

RE: LANDFILL, BIG BEND AREA

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 November 30

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 15.601

SUBJECT: LANDFILL, BIG BEND AREA

PURPOSE: To provide Council with information regarding the placement of fill in the Big Bend Area to advance industrial and recreational development objectives.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

SUMMARY

The following report reviews alternatives for the placement of fill in the Big Bend area to facilitate Burnaby's industrial and recreational development objectives. It is concluded that, in situations where large quantities of high quality granular fill are available, they should be directed to the Municipality's industrial lands. Fill of a lesser quality, but still suitable for the development of the recreational lands, should continue to be used for this purpose.

While the foregoing distribution of fill material is considered to provide the optimum return to the Municipality in the long term, recognition is given to the benefits of advancing the development of the golf course lands. Accordingly, it is proposed to restrict the placement of granular fill for industrial purposes to the lands west of Sussex Avenue. Once sufficient fill is in place to floodproof and pre-load these lands, the Municipality's inventory of industrial land will be such that it will be possible to direct all available fill to the Riverway Golf Course site. Upon completion of the golf course it will then be practical to return to the present system of distributing fill based on its characteristics.

R E P O R T

1.0 COUNCIL REFERRAL

At its 1988 October 09 informal meeting Council reviewed the status of a number of items including the Riverway Golf Course development. Arising out of the discussion was a proposal to consider directing all available fill material to the golf course site, thereby advancing its construction. Staff was requested to review this proposal relative to the Municipality's overall development objectives in the Big Bend area.



## 2.0 BACKGROUND

The Municipality has, for some time, taken advantage of the opportunity to obtain fill from private and public construction projects and utilize it to develop its industrial and recreational lands, notably Bernet Marine Park, the Riverway Sports Complex and industrial sites in the Boundary Road/Marine Way industrial area.

In recent years, the development of Metrotown and other projects has provided an opportunity to obtain large quantities of high quality granular fill. This material has been primarily directed to the Municipality's industrial lands in the western sector of the Big Bend area. At the same time, fill which is of a lesser but sufficient quality has been directed to the Riverway Golf Course site. This allocation of fill material resulted from discussions between the Engineering, Parks and Planning staff who considered this to be the optimum approach which best meets Burnaby's overall development objectives in this area.

An additional factor which needs to be identified when reviewing landfill alternatives is the existence of private landfill sites which compete for available fill. Fill material is a valuable commodity in the Big Bend area as the lands not only require floodproofing, but in most instances, they must also be preloaded prior to development. Alternative sources such as dredgeate pumped from the Fraser River which have historically been available are in extremely short supply due to recent dredging activities. Moreover, the North Fraser River Harbour Commission now offers this dredgeate for sale on a tender basis when available.

## 3.0 EXISTING SITUATION

While the existing method of allocating available fill on the basis of its quality is well founded and supportable in the context of Burnaby's development objectives, the question of the relative priority of industrial and recreational land development has been raised by the Municipal Council.

For example, to continue filling industrial lands at the expense of other lands if the Municipality is not confident that it will be in a position to market these lands in the foreseeable future was raised. In the subject case, the industrial lands currently being filled are designated for comprehensive industrial use and are located to the east of the Marine Way Business Park as shown on Figure 1 attached. This 80 acre industrial park was developed in 1988 and has been very successful in attracting major businesses to the area. This has been due, in part, to current market conditions and the relatively short supply of serviced industrial lands.

Staff has received considerable interest in the municipal lands to the east as they are a logical extension to the Marine Way Business Park. We, therefore, anticipate being in a position early in 1989 to recommend to Council that these lands be serviced and tendered for sale. The Director Engineering has advised that, while the majority of the site has been filled, a net volume of approximately 125,000 cubic yards of fill is still required to be placed; an additional amount over and above that volume would be required for preloading but that amount is determined by how much of the site is preloaded at any one time. As only high quality granular fill material is suitable for industrial development purposes, coupled with the relatively short supply of fill material generally as well as the existence of private competitive landfill sites, staff believes it is appropriate to continue directing all such available fill to this site.

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Of prime importance in this regard is an immediate need for approximately 75,000 cubic yards for preloading of the Municipal portion of the central collector road which is intended to effect continuity through the entire industrial area from Byrne Road to Boundary Road. The right time to place the preload on the road is now in order to optimize the achievement of final consolidation of soils already in place. Excavation for the Metrotown Library, Parking Facility, and Civic Square would provide approximately 50,000 cubic yards, with the balance coming from some other excavation; when full road consolidation has been achieved, the surplus material would be used on site for other roads as well as on the actual industrial sites.

