

RE: LETTER FROM MR. W.F. CORCORAN WHICH APPEARED ON THE AGENDA FOR THE
1985 DECEMBER 09 MEETING OF COUNCIL (Item 5 c)
LOG BOOMING OPERATIONS IN BURRARD INLET NORTH OF CLIFF AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1986 01 02
FROM: DIRECTOR ENGINEERING
SUBJECT: LOG BOOMING OPERATIONS IN BURRARD INLET
NORTH OF CLIFF AVENUE

RECOMMENDATION:

THAT Mr. Ward F. Corcoran, 464 Northcliffe Crescent, Burnaby, B.C., V5A 1A1; F & N Log Sorting Ltd., 200 Bridge Street, North Vancouver, B.C., V7H 1W7; and Vancouver Port Corporation, 200 Granville Street, Vancouver, B.C., V6C 1S4, each receive a copy of this report.

SUMMARY:

The following report provides staff comment on the concerns raised by an area resident over the effects of log booming operations in Burrard Inlet in the Northcliffe Crescent residential area. It is noted that the operation is a permitted use under the prevailing zoning regulations and does not violate noise and environmental regulations.

The potential problems identified with the provision of employee access to the operation and with the provision of parking for these employees have been resolved.

It is proposed that the Environmental Health Division continue to monitor the subject operation to ensure compliance with the applicable bylaw regulations. A liaison is proposed to be established with the Vancouver Port Corporation.

REPORT:

Background

Appearing on the agenda for the 1985 December 09 Council Meeting was a 1985 November 14 letter from Mr. W.F. Corcoran outlining certain concerns over the impact of log booming operations on the adjacent residential areas. The log booming operations in question are located on waterlots leased from the Vancouver Port Corporation as shown on the attached Figure 1. These waterlots are zoned M3 (Heavy Industrial District). The processing of wood products is a permitted use in this zone and would include log booming.

The basic use of the waterlots is, therefore, not considered to be in conflict with the zoning regulations. However, there are certain aspects of this operation which merit further review as discussed in the following section of this report.

1. INCREASED PARKING ALONG CLIFF AVENUE AND NORTHCLIFFE CRESCENT.

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Mr. Corcoran's letter makes reference to increased parking in the Northcliffe residential area.

The question of public access to the beach area north of Cliff Avenue has been previously reported to Council. In summary, access to the beach area cannot be gained without trespass on private property. F & N Log Sorting Ltd. operate the log booming business north of Cliff Avenue. Employees of this business have been gaining access to their place of employment by making use of the emergency secondary access road to Westridge Terminals. Municipal staff have been working with Mr. Facey of F & N Log Sorting Ltd. to seek an alternate means of access. Mr. Facey has provided us with a letter (attached) which states that employees of F & N Log Sorting Ltd. will not be parking on Cliff Avenue as arrangements have been made with Trans Mountain Pipe Line Co. Ltd. to use their property for parking and access.

2. NOISE POLLUTION

Mr. Corcoran's letter states that undue noise pollution is caused by the boom boats and the general operation.

The Chief Public Health Inspector has advised that, at the last testing, noise emissions were within the bylaw regulations. He has also advised that the Environmental Health Division will schedule further readings to ensure continued compliance.

3. DEPOSITION OF WASTE PRODUCTS ON ADJACENT BEACH

Mr. Corcoran's letter states that a beach which was once natural is now littered with an ugly array of cedar waste, oil and grease, mud and unsightly work sheds.

The Chief Public Health Inspector has advised that previous inspections have not indicated the deposit of oil and grease on the adjacent beach. Nonetheless, he will continue to monitor the situation to ensure that any such problems do not occur. Moreover, he will liaise with officials of the Vancouver Port Corporation to arrange an inspection of the operation.

4. RISKS ASSOCIATED WITH PUBLIC GAINING ACCESS TO LOG BOOMS

Mr. Corcoran has made reference to the presence of dangerous log booms which present an often undeniable temptation to young children and pets.

The site in question is zoned for industrial use and under lease from the Port of Vancouver. If the public is gaining access to the log booms, it is a trespass situation and beyond the control and jurisdiction of the Municipality. However, since this represents a serious concern involving public safety, it will be called to the attention of the Vancouver Port Corporation.

5. DEPRECIATION OF PROPERTY VALUES

Mr. Corcoran has cited the risk of a lessening of property values which can be brought about through the association between residential and commercial properties. The situation is that these residential properties abut an industrially zoned water area. The log booming operation is a permitted use under the prevailing zoning regulations and is being conducted under a lease from Vancouver Port Corporation. The Municipality does not have jurisdiction over matters pertaining to assessment values, however property owners may refer such questions to the B.C. Assessment Authority.

6. POSSIBLE RELOCATION OF OPERATION

Mr. Corcoran has enquired as to why this particular location was chosen for the subject operation and what would it take to have it relocated.

As noted previously, these waterlots have been leased from the Vancouver Port Corporation. This question will, therefore, be directed to the port during the discussions aimed at resolving the access and parking situation.

