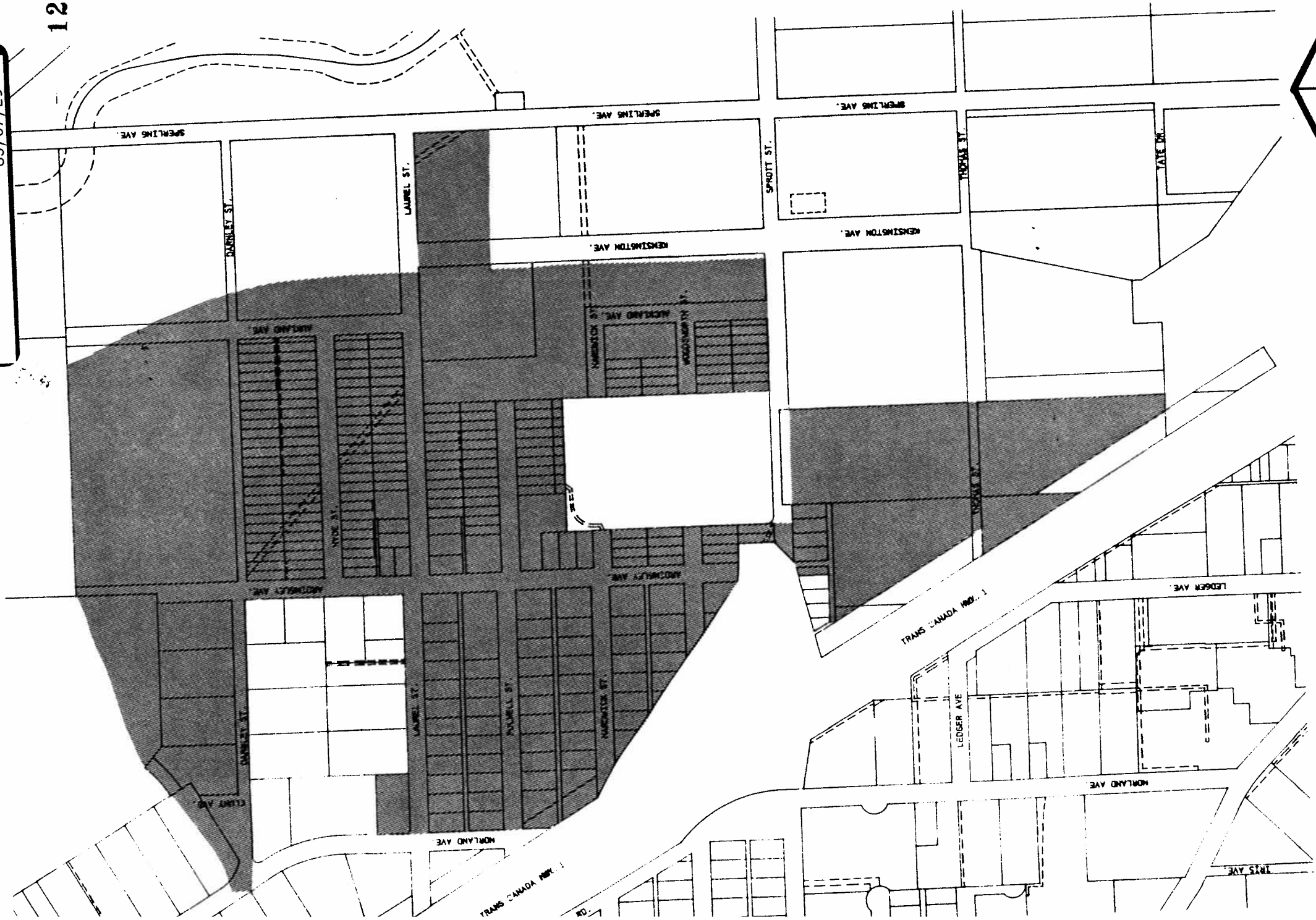
BR
BR/gj
Attach.

A. L. Parr
A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: Director Engineering
Director Finance
Director Recreation & Cultural Services
Purchasing Agent

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PROPOSED SOILS STUDY AREA

SCALE 1:5000

1985 JULY