However, once this industrial site is filled (estimated completion 9 to 18 months), the municipal inventory of industrial lands will be such that, for the short term, all available fill could be directed towards the golf course site. Once this project is complete, it would then be possible to return to the current system of allocating fill on the basis of its characteristics.

The Engineering and Parks staff concur that this approach is appropriate given the situation outlined herein.



A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

PB/mcb  
Attach:

cc: Director Engineering  
Director Recreation & Cultural Services

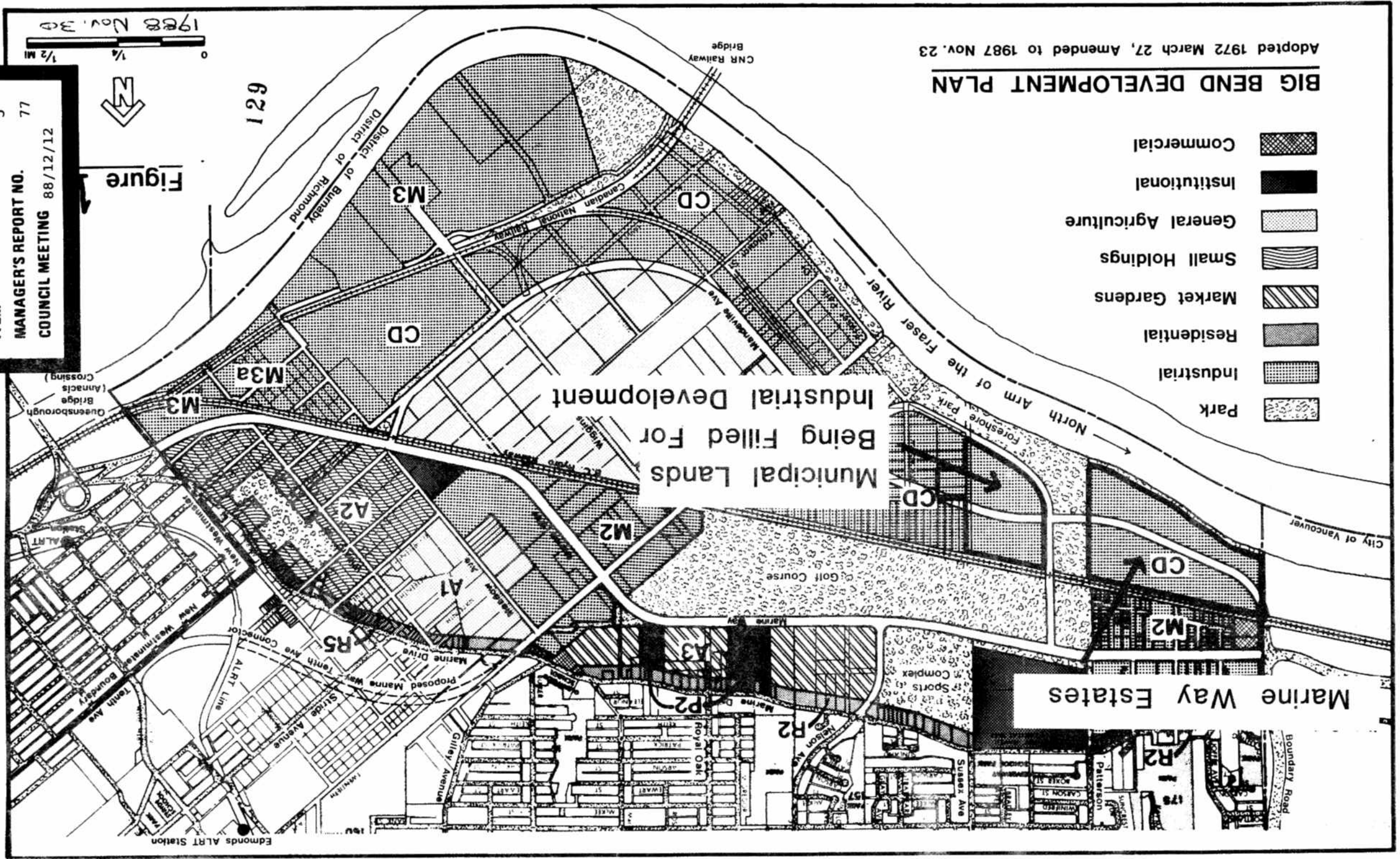
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Figure

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**BIG BEND DEVELOPMENT PLAN**  
 Adopted 1972 March 27, Amended to 1987 Nov. 23

- Commercial
- Institutional
- General Agriculture
- Small Holdings
- Market Gardens
- Residential
- Industrial
- Park



Municipal Lands Being Filled For Industrial Development

Marine Way Estates

Edmonds ALRT Station

City of Vancouver

Queensborough Bridge (Annexes Crossing)

CNR Railway Bridge

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