[Handwritten signature]
DIRECTOR ENGINEERING

WCS:cf

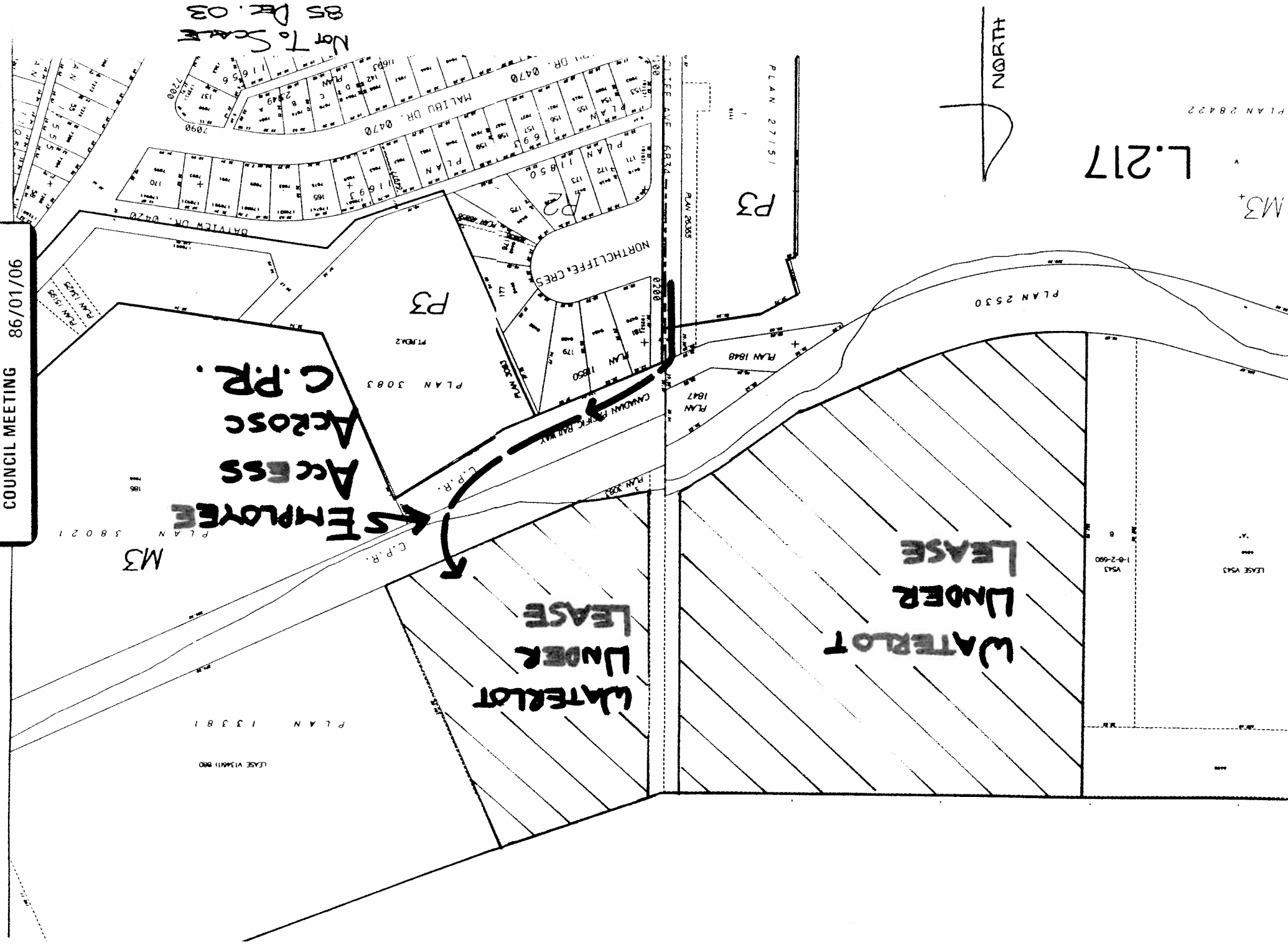
cc: () Director Planning & Building Inspection
() Chief Public Health Inspector

Attach.

ITEM 15
MANAGER'S REPORT NO. 01
COUNCIL MEETING 86/01/06

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F & N LOG SORTING LTD.

200 BRIDGE STREET, NORTH VANCOUVER, B.C. V7H 1W7 (604) 929-1261

ITEM 15
MANAGER'S REPORT NO. 01
COUNCIL MEETING 86/01/06

RECEIVED
ENGINEERING

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T.B. Gib.
W.C.S.

December 29, 1985

Corporation of Burnaby

Attention: Tony Brinkhurst

Dear Sir,

This letter is to inform you that as of January 2, 1986 the working crew of F&N Log Sorting will not be parking on Cliff Ave., or on any street, as Trans Mountain Pipe Line Co. Ltd. has been kind enough to allow us to park on their property.

Due to the problems the residents above our Industrial Lease have been allowed to create, we have the intent to shut down for good (24 people will be out of work), or, if we obtain another lease we would move on, because the people on the end of Cliff Ave. seem to have the control over honest working people.

We do pay the Corporation of Burnaby the taxes of \$768.95 per month for the little water lease, but we do not have any water power, roads or parking, but to rub it in, we are not permitted access to the leased area.

Yours truly,

F & N LOG SORTING LTD.

T. A. Facey
Manager

TAF/aif

cc to Doug Evans, I.W.A.

